

SYSTEMS DUE DILIGENCE

Well & Septic Property Questions Sheet

A question sheet for separating what is known about private water/wastewater systems from what still needs records, inspection, location, capacity or City service-availability verification.



Scan for current live guidance

Do not use neighborhood well/septic context as proof that a specific parcel has or can support either system.

PROPERTY RECORD

PROPERTY ADDRESS / PARCEL

VISIT / CALL DATE

Water setup

- ☐ Well present
- ☐ City water present
- ☐ Unknown / verify

WHAT SOURCE SUPPORTS THIS?

Wastewater setup

- ☐ Septic present
- ☐ City sewer present
- ☐ Unknown / verify

WHAT SOURCE SUPPORTS THIS?

Live handoff: tropicaireblvd.com/well-and-septic-systems/

Use the live page for current links and verification steps.



STEP 1

Existing system record

Existing well questions

- ☐ Approximate installation / replacement age asked
- ☐ Pump and pressure equipment identified
- ☐ Treatment equipment identified
- ☐ Water-quality testing history asked about
- ☐ Repair / service records requested
- ☐ Wellhead location and access noted

Existing septic questions

- ☐ Approximate installation / replacement age asked
- ☐ Tank / drainfield location noted
- ☐ Permit / service / pumping records requested
- ☐ Recent inspection or evaluation asked about
- ☐ Access for pumping / service considered
- ☐ Future improvement conflicts considered

PROFESSIONAL FOLLOW-UP

QUESTION	WHO WILL ANSWER?	RESULT / DOCUMENT
Condition / function		
Water quality / treatment		
Septic evaluation		
System location		

STEP 2

Vacant land and future improvements

For vacant land or major improvements, private-system feasibility is a site-planning question, not a box to self-certify.

Vacant land / future improvement prompts

- ☐ Current City water/sewer availability checked for the exact property
- ☐ Proposed home / outbuilding / pool / driveway locations sketched
- ☐ Potential well and septic placement conflicts identified for qualified review
- ☐ Drainage, access and clearing needs considered together
- ☐ Required permits, testing, design or agency review identified by the appropriate professionals
- ☐ Budget / timing assumptions remain provisional until scope is verified

SKETCH / LOCATION NOTES

This sheet does not provide well drilling, water treatment, septic sizing, setback, health-code, installation, repair or buildability conclusions.

Live handoff: tropicaireblvd.com/utilities-and-infrastructure/
Use the live utilities hub to reach the current City service-availability workflow.



FINISH

System verification log

Close the loop before relying on the system story

VERIFICATION ITEM	SOURCE / PROFESSIONAL	RESULT AND DATE
City water availability		
City sewer availability		
Well records / evaluation		
Water-quality / treatment		
Septic records / evaluation		
Survey / system location		
Future improvement conflicts		

DECISION NOTES

Boundary: a checked item means you completed a due-diligence step, not that a system is safe, code-compliant, sized correctly, repairable, insurable or suitable for a planned project.

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