

Wellington North Septic & Well Selling Guide

Selling a rural property in Wellington North requires proactive preparation. Buyers view aging septic systems and untested wells as significant financial liabilities. This guide provides the exact checklists you need to document your infrastructure, satisfy lender requirements, and protect your asking price.

1. Septic System Documentation Checklist

Gather these documents before listing to prove compliance under Part 8 of the Ontario Building Code.

- Locate the original Certificate of Completion (issued by the Health Unit or building department).
- Find the original building permit and system design drawings.
- Verify the legal bedroom capacity on the design drawings matches your home's current bedroom count.
- Gather pump-out receipts from the last 3 to 5 years.
- Collect any previous inspection reports or Health Unit correspondence.
- If you have an Advanced Treatment Unit (Tertiary System), locate your current annual maintenance contract and service logs.
- If you have a Class 5 Holding Tank, gather your municipal pump-out agreement and haulage logs.

2. Well Water Testing Checklist

Buyers and their lenders (like CMHC) require proof of safe drinking water and adequate supply.

- Locate your original well record (often available through the Ministry of the Environment).
- Obtain sample bottles from Public Health Ontario (Wellington-Dufferin-Guelph Public Health office).
- Collect a water sample following the exact instructions to avoid cross-contamination.
- Submit the sample for a free bacteriological test (checking for E. coli and total coliforms).
- If the test is positive, arrange for well shocking (chlorination) and re-test, or install a UV filtration system.
- Hire a professional to conduct a 1-hour well flow rate test to confirm adequate Gallons Per Minute (GPM).
- Consider additional chemical testing (nitrates, lead, arsenic) if located near active agricultural operations.

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3. Pre-Listing Inspection Prep

Don't let the buyer's inspector find the problems first. Take control of the narrative.

- Schedule a pre-listing septic inspection with a licensed Part 8 inspector.
- Ensure the septic tank lids are dug up and accessible for the inspector (if not already brought to grade).
- Clear brush, deep-rooted plants, or heavy objects (like parked vehicles) off the leaching bed area.
- Ensure the wellhead is visible, extends above grade, and has a secure, vermin-proof cap.
- Review the pre-listing inspection report with Kevin Flaherty to decide which minor repairs to complete before listing.
- Prepare the final clean inspection report to present to prospective buyers.

4. WETT & Insurance Considerations

Many rural homes have wood heating. Buyers need to know it is insurable.

- Identify all wood-burning appliances (wood stoves, fireplaces, pellet stoves).
- Hire a certified WETT inspector to conduct a Level 1 visual inspection.
- Complete any required modifications (e.g., clearing clearances to combustibles, replacing damaged flue pipes).
- Obtain the final WETT certificate to provide to the buyer's insurance company.
- Gather records of your last chimney sweep/cleaning.

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5. Buyer Document Package

Compile these into a single package to hand to interested buyers, eliminating their conditions.

- Pre-listing septic inspection report (Clean).
- Recent 'Zero/Zero' bacteriological well water test.
- 1-Hour well flow rate test results.
- WETT Certificate for wood-burning appliances.
- Septic pump-out receipts and maintenance logs.
- Property survey or lot line diagram showing infrastructure locations.

6. Closing & Condition Management

Navigating the offer and conditional period safely.

- Review any buyer-requested septic/well conditions with Kevin Flaherty to ensure timelines are strict and reasonable.
- Ensure the Agreement of Purchase and Sale clearly outlines who is responsible for repairing any newly discovered defects.
- Provide full disclosure of any known material latent defects (as required by TRESA/REBBA) via the SPIS or Schedule A.
- Coordinate access for the buyer's appraiser, ensuring they receive the infrastructure documents to support the valuation.
- Maintain the septic system and well in good working order until the closing date.

Ready to Protect Your Equity?

Selling a home with private infrastructure in Wellington North doesn't have to be stressful. By gathering the right documents and utilizing our Video Narrated VR Animated Online Showings, we can attract GTA buyers and secure top dollar for your property.

Kevin Flaherty | Broker

Call or Text: 226-270-6433

Email: kevin@flaherty.ca

Web: flaherty.ca

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Important Contacts

Wellington-Dufferin-Guelph Public Health (Well Testing):

Phone: 1-800-265-7293

Township of Wellington North Building Dept (Septic Permits):

Phone: 519-848-3620

Kevin Flaherty (Real Estate Broker):

Phone: 226-270-6433