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Septic Inspection Checklist

Date of inspection: 1-1-11 Time: 1200 Weather Conditions: Clear

Client Name: John Doe Client Present: Yes NO

Address: 123 Deep Run Road Whiteford, Maryland 21132

Number of bedrooms: 4 Capacity of septic Tank(s): 1000 gallons Septic pumped by: Local Contractor

<p>Is the dwelling vacant? *Inspections of vacant properties where the septic system has not been used may result in less than accurate findings with our standard testing method. A hydraulic load test is best suited for vacant properties. The choice of the client to have a standard inspection performed may result in less than accurate findings. A hydraulic load test is recommended for more in depth reporting.</p>	<input checked="" type="checkbox"/> YES
<p>OLDER SYSTEM: Older systems are considered to be older than 25 years old. A typical septic system should last approximately 25 – 30 years, which is not to say a septic system can not last longer. Many reasons go into a system failing, such as; microbial mat build-up, poor soil conditions, excessive strain, poor maintenance and more. A hydraulic load test is best suited for older systems. A system that appears functional and has been determined as “older” may require more maintenance and service. Based on age and age alone the system is considered marginal. It is impossible to predict when a system will fully fail. The system appears to be 5-10 years old.</p>	<input type="checkbox"/> YES

System Type: Knowing the system type can be useful for future maintenance.

<p>Gravity System: Basic or standard system, uses gravity to move effluent through the septic tank and into the absorption field. These are often referred to as standard systems.</p>	<input checked="" type="checkbox"/>
<p>Pressure Assisted System: Has a pump which lifts the effluent up to the absorption field to a distribution point that typically allows gravity from this point to distribute the effluent throughout the absorption field..</p>	<input type="checkbox"/>
<p>Raised Sand Mound: A raised mound is basically an absorption field above grade constructed of several layers of segregate and has a pump that distributes the effluent throughout the absorption field. These systems require regular tank cleanings and maintenance every 3-4 years.</p>	<input type="checkbox"/>
<p>Septic Tank With A Dry Well: A drywell is basically a hole in the ground that is lined with dry stacked stone or block. The effluent flows into the drywell, usually by gravity, where it leaches into the soil through the un-mortared seams in the drywell walls. These systems are considered older and antiquated; however, a drywell may continue to function for many years as long as there are no apparent or concealed defects and are able to adequately dispose of effluent properly. These systems require more frequent cleanings than modern designs.</p>	<input type="checkbox"/>
<p>Cesspool: A cesspool is basically a hole in the ground that has been lined with stone or cinder block. It is constructed to allow the liquid contents to leach into the soil through the walls of the containment unit. The older homes that have cesspools are not required to upgrade them. These systems are older and may need replacement in the near future, even if found to be functional at the time of this inspection.</p>	<input type="checkbox"/>
<p>Holding Tank: A holding tank is a chamber that holds a limited amount of household waste water and does not have an absorption field. Holding tanks require regular cleanings to prevent back-ups and over flows.</p>	<input type="checkbox"/>
<p>General location of system: <u>Back Yard</u></p>	
<p>Additional remarks: <u>Yard maintained at time of inspection.</u></p>	

If any of the observations are marked “NO” in this report the system should be considered for possible correction or improvement by a qualified/certified/licensed septic contractor prior to close.

Septic Tank / Treatment Tank: A watertight chamber that receives the discharge of sewage from a building sewer and is designed and constructed so as to permit the retention of scum and sludge, digestion of the organic matter, and discharge of the liquid portion to an leaching facility or absorption area.

INSPECTION / OBSERVATIONS / REMARKS / RECOMMENDATIONS	OBSERVATIONS
Are the manhole covers exposed to allow for a complete inspection of the septic tanks and its' components? *A complete inspection may be not possible with out access to the interior of the tank(s). It is recommended that a manhole to be installed to allow for a more complete inspection prior to close.	Yes
The manhole covers are functional and without damage? *Adequate manhole covers are required to prevent personal injury and accidental fall ins. Remarks:	Yes
Was the septic tank pumped at the time of inspection to allow for an interior tank inspection?	Yes
Does the septic tank appear to free of apparent visible physical damage? *Any noted signs of damage to a tank should be further evaluated and/or repaired prior to close. Remarks:	Yes
Are the inlet and outlet baffles present and with out visible damage or deterioration? *Baffles are simple devices that prevent solids from free flowing into the absorption area and causing the system to prematurely fail. Missing or damaged outlet baffles should be repaired prior to close.	Yes
If an effluent filter is present does it appear functional? *Effluent filters require regular monthly cleanings.	Yes
Does the current effluent level and scum line appear to be normal within the septic tank? *Abnormal effluent levels could be signs of a flow restriction or a possible tank leak. Have this condition further evaluated and/or corrected by a septic repair specialist prior to close. Remarks:	Yes
The construction material of the treatment tank: Concrete	
Additional remarks: No Visible Defects Noted	

Pump Chamber: A pump chamber (aka. dosing tank) is a tank that contains an electric effluent pump that ejects the effluent so that it may be distributed to the absorption area. Some systems require a pump to lift the effluent to the absorption area because it is higher than the septic tank while systems like raised sand mounds needs the effluent to be pressurized for distribution.

INSPECTIONS / OBSERVATIONS / REMARKS / RECOMMENDATIONS	OBSERVATIONS
Does the pump chamber appear structurally functional? If No: Description of observations	Yes
Do the electrical connections appear undamaged and functional to the effluent pump within the pump chamber? If No: Description of observations	Yes
Do the activation floats for the effluent pump appear functional? If No: Description of observations	Yes
Is the pump elevated 6" off the bottom of the pump chamber?	Yes
Is there a functional warning alarm present? And does it go off at 75% capacity? *If no then a warning alarm should be installed or adjusted to notify the occupants of a potential failure with the effluent pump or of a potential back-up.	Yes

If any of the observations are marked “**NO**” in this report the system should be considered for possible correction or improvement by a qualified/certified/licensed septic contractor prior to close.

Absorption Area: The soil absorption area provides final treatment and distribution of the wastewater or effluent from the treatment tank. To check for functional flow the inspector will perform a load test, where possible. A load test is the introduction of up to 100 gallons of water, per bedroom, into the absorption field.

INSPECTIONS / OBSERVATIONS / REMARKS / RECOMMENDATIONS	OBSERVATIONS
Is the absorption area able to be located? *If the inspector was unable to identify or verify the location or type of absorption area associated with this sewage disposal system then no opinion on its' specific condition can be offered. Recommend having the absorption area located, regardless of observations, to allow for a complete visual inspection prior to close.	Yes
Was a load test able to be performed? Day 1= 400 gallons / Day 2 = N/A / Day 3 = N/A	Yes
Was functional flow observed from the dwelling to the septic tank without signs of back-ups or effluent break out onto the surface of the ground? If No: Description of observations	Yes
Are the lateral clean-outs visible and do the lateral clean-outs appear function and in tact? Comments:	Yes
Was the absorption area able to be probe?	Yes
Did the absorption area appear functional without signs of saturation? Remarks:	Yes
If used, did the dye stay contained and not visibly break-out onto the surface?	Yes
Additional remarks: 	

The following remarks, if answered "NO" indicates the system is in need of attention.

INSPECTIONS / OBSERVATIONS / REMARKS / RECOMMENDATIONS	OBSERVATIONS
Was the septic tank absent of back flow from the outlet line or absorption area?	Yes
Is the maintained area of the lawn absent of lush green grass or vegetation?	Yes
Does grey water discharge into the septic system and not on the ground or in a near by stream?	Yes
Does the effluent appear to distribute evenly the absorption field?	Yes

Statement of Condition

The inspector is unable to verify if the system is functioning properly at this time, further investigation and/or return visits at a later date are necessary. There was not insufficient information or accessibility available to make an evaluation.	<input type="checkbox"/>
The sewage disposal system did not pass all the criteria for this inspection. The system is in need of further evaluation and/or repairs by a qualified/certified/licensed septic contractor or by an officer of the local jurisdictional authority.	<input type="checkbox"/>

No visible indication of any malfunctions seemed present upon visual inspection. Functional drain flow was observed inside the structure at various fixtures. System drainage was not stopped and there was no effluent breakout at the surface in the maintained area of the yard, in the reported septic area. We did not detect odors nor see effluent in the maintained area of the yard. It is still possible that the septic system is in need maintenance or service, as key system components are buried.	<input checked="" type="checkbox"/>
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I have studied the information contained herein and that my assessment is honest, thorough and to the best of my ability correct.

Inspectors Signature: 

If any of the observations are marked "NO" in this report the system should be considered for possible correction or improvement by a qualified/certified/licensed septic contractor prior to close.

Inspector: Richard P. Thacker

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