



# Septic Inspection Report

1499 Bond Lane  
Brodheadsville, PA  
18322

Happy Client

Saturday, July 11, 2020



Comfortspec Inspection Services

It has been a pleasure to provide you with this property inspection and truly appreciate your business and patronage. We work hard to research your real estate investment and to report back to you in a professional manner. Our number one goal is to provide the best possible customer service and to answer all of your questions as thoroughly as possible. Remember that we have your best interest in mind throughout this process and we are happy to answer any questions you have about the home even after you move in. We are your building consultant for life.



# Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## **INLET BAFFLE**

### **SEPTIC REPORT**

**1:** Baffle is broken/missing. Recommend repairing as needed.

## **LEVEL OF SOLIDS**

### **SEPTIC REPORT**

**2:** Given the level in the septic tank it is recommended to have the tank pumped and the baffles and tank evaluated when empty by the septic management company that performs the pump out. This will also serve as a reference point. A septic system should be pumped out at a minimum of every 4 years.

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## Introduction

This report is a "snapshot" of the property on the date of the inspection. The septic system and all related components will continue to age with time and may not be in the same condition years from now.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## SEPTIC REPORT

*With proper maintenance the septic system should be expected to function satisfactorily and is unlikely to create an unwanted condition. This statement does not constitute an assurance that the system will continue to perform satisfactorily. Only that if maintained the system should be adequate based on the given knowledge.*

*When possible, a modified hydraulic load test is performed using a fluorescent dye designed to show flaws in the septic system. This was introduced at a sink drain along with at least 150 gallons of water.*

*Roots in the drain field and near tank area can penetrate the drain lines and shorten the life expectancy of the system. Be sure to keep these areas clear.*

### **LOCATION OF SEPTIC TANK**

Rear of home.

### **DISTANCE FROM WELL TO SEPTIC SYSTEM**

At least 50 plus feet from the well to the septic tank.

At least 100 plus feet from the well to the drain field.

### **SEPTIC TANK SIZE AND TYPE**

Conventional system.

Concrete tank.

### **SEPTIC TANK LID**

Concrete lid at holding tank.

Septic lid(s) fully intact and functioning as designed.

## INLET BAFFLE

Baffle is broken/missing. Recommend repairing as needed.



## LEVEL OF SOLIDS

Given the level in the septic tank it is recommended to have the tank pumped and the baffles and tank evaluated when empty by the septic management company that performs the pump out. This will also serve as a reference point. A septic system should be pumped out at a minimum of every 4 years.

## RISER

None Present

A riser installed would aid in locating the tank lid in the future. This can be performed by a qualified septic management company.

## OPERATING CONDITION OF SEPTIC TANK

The tank is full and needs to be pumped.

## DRAIN FIELD

Rear of home.

This drain field worked properly at the time of the inspection. During the test water was ran into the system for 30 minutes allowing approximately 150-200 gallons of water. Throughout the test water was observed flowing freely and continuously into this drain line with no rise in the level of fluids.

Soil borings above this line showed no staining in either the soil or the slag. The slag was clean and dry. There was no waste water ponded in the slag after the inspection was completed.

## LANDSCAPING AND VEGETATION

There are no plantings in the immediate area of the drain field.

## Care And Maintenance Of A Septic System

How can you avoid a septic system nightmare?

- don't dump chemicals down your drains
- don't let vehicles drive over your drain field ( they can crush the drainpipes)
- don't pour grease and oils into the system
- the less water you use, the better
- stagger heavy water usage, i.e. showers, clothes washing, bathing.
- don't flush dyed or heavy toilet tissue
- don't flush feminine hygiene products
- avoid washing quantities of chlorine bleach into the systems
- do not grow trees too near the field, particularly willows (their roots can damage the drain field)

What About Additives ?

Beware of septic-additive products that claim to eliminate the need for septic tank pump-outs. The bacteria that helps break down organic matter in your septic tank are naturally occurring; you should not need to add more. Studies consistently show most septic-additive products have little effect on septic systems, according to Michael Hoover at the Department of Soil Science, North Carolina State University. Although septic additives do contain biologically-based materials like bacteria, enzymes and yeast, they also can contain harmful solvents. Some additives, which claim to degrease your system, may damage your drain field, contaminate your soil and groundwater, and in some states, be illegal.

### SEPTIC SYSTEMS

The purpose of a septic system is to create an environment where beneficial bacteria destroy pathogens and take up excess nutrients in wastewater. Wastewater enters the septic tank, which is essentially a storage unit from a high inlet pipe and exits through a lower outlet pipe. Inside the tank lightweight solids like fibers, hair and grease float to the top and form the scum layer. Sediments that sink to the bottom comprise the sludge layer. Clearer wastewater drains out into the leach field, also known as the drain field. The longer wastewater remains in the tank (retention time), the greater the chance anything that could potentially clog the drain field will sink or float. To allow, more time for settling, newer septic tanks feature one or more baffles or dividers to slow down the passage of wastewater from inlet to outlet.

Naturally occurring anaerobic (oxygenless) bacteria in the tank start the biological breakdown process, but usually do not kill pathogens or remove toxic chemicals. After the septic tank has settled out solids, clarified wastewater is dispersed through perforated pipes into the soil. In Septic Tank Practices soil is the key to clean water. It acts as a "physical strainer, chemical renovator and a biological recycler" for the wastewater passing through it. Your soil absorption system may be called a leach field, leach bed, soil absorption field, seepage bed or mound, but all act similarly. Beneath and to the sides of the pipes, a black, jellylike mat or biomat forms. This thin layer of anaerobic organisms helps regulate the flow of wastewater to the soil and preys on potentially pathogenic bacteria, viruses and parasites. It also converts nutrients into a form that can be used by plants or releases nutrients into the atmosphere as gases. The biomat also is a common trouble spot for clogging, as it has low permeability.

Failing to pump out your septic system or discharging too much wastewater down the drain can lead to a buildup of organic material, which causes the biomat to grow too thick. Your leach field may be a series of trenches into which wastewater flows by gravity. If your system is older, your leach field may be buried 5 feet deep. More modern leach fields use drip-irrigation lines, usually buried only inches

under the surface to keep wastewater in the zone of microbiological activity and within the root zones of plants. Leach fields work best when the soil surrounding them is well-drained. Don't do anything that could compact the soil, such as driving heavy trucks over it (a lawn mower is fine). Grass planted over your leach field helps keep the soil aerated. Don't plant trees with deep roots, especially invasive species such as willows. If your property does not have permeable soils or the soil is too permeable for filtering, your leach field may need to be built up with sand to create a mound system. Instead of distributing wastewater underneath the soil surface, wastewater is pumped up onto the mound, where it percolates through a layer of sand before contacting native soil.

## PUMPING IT

"A few times a year, I'll be called out to pump a system, and the homeowner doesn't know where it is" Joe a septic contractor says. "After a little probing, we'll find it under their new house addition or a driveway! When you buy a house, locate the septic system. Better yet, check out the whole system before you buy the house." Some people will tell you that they've never pumped out their systems. In warmer climates and back when we didn't use so much water, toxics and non biodegradable products, this might have worked. But these days, going long periods without pump-outs is asking for trouble. After a new home is built, have the system pumped within the next six to 12 months, especially if toxic chemical finishing agents were rinsed into it. Unfortunately there is no way of knowing if the various people who built your new home treated the system the way you will. Most states offer convenient folders and charts on which you can calculate pumping frequency and keep accurate maintenance records. A septic system must be pumped out periodically to remove both floating scum and the sludge on the bottom. Failure to do this can result in an expensive repair or even replacement of the entire system. Experts recommend pumping your septic tank every two to three years, unless you use grease traps and particle filters.

## SEPTIC CARE

A properly designed and well-sited system that's also maintained well can be effective and environmentally responsible. We live in different times, and we can't take wastewater management for granted. It's important that we respect our septic systems as the living machinery that they are. It's not hard, but like any living thing, it needs daily awareness and effort. Paying attention to these simple septic tips can significantly extend the life of your system. Don't Go with the Flow. Prevent large volumes of water from entering your system all at once. A flood of water reduces the time wastewater is retained in the tank, leaving fewer opportunities for solids to settle out and for anaerobic bacteria to start the breakdown process. It also can stir up sediment and flush it into the leach field, causing clogs. Route roof drains and basement drainagetile water outside of the septic system and away from the leach field. Drain water from pools, hot tubs and roof drains to a ditch or separate dry well. To reduce water consumption further, install faucet aerators and low-flow showerheads, which give more force to less water. Take shorter showers and use showerheads that allow you to easily turn them off when you're lathering up. And shut off water while you're shaving or brushing your teeth. Wash only full loads in the dishwasher, or hand wash dishes with a basin of soapy water and a basin of clear rinse water. Front-loading washing machines use almost half the water of top-loading washers. Wash only full loads, and adjust load level settings for small loads. Distribute wash loads evenly throughout the week to avoid overloading the system with large volumes of water. Consider installing a gray -water system to use shower and wash water for irrigation if allowed. Your local health agency may permit a system that is properly sized,

self-contained and allows no gray-water to come to the surface. If you have a water softener system, use potassium-ion exchange resins instead of sodium-ion exchange resins. They're a little more expensive, but they are much easier on your system. Recharge your water softener as infrequently as possible to reduce water use, and re-route the water softener recharge water outside the septic system if permitted by your health department. It does not need to be treated, and the salts can damage your leach field. About 60 percent of the water used in most American homes is used in the bathroom, and most of it goes to flushing toilets. To conserve water and increase the life of your septic system, consider installing a low-flush toilet. Most low flush or ultra-low-flush toilets use 1.6 gallons per flush; some flush with less than a gallon. Don't flush paper towels, feminine sanitary products and other slow degrade materials, like cat litter, in the toilet.

### KEEP IT CLEAN

Take a load off your septic system whenever you can by composting kitchen scraps and using biodegradable and nontoxic cleaning products. Many toilet bowl cleaners, antibacterial agents and drain cleaners can kill beneficial bacteria in your system. Dispose of all solvents, paints, antifreeze and other chemicals through local recycling and hazardous waste centers. Never let wash water from latex paint on brushes or rollers go down the drain and into the septic system. Use phosphatefree liquid detergents instead of powders, which can clog your leach field, or switch to Liquid soap instead. Although small amounts of chlorine appear to have little effect on septic systems, use hydrogen peroxide-based bleaches to keep this potential carcinogen out of the watershed.

### FILTER OUT FIBERS

Keep fibers and particles out of the septic system. Many of today's fabrics are made of recycled plastic soda bottles and other nondegradable fibers that can clog your leach field. A Septic Protector attaches to your washing machine drain to remove these fibers. Septic tank filters also can be added to the outlet of your septic tank to keep fibers and particles out of the leach field. For more information about your septic system (complete with graphics) visit: [http://www.epa.gov/owm/septic/pubs/homeowner\\_guide\\_long.pdf](http://www.epa.gov/owm/septic/pubs/homeowner_guide_long.pdf)

The inspection performed on the septic system is based on a snapshot in time and does not determine future functionality only current operation. The inspection is limited to current functionality on the day of the inspection only. I bough we do our absolute best to find every possible concern, underground components are not visible and may conceal hidden flaws limiting the inspection.