PILLARTOPOST
THE LACOMBE TEAM

Septic Inspection Report

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Disclaimers:

- All statements are the opinion of Pillar To Post Home Inspectors of Central Maine. In order to do a thorough inspection of the system, covers and test pits may need to be dug up. These will be conducted with the least disruption to the property as reasonably possible.

** When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow up services to verify that proper repairs have been made.

- Based upon opinion and what is observable at time of inspection, this submission of this septic system inspection is based on the present condition of the onsite sewage system. This report shall not be construed as a warranty of Pillar To Post Home Inspectors of Central Maine, or to guarantee or certify the proper functioning of the system for any period of time in the future.

- Winter Inspections are limited due to snow cover and frozen ground. Grading and visual evidence of breakout may not be seen. It may not be practical to open or access certain components of the system due to the increased risk of damage (distribution boxes, dosing tanks, etc.). In certain situations, the system may need to be evaluated on a pass/ fail basis.

PRELIMINARY INFORMATION

Year the home was built:	***1992***	Occupied seasonally?	***No***
Weather:	***Rain/Wet***	If seasonal...frequency?	
Ground condtions:	***Wet/Muddy***	Is the dwelling occupied?	***Yes***
Water Source:	***Well***	If yes, current occupancy:	***Unknown***
Type of system in place:	***Conventional w/bed or trench***	Future Occupancy:	***3***
Approx. age of the system?	***1992***	# Of Bedrooms:	***3***
Septic design on file?	***Yes***		

When was the tank last pumped? ***Unknown***

Typical Pumping Frequency: ***Every 3-5 years based on occupancy***

Is the washing machine connected to the septic? ***Yes***

* Maine subsurface disposal rules require washing machines to be connected to the septic tank or into an approved gray water system.

Condition of the interior plumbing drains:

Satisfactory - All interior drains appear to be connected to the septic system.

☑ A visual inspection indicates that the system and all components are located the proper distanced from the dwelling's foundation, well, and property boundary lines.

Note: If vacancy is greater than 1 week, or the system has minimal use, only estimations and opinions may be given as to the functional operations and performance of the system when put into use.

If the treatment tank has not been pumped within the past two years, then the treatment tank may need to be pumped through the main central manhole.

**In Real Estate Transaction cases, we recommend that the tank be pumped after the inspection and the interior of the tank be inspected for structural integrity prior to close.

It is recommended that you pump the tank if you know/suspect that the following conditions exist:
- The tank has an unplugged hole and/or possible structural damage.
- You do not have enough background information in regards to a service record to evaluate the present condition of the tank.

Exceptions:
- If the system is overloaded, DO NOT PUMP until the cause of the condition is remedied.
- Pumping the system would not allow an objective inspection in the case of a second inspectors opinion.

It is recommended that after pumping the tank, you keep detailed records on file that include:
- Was the treatment tank or absorption system overloaded?
- Did the absorption system back up into the treatment tank?
- What is the condition of the interior of the tank?

SEPTIC TANK

Tank location:	***Front of the house***	Riser recommended?	***No***
Estimated tank size:	***1000 Gal***	Condition of the Inlet baffle:	***Good***
Tank Construction:	***Concrete***	Inlet baffle type:	***Concrete***
Tank Condition:	***Good***	Condition of the Outlet baffle:	***Requires Replacement***
Depth to top of tank:	***< 12 inches***	Outlet baffle type:	***Concrete***
Liquid level:	***Satisfactory***	Is a pump station required?	***No***
Thickness of scum layer:	***Unsatisfactory***	Pump station material:	
Depth of sludge:	***Unsatisfactory***	Pump station condition:	
Riser Installed?	***No***	Condition of pump:	
		High Water Alarm present/functional?	
		If no, explain:	

On the day of inspection a 1,000 gal septic tank was located and the inlet and outlet covers were exposed and removed. A scope of the inlet lateral from the clean out to the tank revealed the pipe to be free and clear of blockages. Both the inlet and outlet baffles were inspected, the inlet baffle was in satisfactory condition while the outlet baffle was deteriorated and in unsatisfactory condition. The liquid level was inspected and in satisfactory condition while the scum and sludge levels were in unsatisfactory condition.

In my opinion at the time of inspection, the septic tank was in unsatisfactory condition due to the condition of the outlet baffle and the scum and sludge levels in the tank. Recommend replacing the outlet baffle and having the tank pumped to prevent the tank from becoming over full which may cause subsequent backup into the home.

ABSORPTION AREA

Absorption area type:	***Leach field***
Absorption area material:	***Stone & Pipe***
If other, explain:	
D-box located and exposed?	***Yes***
Distribution box condition:	***Requires Replacement***
Distribution box material:	***Concrete***

Is seepage visible on the lawn?	***No***
Does effluent discharge onto the ground or into a body of water?	***No***
Is lush vegetation present?	***No***

Evidence of current system failure? ***No***

Evidence of previous system failure? ***No***

On the day of inspection an absorption area measuring approximately 20’ x 45’ and constructed of stone and pipe was located and approximately 150+ gallons of water was introduced to the system. A scope of the outlet lateral was performed and was in satisfactory condition, this led to a distribution box which was exposed and the cover removed. This revealed significant deterioration of the distribution box. A scope of the three field laterals was performed and all three were found to be free and clear of blockages. A test pit was dug and the soil was dry and showed no signs of biomat.

On the day of inspection the absorption area was in satisfactory condition however the distribution box was in unsatisfactory condition. Recommend replacing the distribution box to prevent further deterioration which may lead to collapse and subsequent backup of the system.

SUPPORTING PHOTOGRAPHS

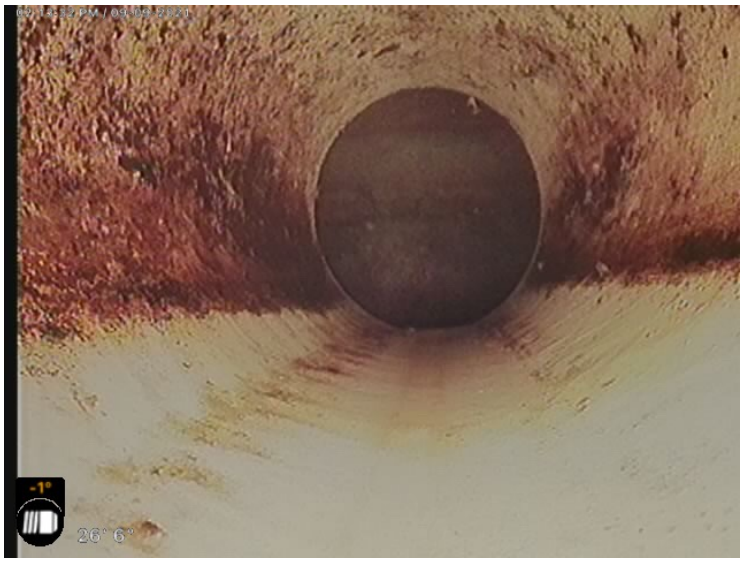
Septic Tank Location/Post Inspection



Leach Field Location/Post Inspection



Inlet Scope



Inlet Baffle



Outlet Baffle w/ Deterioration



Distribution Box



Distribution Box Deterioration



Clear Field Lateral



Test Pit



Well Location



*The undersigned can not guarantee the continued acceptability of the private sewage disposal system due to unpredictable factors, which could later determine life or code compliance of the system.

Nicholas Attaliades-Ryan/ MECVC #902





The Septic System

A home that does not have access to a municipal sewage system must treat sewage on site with a septic system. Since a septic system is buried entirely underground, it is not something the average person thinks about. While most people would be happier never thinking about septic systems at all, a little knowledge can save a lot of money.

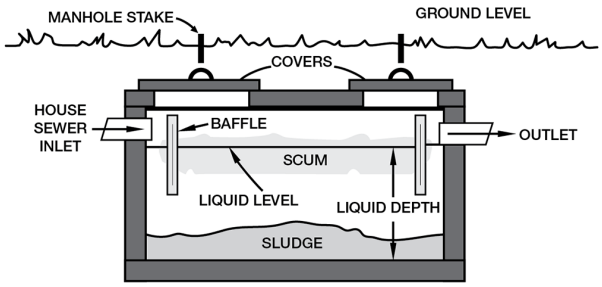
Home buyers should be aware that septic systems often fail when a new family moves in. If the previous owners had no children, or if their children moved away and the new owners have a family, the new owners will place increased demands on the septic system. A system that held together for years can fail under a new load. But if the system starts in good condition, a problem is unlikely to arise.

Components of the System

Septic systems can be complicated, but in essence they all have two distinct parts: the septic tank and the leaching field.

Septic Tank

Sewage flows into the septic tank. The solids sink to the bottom and the oils float to the top. A special baffle ensures that only the liquid effluent flows into the leaching field, leaving the solids and oils behind.

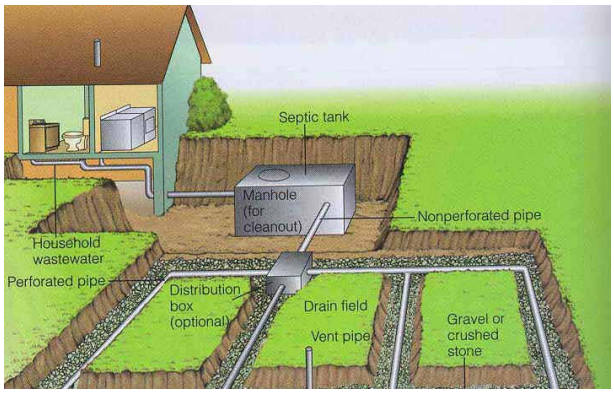


*Cross section of a typical concrete septic tank with baffle.

Some of the solids decompose over time but the septic tank will slowly fill up and eventually require pumping out. Typically, a tank is pumped every three years, but pumping timing also depends on the size of the family using the tank. If a home owner waits too long between pumpings, the leaching field could be damaged.

Leaching Field

Liquid effluent from the septic tank flows into a series of perforated pipes that “leaks” the effluent into the surrounding soil. As the effluent sinks into the soil, naturally-occurring bacterial action and filtration render the effluent harmless.



The final destination of the liquid effluent is the ground water. If you draw your drinking water from the ground water, it is in your best interest to ensure the entire septic system works optimally.

Important Maintenance Tips:

• Do not drive cars or trucks over the leaching field
• Do not plant trees or shrubs in the leaching field
• Have the system inspected periodically and pumped out as needed
• Do not flush the following: cooking grease or unwanted chemicals, such as cleaners and solvents
** The use of a food waste disposer is not recommended for septic systems.

Warning Signs of Failing Septic System

• Foul smells in the vicinity of the leaching field
• A soggy leaching field
• Green strips of grass or depression lines outlining the leach pipes
• Waste water backing up into the house

What to Ask the Seller

• List of any problems with the system
• Location of the septic tank and leaching field
• Date of the last septic tank pump-out and the name of the company that does the pumping
• List of repairs or modifications to the system

The septic system is a critical system. Complete replacement of a septic system can be expensive. For this reason, having an inspection will expedite problem detection and corrective action before a major problem occurs.