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POWTS EVALUATION



N7341 County Rd XX, Holmen, WI, 54636

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Agent: Anne DuCharme

Inspector: James Haugen

Date of Inspection: 4/2/2026

Time of Inspection: 8:30 AM



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YOUR EVALUATION EXPLAINED

This evaluation was of the readily accessible areas of the POWTS/septic system and was limited to visual observations of apparent conditions existing at the time of the evaluation only. Latent and concealed defects and deficiencies were excluded from the evaluation and the equipment, items and systems were not dismantled. Maintenance and other items of concern will be noted for optimal performance. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The INSPECTOR assumes no liability for any septic system issues either current or arising in the future. The findings within this report merely indicate how the system appeared to be functioning at the time of the evaluation. A change in water use with a change in number of occupants or possibly following a period of vacancy with little to no use could affect how the system will function for the new occupants. POWTS evaluations can also vary based on weather conditions. If heavy rainfall happens before the evaluation, the soil may already be saturated, reducing its ability to absorb additional wastewater. This can lead to, specifically after heavy rainfalls that the soil may be waterlogged, causing inspection of the absorption area to be difficult. In contrast, during dry weather, the soil may be more receptive to wastewater absorption, enhancing system performance.

A soil test was NOT performed at the time of this evaluation, we are not aware of the separation distance between the system and groundwater, bedrock, or zones of saturation, nor any other subsurface soil conditions.

There may be comments made in this report along with the use of specialty tools, testers, meters and the like may have been used to help determine the overall system performance. These comments (if present) and the tools (if used) were utilized as a courtesy to give you as much information as possible about the system. Although tools and their readings may be represented in photographs, these should not be wholly relied upon as they can change from day to day, with differing conditions. Any comments made will be followed by a recommendation for further evaluation and repairs by applicable licensed professionals.

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. No prediction can be made as to when or if a septic system or its components might fail. The average life expectancy of a septic system are approximately 20 to 30 years. Factors influencing the systems lifespan include maintenance, soil conditions, and system design. Systems, equipment and components can, and do, fail-randomly and conditions at a home for sale can change in only a day or two, so a POWTS evaluation is not meant to guarantee what condition a home will be in when the transaction closes. This is due to time and differing weather conditions that may reveal deficiencies that were not present at the time of inspection. It is not uncommon for conditions to change between the time of the inspection and the closing date. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is a normal part of homeownership.

This report represents a one-time test and is not a guarantee or warranty against latent, concealed, or future defects of the system, but instead only a report of what was found



on the date of the Inspection. It is recommended that you contact a local septic company to be placed on a pumping schedule every few years as per the state's guidelines.

We are committed to accurately reporting unbiased, impartial, and objective opinions to our clients based on our experience and judgement. These opinions are intended to provide the client with a better understanding of the POWTS conditions as observed at the time of inspection. We are unequivocally committed to honesty, loyalty, and integrity to our clients. In the normal course of the profession we have established relationships with and may receive referrals from real estate agents, attorneys, mortgage lenders, and professional business associations. While our business enterprises we do not compromise our duties and responsibilities to our clients. We pledge to provide our clients with an unbiased, impartial, and objective







Report Summary

The septic system was functional at the time of the inspection. The complete report will include additional information to further educate the client on the condition of the system. Depending on the needs and those who will be on this property, items listed in the body of the report may also be a concern for you: be sure to read your report in its entirety. The entire inspection report, limitations and scope of inspection, and agreement must be carefully read to fully understand the findings of the inspection. We strongly encourage that you have qualified/licensed contractors evaluate each concern listed in the summary further and the entire system(s) for additional concerns that may be outside the scope of our inspection before the close of escrow.

Items Needing Repair

Treatment Tank

Page 12	Risers and Covers Observations	• Absence of a locking device(s) on the septic cover(s). Proper securing mechanisms are crucial to prevent unauthorized access, ensuring the safety of both individuals and the integrity of the septic system. Installing a reliable locking device should be a priority to mitigate potential hazards and safeguard the well-being of individuals. Awareness and adherence to safety guidelines are paramount, especially when dealing with potentially hazardous infrastructure like septic systems.
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Maintenance Recommendations

Treatment Tank

Page 15	Liquid/Layers In Septic Tank Observations	• Liquid measurements in the tank varied considerably between opposite sides of the tank. The primary cause of this problem is likely inadequate leveling during installation. Proper alignment and leveling are crucial for ensuring that the septic tank operates effectively, allowing for the efficient separation and treatment of solids and liquids. The inspector recommends consulting with a qualified septic system professional to assess and rectify the installation.
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Inspection Details

Inspection Type

POWTS Inspection

House Age

House was built in:2000

Occupancy

Occupied

Weather Conditions

Cloudy • Light Rain

Temperature

35 Degrees

Recent Precipitation

Yes-light rain in the last 24 hrs

Ground Cover

Wet





POWTS Location

POWTS Location

Location:

- Tax Parcel ID:8-1181-0
- Legal Description:SE1/4-NE1/4-S34T-T18N-R8W
- Township:Holland
- County:La Crosse





Structure Served By POWTS

Structure Served

Information

- Residential
- Number of bedrooms:3
- Designed Wastewater Flow: 450 GDP



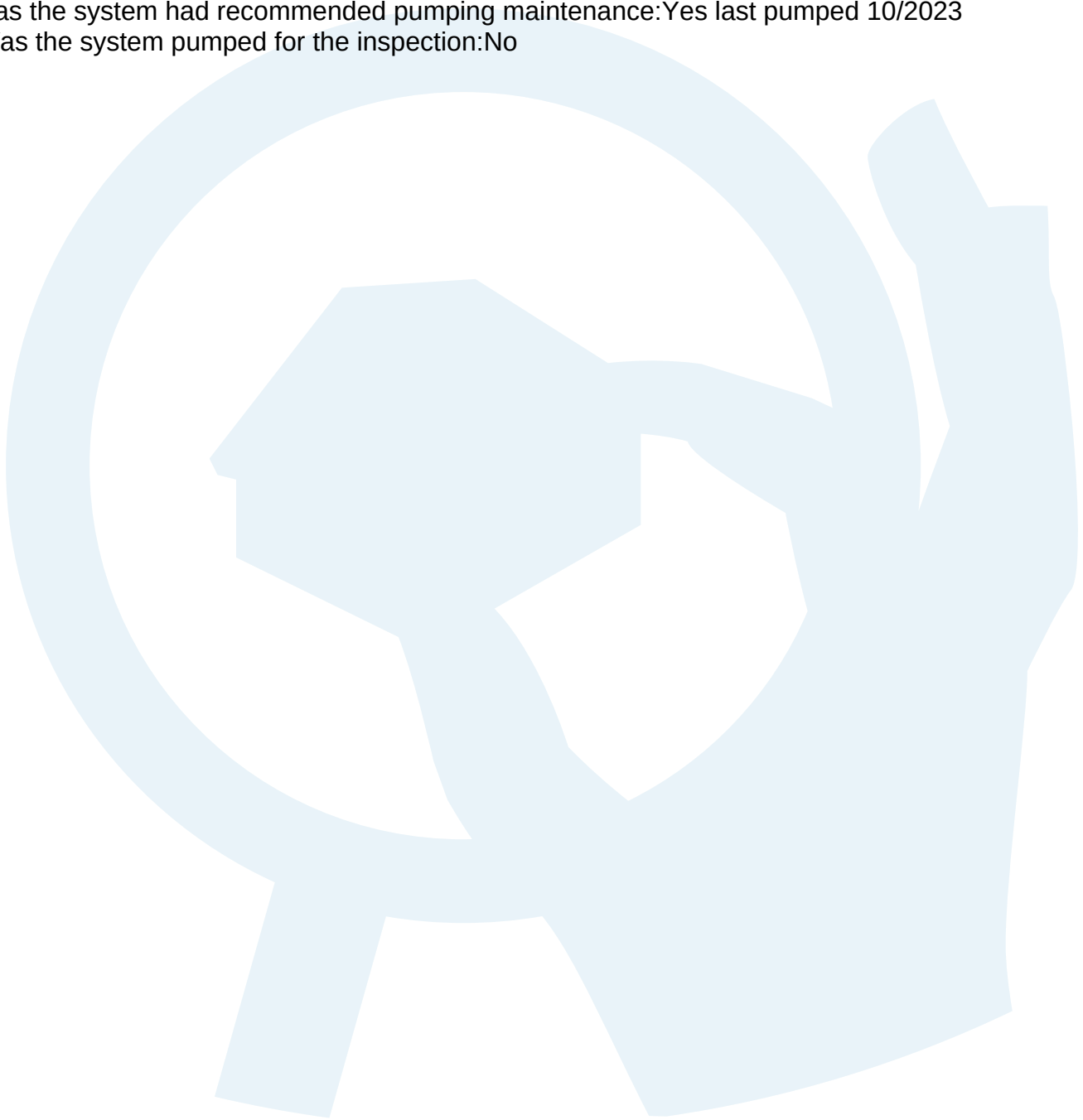


System History & Info

System History Observations

History/Info:

- Date of Construction:2000
- Approximate Age of POWTS System: 26 yrs
- System was permitted :Yes
- Sanitary Permit No:356824
- Have repairs made to the septic system Unknown
- System has been in use for at least 6 months:Yes.
- Has the system had recommended pumping maintenance:Yes last pumped 10/2023
- Was the system pumped for the inspection:No





Tank Diagram

Septic Tank

A septic tank is a vital component of on-site wastewater treatment systems. Its primary function is to collect and treat household sewage, allowing the separation of solids from liquids. Wastewater enters the tank, where solids settle at the bottom, forming sludge, while lighter materials float, creating scum. The clarified effluent then exits the tank for further treatment in a drain field or leach field. Inspecting a septic tank can be challenging as a significant portion of its components are buried underground or not visible due to the waste water, making visual assessment difficult. Inspection of the tank components face limitations in accessing and evaluating these concealed areas, hindering a complete comprehensive assessment of the system's condition.

Consequently inspectors rely on techniques like dye tests, water level measurements, and assessment of surface indicators to infer the system's functionality and identify potential issues without direct visual confirmation. Regular maintenance and periodic pumping are recommended to ensure optimal septic tank performance and prevent potential problems in inaccessible areas. Potential issues, such as but not limited to: blockages, cracks or leaks may go unnoticed without pumping, excavating, or specialized tools like cameras. Regular maintenance and periodic professional inspections are essential to ensure the proper functioning of septic tanks and to address any hidden problems that may compromise their efficiency and environmental impact.

1 TANK

Septic tanks can be constructed of different materials (concrete, fiberglass, steel or plastic) function as on-site sewage treatment systems, breaking down waste through bacterial action. Traditional styles include single-chamber and dual-chamber designs, with variations like aerobic systems. The tank's capacity is sized according to the amount of bedrooms in the house when installed.

2 INLETS/OUTLETS

The inlets and outlets of a septic tank serve as crucial entry and exit points for wastewater. Inlets allow the inflow of raw sewage for treatment, while outlets release treated effluent into a dose tank or the drain field. Proper maintenance of these access points ensures the efficient functioning of the septic system, promoting environmental health.

3 LIQUID LAYERS

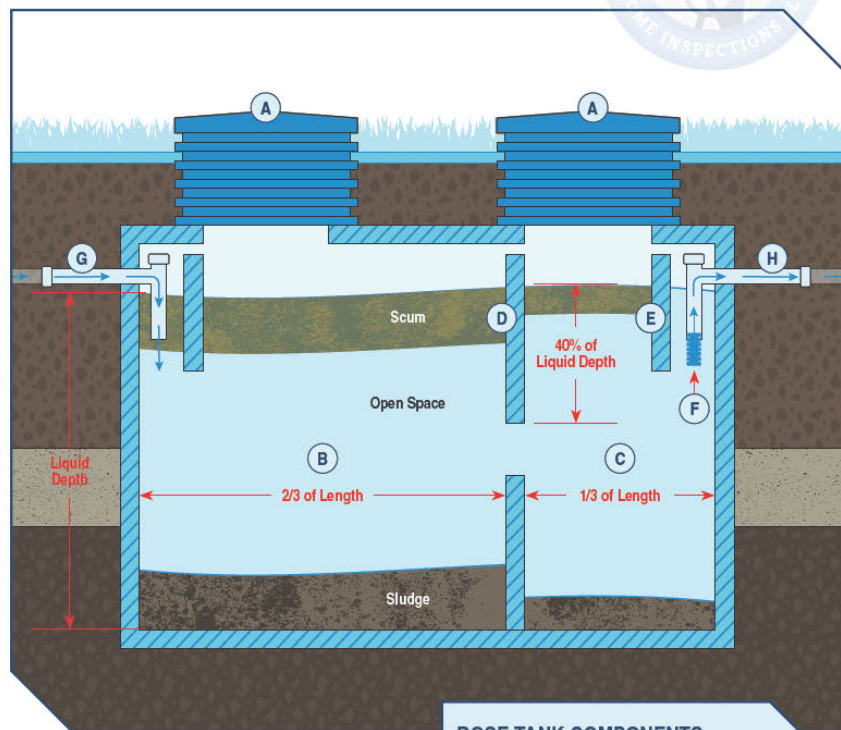
The septic tank liquids comprises three layers: the top scum layer, consisting of floating substances like oils and grease; the middle liquid layer, containing clarified wastewater; and the bottom sludge layer, composed of heavier solids. This separation facilitates effective sewage treatment, ensuring a well-functioning and environmentally friendly system.

4 TANK ACCESS-RISERS AND COVERS

Septic risers and lids play a crucial role in facilitating access to septic tanks for inspection and maintenance. Installed above the tank, these components should provide a safe, secure and easily accessible point for professionals to monitor and service the septic system, ensuring proper functionality and preventing potential issues.

5 EFFLUENT FILTERS

Effluent filters play a crucial role in preventing solid waste particles from entering the drain field, ensuring the proper functioning and longevity of the septic system. Filters should be cleaned as recommended by the manufacturers recommendations or at a minimum annually.



6 BAFFLES

Baffles serve as a barrier on each side of the tank's inlet and outlet. Septic baffles play a crucial role in septic tanks by preventing solid waste from entering the drain field. These barriers ensure that only liquid effluent flows into the absorption area, promoting effective wastewater treatment. Properly functioning baffles contribute to the longevity and efficiency of the septic system.

DOSE TANK COMPONENTS

- A - Tank Access-Risers and covers
- B - First Chamber
- C - Second Chamber
- D - Chamber Baffle
- E - Outlet Baffle
- F - Effluent Filters
- G - Inlet
- H - Outlet

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Treatment Tank

Septic Tank Location Observations

Location:

- The septic tank was located on the West side of the home.
- Is The Area Subject to Receiving Runoff:No
- Is The Tank Located In Or Under a Structure:No

Observations:

- The septic treatment tank's location appeared to satisfactory. The tank was situated away from the risk of runoff, seepage, potential damage by trees, structures, or heavy traffic. This placement ensures optimal functionality and longevity of the septic system.



Observations

Materials: Concrete septic tanks are currently the most popular type of septic tank. The concrete septic tanks popularity is due to its strength, weight, and durability. More specifically as to durability, if constructed properly, concrete septic tanks have a lower likelihood of breaking, cracking, or floating. The long-term performance of the concrete septic tank will depend on how it was manufactured. High quality concrete, proper water sealing, and the addition of structural steel products like mesh and rebar will add support, strength, and structural integrity.

Capacity:

- The tanks capacity was 1000 gallons
- A single-compartment septic tank is the most basic and common type of tank used in residential sewage treatment systems. The tank has one chamber that holds all of the incoming wastewater and allows for the separation of solids from the liquid effluent.

Observations:

- The septic treatment tank's size appropriately matched the household's needs, ensuring efficient waste management. Adequate sizing prevents overloading and optimizes treatment processes, and system longevity. Proper dimensions accommodate wastewater volume, facilitating effective filtration and sewage breakdown, essential for maintaining sanitation standards and minimizing ecological impact.



Risers and Covers Observations

Observations:

- Located and opened: Yes
- Inspection ports/Manhole access covers over inlet and outlet extends to surface: Yes
- Clean out between house and tank: Yes
- Depth above or below grade; Flush with grade
- Locking devices present: No
- Warning label present: No
- Appear to be watertight: Yes
- Structurally sound: Yes

Observations:

- The Inspector observed no deficiencies in the visible condition of the septic tank cover(s).
- The Inspector observed no deficiencies in the visible condition of the septic tank risers.
- **Absence of a locking device(s) on the septic cover(s). Proper securing mechanisms are crucial to prevent unauthorized access, ensuring the safety of both individuals and the integrity of the septic system. Installing a reliable locking device should be a priority to mitigate potential hazards and safeguard the well-being of individuals. Awareness and adherence to safety guidelines are paramount, especially when dealing with potentially hazardous infrastructure like septic systems.**



Missing locking device



Tank Condition

Condition: Overall Tank Condition: Good • Appears to be watertight: Yes • Root Infiltration: No

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the visible condition of the septic tank interior.



Inlet/Baffle Observations

Materials & Observations:

- Baffle material was constructed of steel
- Inlet baffle/tee in place: Yes
- Baffle Condition: Good

Observations:

- The sections of the baffle that were observable appeared to be intact and working as intended.



Outlet/Baffle Condition

Materials & Observations:

- Baffle material was constructed of steel
- Baffle Condition: Good

Observations:

- The sections of the baffle that were observable appeared to be intact and working as intended.



Filter Condition

Observations:

- No filter was observed due to the age of the system. Septic systems, installed after the year 2000, are required to have a pre-filter before the absorption system. The pre-filter will be in the outlet baffle of the septic tank or on the discharge piping of the dosing pump in the pump chamber. A pre-filter in a septic system treatment tank, positioned before the dose tank, captures larger solids and debris. This prevents them from entering the dose tank and clogging the system. By reducing the load on the dose tank, the pre-filter enhances system efficiency and prolongs the life of the components. All pre-filters must be accessible for cleaning, which means they will be located under a 24" service cover



Liquid/Layers In Septic Tank Observations

Levels:

- Liquid Level:Normal
- Tank Pumped for Evaluation:No
- Tank Pumping Recommendation:Yes

Observations:

- Liquid measurements in the tank varied considerably between opposite sides of the tank. The primary cause of this problem is likely inadequate leveling during installation. Proper alignment and leveling are crucial for ensuring that the septic tank operates effectively, allowing for the efficient separation and treatment of solids and liquids. The inspector recommends consulting with a qualified septic system professional to assess and rectify the installation.

Setbacks Observations

Setbacks:

- Separation Distance From The Well:Acceptable at approx:80'
- Separation Distance From Structures:Acceptable at approx 10'

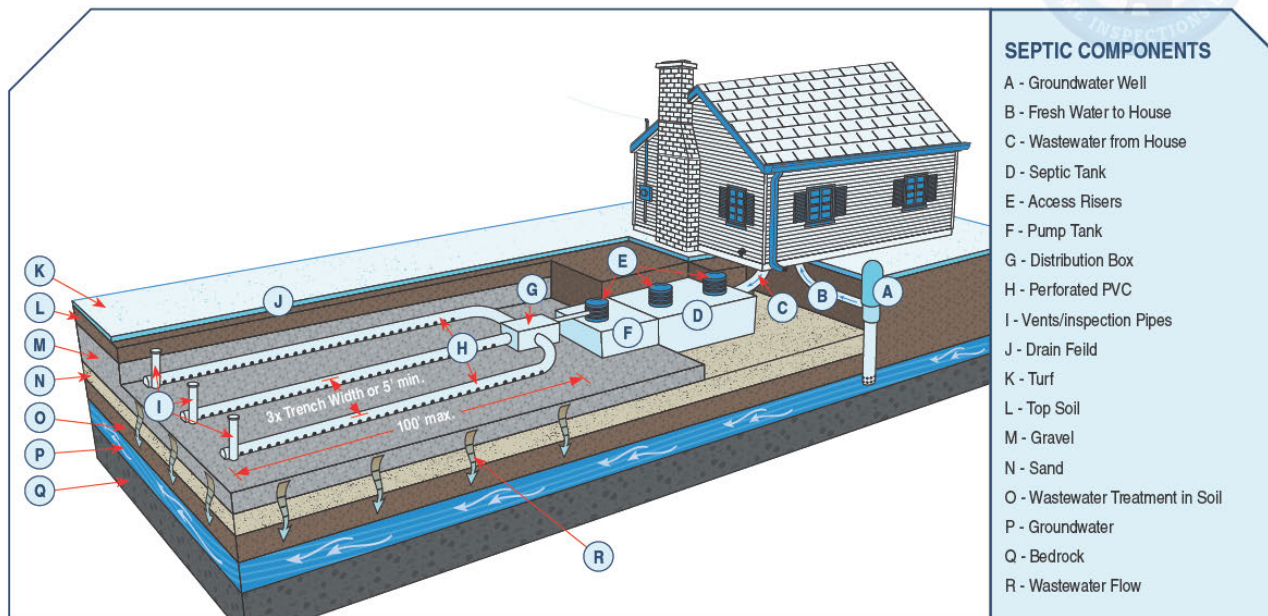
Observations:

- The septic tank meets required setback distances from property lines, wells, and structures, ensuring safety and compliance with regulations. This positioning minimizes potential environmental and health risks, safeguarding both the property and its surroundings effectively.
- At the time of the evaluation the inspector couldn't verify the proper setback of the septic tank to adjoining property lines due to lack of access to property surveys or property line markers. Accurate assessment requires official documentation or professional surveying, which was unavailable during the inspection. Further investigation by a qualified surveyor would be required to obtain this information.

Absorption Area Diagram

Septic Absorption Area

The septic absorption area, also known as the drain field, is a crucial component of a septic system responsible for treating and dispersing effluent from the septic tank into the soil. This area facilitates the final stage of wastewater treatment, where soil bacteria further purify the effluent before it reenters the groundwater. The soil's natural filtration process helps remove harmful pathogens and contaminants, ensuring that the discharged water is safe for the environment. Inspecting septic absorption areas can be challenging due to the majority of components being buried underground and not visible. The key components, such as distribution boxes, perforated pipes or chambers and the surrounding soil, are often inaccessible for direct observation. This limitation hinders inspectors from visually assessing the system's condition and identifying potential issues, such as clogs, saturation, or damage to the drain field. To overcome this challenge, inspectors may rely on indirect methods, such as but not limited to: site observations (vegetation growth, ponding, breakouts), effluent quality assessments, monitoring system performance, or poking or prodding the soil in areas to evaluate the absorption area's functionality and address potential concerns without direct visibility into the buried components. Regular inspections and proper maintenance are essential to ensure the optimal functioning and longevity of septic absorption areas.



1 DISTRIBUTION BOX

A septic system distribution box (D-box) evenly distributes wastewater from the septic tank to multiple drain field pipes. It ensures uniform effluent distribution, preventing overloading of any specific section. While not all systems will have a D-box and when installed most times they are buried/not visible. The D-box plays a crucial role in maintaining the system's balance and promoting effective wastewater treatment in the drain field.

2 IN-GROUND

An in-ground septic absorption area, or drain field, disperses treated wastewater from a septic tank into soil. Techniques include gravel-filled trenches, chamber systems, and pressure distribution. Gravel trenches use perforated pipes in gravel-filled ditches. Chamber systems use plastic chambers, while pressure distribution evenly distributes effluent across the drain field for optimal absorption.

3 AT-GRADE

At grade systems are similar to in-ground but in contrast, an at-grade absorption area is positioned at the surface, allowing direct contact with soil. At-grade systems may use mounds, sand filters, or constructed wetlands for effective wastewater treatment.

4 MOUND

Mound systems are similar to at-grade but in contrast, a mound system raises the absorption area above ground, suitable for sites with high water tables or poor soil conditions. Construction involves engineered mounds with sand and gravel for elevation.

5 DISTRIBUTION PIPING

Distribution piping in a septic system conveys treated effluent from the tank to the absorption area. Common styles include perforated pipes and chambers, while materials range from PVC to HDPE. The pipes evenly distribute effluent, promoting uniform absorption into the soil, vital for effective wastewater treatment.

6 VENTS/INSPECTION PIPES

Vent pipes release gases and regulate pressure in a septic absorption area, preventing anaerobic conditions. Inspection pipes facilitate system monitoring, allowing inspectors to assess levels, detect issues, and ensure proper functioning. Both are crucial for maintaining optimal conditions in the septic system for effective wastewater treatment.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Soil Absorption System

Soil Absorption Area Observations

Style: The soil absorption area consisted of an in-ground system.

Observations:

- Due to soil conditions and/or depth, it's not always possible to locate all components of the system. While there were no blatant signs of overflow on the surface, or drainage problems evident, we cannot complete an evaluation of drainage components unless they can actually be inspected.

Distribution Observations

Specifications: This system is gravity fed. This type of system relies on the natural force of gravity to distribute treated effluent from the septic tank into the soil for further filtration and absorption.

Observations Ports Observations

Specifications:

- Present: Yes
- Number of Visible Ports: 2
- Termination Location: Infiltrative Surface

Observations:

- During the visual inspection of observation pipes in the absorption area standing water may be present. While standing water typically is not a good sign factors leading to this condition may occur from events such as but not limited too: increased water usage, heavy rainfall before the inspection or seasonal situations such as thaw can lead to saturation, affecting the accuracy of the evaluation. Regular inspections and monitoring the water levels in these observation pipes before these events will help more correctly identify any potential saturation issues.
- Visual inspection of observation pipes in a drain field absorption area showed A slight presence of water indicates proper functioning, with the absorption area effectively managing wastewater. Excessive water may signal issues such as saturation or drainage problems, requiring further investigation and potential maintenance.





some water observed in one observation port

Setback Observations

Observations:

- Separation Distance From The Well:Acceptable at approx:100'
- Separation Distance From Structures:Acceptable at approx:50'

Observations:

- The absorption area meets required setback distances from property lines, wells, and structures, ensuring safety and compliance with regulations. This positioning minimizes potential environmental and health risks, safeguarding both the property and its surroundings effectively.
- At the time of the evaluation the inspector couldn't verify the proper setback of the absorption area to adjoining property lines due to lack of access to property surveys or property line markers. Accurate assessment requires official documentation or professional surveying, which was unavailable during the inspection. Further investigation by a qualified surveyor would be required to obtain this information.

Surface Observations

Observations:

- General Condition:Good
- Noticeable odors coming from field:No
- Ponding Present:No
- Lush Vegetation:No
- Soggy:No
- Breakout:No
- Runoff Area:No
- Traffic:No

Observations:

- Inspection of the absorption field revealed uniform soil moisture, no ponding/or soggy, breakout, or surfacing effluent. Vegetation healthy and consistent, with no odor detected. Pressure and visual probe tests normal throughout. No signs of defect observed in the absorption field at the time of the inspection.





Management/Maintenance

Septic System Best Management Practices

PROTECT YOUR SEPTIC SYSTEM

Operating a "healthy" septic system depends on a knowledgeable and conscientious owner. A septic system is primarily a biological system, and inappropriate use of the system can upset the biological environment and potentially have a detrimental impact on system performance. The septic tank has two main functions. First is to provide a settling chamber that allows fats, oils, grease and other buoyant solids to float to the top (scum layer) and heavier solids to sink to the bottom (sludge layer). Second is the reduction of solids through anaerobic digestion (bacterial action).

To maximize system life, keep in mind some general guidelines.

- Bacteria cannot digest inert solids.
- Harsh chemicals and anti-bacterial products can kill bacteria.
- Systems are designed to handle specified amounts of wastewater per day. Excessive water use decreases settling time, resulting in a higher concentration of suspended solids in the septic tank effluent. In addition, excessive water increases the hydraulic loading to the soil. Both of these actions can be detrimental to the soil absorption system.

Using your drain as a trash bin might result in unanticipated expenditure of funds for premature tank pumping and possibly even replacement of the soil absorption component.

Following is a guidance list. Be aware that not all possible substances of each type are listed and additional items must be considered as well.

Prohibited substances:

- Inert materials
 - Plastic, rubber, polyester, nylon, other synthetic products
 - Scouring pads
 - Lint
 - Rags, cloth, towels
 - Dental floss, bandages and wrappers, mop strings
- Petroleum-based products
 - Motor oil
 - Paint, paint thinner
 - Gasoline
 - Solvents
- Toxic substances
 - Pesticides, herbicides
 - Disinfectants
 - Strong, caustic drain cleaners



- Chlorine-containing products
- Anti-freeze
- Anything toxic to humans
- Leftover drugs, especially antibiotics
- Anti-bacterial soaps & cleaners
- Anything labeled "antiseptic"
- Paper products advertised with "wet strength"
- Animal fats
 - Grease
 - Lard
- Undigested and non-edible food wastes
 - Animal bones
 - Melon rinds
 - Corn cobs
 - Pits and seeds
 - Eggshells
 - Coffee grounds
- Non-biodegradable products
 - Facial tissue
 - Sanitary napkins
 - Wipes
 - Condoms
 - Diapers
 - Cotton balls
 - Swabs
 - Cigarette butts
- Cat litter
- Automatic disinfection tablets for the toilet
- Liquid fabric softeners (use fabric softener sheets)
- Some appliance discharges
 - Water conditioner
 - Sump pump

Limited-use substances:

Limited-use substances, in large concentrations, will reduce or stop the treatment process. Generally, a small concentration is defined as being the product manufacturer's recommended dosage.

- Laundry bleach (preferably used at half recommended strength)
- Detergents containing bleach
- Cleaners containing sodium bactericides
 - Pine oil
 - N-alkyl dichlorobenzyl ammonium chloride
 - Check detergents and spray cleaners
 - Lye
 - Sodium dichlor-s-triazinetriene
 - Check scouring powders & automatic dishwasher detergents



- Ortho-phenylphenol
 - Check tub and toilet cleaners

Special considerations - medications and illnesses:

Some diseases and medical conditions can cause biological disruption in the septic tank. Among them are:

- Bulimia
- Severe infections (including AIDS)
- Chronic diarrhea
- Intestinal/colon by-pass
- Other gastrointestinal conditions
- Cancer

Oral and intravenous chemotherapy, as well as oral and topical antiacne medications, are known to cause disruption in the treatment process.

In these cases, more frequent pumping will probably be necessary.

Acceptable substances:

- Human waste
- Toilet paper (moderate amounts)
- Bath water
- Dish water
- Clothes washing water (liquid detergents)
- Edible food waste

Water usage:

A good water conservation plan within the home will contribute to an efficient, long-lasting system.

- Check for and repair leaking fixtures
- Avoid water surges
- Spread clothes washing throughout the week

Real Life:

It is almost impossible to follow these guidelines exactly. However, it is suggested that they be followed as closely as is realistically possible for each user and that use and amounts of higher-risk substances be minimized. It is your Job as the homeowner to be sure this happens effectively and safely. As with your car, regular maintenance and attention is needed to keep it operating efficiently in a cost effective manner.