



### Inspection of Onsite Wastewater Treatment System

Frank Adame  
Professional Home Inspector  
TREC License #10235  
NAWT Inspector ID# 113372IC

Report No. \_\_\_\_\_  
Inspection Date \_\_\_\_\_  
Invoice Date \_\_\_\_\_

SOLD TO:  
NAME: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
INSPECTION ADDRESS: \_\_\_\_\_



National Association of  
Wastewater Transporters, Inc.

**TRAINED, ACCREDITED AND CERTIFIED NAWT INSPECTOR ID# 113372IC**

ALL AGREEMENTS AND TERMS AS STATED IN THE SEPTIC INSPECTION AGREEMENT ARE BINDING AS THEY PERTAIN TO THIS INSPECTION REPORT. The Clients signature is required on the Inspection Agreement for this to be a valid report. A copy of the agreement is located at the end of this report and therefore forms a part of this inspection report making the agreement binding even if a signature is not provided.

**Important:** An aerobic type of system should be under a maintenance contract that would inspect the system 3 times per year. It is suggested to inquire if it is currently under contract, when that contract expires, and who performs the service.

A system cannot be properly inspected if the dwelling has been vacant for more than two weeks. Without regular or consistent water flow, the disposal area dries out, making problem symptoms difficult to identify and proper inspection difficult if not impossible. A change in daily water flow, occupancy and/or heavy rainfall will create saturated soil conditions which may cause system failure.

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Promulgated by the Texas Real Estate Commission (TREC), P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>).

## System Information (Only by uncovering entire system can I be totally accurate.)

**System Type:**     Conventional         Aerobic         Low Pressure Dosing  
**Dispersal Type:**     Gravity Drain Field     Above ground     Other

**Approx. Location of Tanks(s)(w/metal probe):**

**Approx. Location of Drain field/Dispersal:**

**Number of Bedrooms:      Age of system (if known) :**

**Gray water discharging to:**

**Tank 1 access was:**     visible and accessible \_\_\_\_\_  NOT visible or accessible  
**Tank 2 access was:**     visible and accessible \_\_\_\_\_  NOT visible or accessible  
**Tank 3 access was:**     visible and accessible \_\_\_\_\_  NOT visible or accessible

**IMPORTANT:** All septic tanks must be pumped on a regular basis to operate as intended and to prevent premature failure of the system. Pumping frequency typically ranges from every 2 to 4 years depending upon several factors. (factors may include: tank size, number of household occupants, and other system usage) It is always our recommendation to have tanks pumped during a real estate transaction. Your pumper should be able to view the tank interior for structural cracks or other visible damage that was not visible to your inspector. You are advised to consult with your pumper to insure they can perform this task and report issues to you as necessary.

**Tank Evaluation Procedures will include:**

- Locate and open the tank cover(s) if accessible. (no digging required)
- If at grade, are the tank covers secure or weighted?
- Can surface water infiltrate into the tank?
- Was there visible ponding water over the tank(s)?
- Inspect lid, inspect level, measure sludge and scum, check effluent screen.
- Any indicators of previous failure?
- Test functional water flow through tank(s).
- Gallons added in test: \_\_100\_\_ minutes: 30
- Is there a pump? Did it operate?
- Is there a high water alarm? Did it operate?
- Inspect visible electrical components.

**Equipment and Electrical Evaluation Procedures:**

- Was there an aerator? Was it operable?
- Did aerator have protective cover?
- Evaluate electrical according to TREC standards for electrical.
- If alarm was present, was it on a separate circuit from the pump?
- Was control box and/or breaker panel securely mounted and weather protected?
- Chlorine tablet dispenser.

**Drainfield Evaluation Procedures will include:**

- Physically walk over drain field area.
- Was there visible ponding water over distribution media?
- Was site drainage in system area adequate?
- Sufficient clearance from water well, waterbodies, structures, apparent property lines, sharp slopes, swimming pools and sprinkler systems?
- Note presence of potentially problematic trees in drainfield.
- If sprinklers, did they operate? Were there at least two?
- Aerobic type distribution heads should be purple.

**Observe Proximity to:**

- Water wells
- Underground cistern
- Water supply lines
- Streams, ponds and lakes
- Sharp slopes or breaks
- Easement lines and property lines
- Swimming pools

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

<u>I=Inspected</u>	<u>NI=Not Inspected</u>	<u>NP=Not Present</u>	<u>D=Deficiency</u>	<u>Inspection Item</u>
I	NI	NP	D	

**I. SYSTEM EVALUATION**

**A. Tank 1**

*Comments*

Operational      Not Operational

*Comments:*

**B. Tank 2**

*Comments:*

Operational      Not Operational

*Comments:*

**C. Tank 3**

*Comments:*

Operational      Not Operational

**Sludge level measured in tank \_\_\_\_\_:**

**Was alarm present and operational?**

**Did flow test suggest properly working system?**

*Comments:*

**I=Inspected**   **NI=Not Inspected**   **NP=Not Present**   **D=Deficiency**  
**I**   **NI**   **NP**   **D**   **Inspection Item**

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           **D. Drainfield**  
*Comments:*  
Operational   Not Operational  
*Comments:*

           **E. Equipment and Electrical**  
*Comments:*  
Operational   Not Operational  
**Was aerator present and operational?**  
*Comments:*

           **F. Other**  
*Comments:*

### Septic Inspection Agreement

Certified by the National Association of Wastewater Transporters (NAWT Inspector ID: 113372 IC)  
(This agreement is an addendum to the Inspection Agreement.)

#### SCOPE OF SEPTIC INSPECTION

This is a limited inspection of the Onsite Wastewater Treatment System (OWTS) and it's components. The inspector shall provide a written report of the condition of the equipment, system, parts or components by visual observation and operation of the system in normal modes. The inspection will be performed in compliance with the Standards of Practice set forth by the Texas Real Estate Commission (TREC), a copy of which is available upon request. The inspector may exceed the Standards of Practice at his own discretion, but any testing or reporting beyond the standards is not considered part of the bargained for inspection report.

#### WEATHER PERMITANCE and PERMISSION TO DIG

Some weather conditions may hinder, deter, or prevent a septic inspection from being performed. If such conditions are present, the inspector will inform the client and make further arrangements as necessary. This inspection may involve probing or digging into the ground. [to access tank lid(s)] By signing this document, you submit that all arrangements have been cleared with the current owner of the property to allow such activities as deemed necessary by the inspector. The inspector will refill holes and/or replace sod within reason, but some evidence of ground disturbance may be noticeable.

#### THE INSPECTOR IS NOT REQUIRED TO:

- I. Inspect any area, equipment, or piping that is not exposed to view, is concealed, or is inaccessible for any reason
- II. take soil samples or perform any chemical or laboratory type testing of any kind.
- III. perform any destructive testing, dismantling or excavate.
- IV. report on building code or zoning ordinance violations.
- V. determine structural stability, engineering analysis or type of construction.
- VI. determine size, adequacy, efficiency or proper design of the system or any of its components.
- VII. operate computer or digital controls or time control clocks.
- VIII. predict the life expectancy of the system or any of its components.

We recommend that you check with local jurisdictions and your insurance carrier to determine if there are any special OWTS requirements that must be met by these entities.

#### FURTHER DISCLAIMER

THE INSPECTION REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF THE SYSTEM OR ANY ITEMS AFTER THE DATE AND TIME OF THE INSPECTION. Star Brite Home Inspections, LLC and its inspector have not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a OWTS, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or for any particular period of time. Star Brite Home Inspections, LLC and its inspector DISCLAIM ANY WARRANTY, expressed or implied, arising from the inspection of the OWTS or this report. We are also not ascertaining the impact the system is having on the environment. Only items specifically marked as "inspected" on the report were inspected. Client agrees to assume all the risk for all conditions that were not inspected or were concealed from view at the time of the inspection.

FEES: At time of General Home Inspection \$100.00 (digging + \$50). By itself \$175.00 (digging +\$50).  
FINAL SEPTIC SYSTEM INSPECTION FEE \$ \_\_\_\_\_

By signing below you acknowledge that you have read, understand and agree to the scope of this septic inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fee listed above.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

## **How To Prevent Problems**

The key to preventing your septic system from failing is proper maintenance. Regularly pumping the tank, being careful in what you put down the drains, and avoiding such things as planting trees over the field or covering the system with permanent patios and home additions are important to keep the system running well.

The most important maintenance item for a septic system is periodic pumping. Most health departments recommend that septic tanks be pumped every two to three years or when the total depth of sludge and scum exceeds one-third of the liquid depth of the tank.

Health officials in the federal government and many state governments have found that the operation of septic tanks is not improved by the addition of chemical compounds, enzymes or septic tank cleaners. In general, the addition of chemicals to septic tanks is not recommended. Some products that claim to "clean" septic tanks contain compounds that may damage the disposal field and actually result in clogging. In the Manual Of Septic Tank Practice by the U.S. Department of Health, Education and Welfare, it states that although hundreds of these products have been placed on the market (some of which have been marketed using extravagant claims), none have proven to be an advantage in properly controlled tests.

Proper initial design is another critical aspect in preventing your system from failing. Many septic systems are doomed from the start because they are put in poor locations or constructed improperly. Be sure a new system is installed in an area with proper soil conditions, and at sufficient distances from your house and well (these factors are regulated by local health department codes). Also make sure the system is designed to meet your present and future needs. If, for example, you are building a small home with plans to enlarge it as your family grows, design the septic system to accommodate the largest size you expect your family to grow to. Consider asking your contractor to include such useful features as junction boxes and observation ports, which aid in assessing the condition of the system.

### **Aerobic System Inspections**

Designed by registered sanitarian or an engineer. Maintenance required: contract required by some authorized agents. Inspected once every four months. Chlorine added to the system and a residual test at each inspection. Air compressor filter cleaned. Pump and spray heads checked. There may be other check points involved.

Most systems are three tanks/compartments: trash tank, aerobic treatment tank and pump tank.

### **Maintenance**

The following should not be disposed into the system: grease, fats, oils, pesticides, paints, house hold chemicals, automobile fluids, cigarette butts, disposable diapers, feminine hygiene products, condoms, hair, coffee grounds, paper towels, bandages, citrus products, additives for septic systems (they do more harm than good, none are approved by the EPA), strong medicines, antibacterial soaps, disinfectants, bleaches, beer waste, garbage disposal should be used sparingly.

Do not allow large volume discharges such as washing machine, dishwashers and bathtubs into the systems at one time. Gray water (non-toilet) should drain into the septic system and not into or onto open ground. This is detrimental to the environment.

### **Recommended Literature & Websites**

"The Septic System Owners Manuel" by Lloyd Khan, Blair Allen and Julie Jones. Shelter Publications. "Country Plumbing" by Gerry Hartigan. The Countryman Press. "A Builders Guide to Wells and Septic Systems" by R. Dodge Woodson. McGraw/Hill Inc. "Wells and Septic Systems" by Max and Charlotte Alth. McGraw/Hill Inc. "The Home Water Supply" by Stu Campbell. A Garden Way Publishing Book.  
<http://www.laundry-alternative.com/septicssystemmaintenance.htm> and <http://inspect-ny.com> .