



# Suburban Property Inspections

Know what to expect - INSPECT<sup>SM</sup>

Family owned and operated since 1988

## Standard Septic Inspection (non-invasive):

This type of inspection includes a visual inspection of all readily accessible components of the system, removing any exposed access covers to the tanks, pipes, and ports. Running water into the system for a minimum of 30 minutes, probing the absorption area for indications of saturation, back-ups or ponding, and checking the household plumbing to determine all drains are connected to the main septic system, presence of proper venting, and other hazardous conditions. We include a minimal amount of digging; few inches in depth, generally no more than 15 minutes.\*

*Typically an agreement of sale will stipulate the seller shall open the tank for the inspection. This should be requested and verified so the tank lid will be removed or readily accessible. Diagrams should also be provided if available and any components not clearly visible should be marked. The tank should be pumped **after** the inspection, not before. Choose a tank pumper who will routinely check the tank baffles each time they pump the tank.*

## Hydraulic Load Test:

If the residence has been vacant for 7 days or more or there is going to be an increased occupancy, it is recommended to perform a Hydraulic Load Test which simulates average usage for a day.

Depending on the size of the home, a minimum of 400 gallons will be put into the septic system. (Water from the residence is used.) The starting liquid level in the absorption area is recorded. After the water is in the system, a second measurement of the liquid level is taken. If the liquid hasn't returned to the initial measurement, the inspector will re-measure the liquid in the absorption area the next day. This will determine if the septic system can handle the estimated daily usage for the house.

## \*Additional charge applies if digging of the tank is requested.

This charge is added when the client requests that digging be performed. The advantage of digging open the septic tank is the inspection is more thorough. We will be able to inspect the visible portion of the baffles and the visible portion of the tank walls.

## Dye Testing is available for an additional fee.

This additional service may be useful if there are any wet areas, ponds, streams on the property. It can help identify if there is septic waste entering any of these areas. This test may be required in some cases on an initial inspection.

## Fecal Coliform testing is available.

This additional service is used in combination with dye testing. The advantage of fecal coliform sampling is that some soil types can absorb tracer dyes. Fecal matter is not as easily absorbed. By using these two services together there is a greater level of accuracy.

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