



Suburban Property Inspections

Know what to expect - INSPECTSM

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.*

Additional charge applies if the system is over 30 years old.

An additional charge is due because of the difficulty of locating older absorption areas and other unusual components that exist in some of these older systems.

***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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