

Septic Inspection for Purchase or Sale of a Home

Inspection will be performed for _____
_____ Current Owner
_____ Prospective Buyer
_____ Realtor

Who will be paying? _____

Address of the home _____

When was the home built (approximate or a guess is ok)

_____ 2000 and newer (Plumbing is most likely accessible)
_____ 1985-2000 (We sometimes have difficulty finding access into the plumbing on homes this old. You may want to hunt for a cap prior to our coming to inspect the system . See examples of cleanout caps below)



_____ 1970-1985 (We regularly have problems finding an access into the plumbing on homes this old. It is highly recommended that access into the plumbing is found before having us come out. If there is no access into the plumbing it is recommended to have the toilet pulled by a plumber prior to the inspection)

_____ 1900's-1970's (We regularly have problems finding an access into the plumbing on homes this old. It is highly recommended that access into the plumbing is found before having us come out. If there is no access into the plumbing it is recommended to have the toilet pulled by a plumber prior to the inspection. The expected life of a septic system is 20-30 years. We frequently find systems in this age range that are compromised)

*AOS specializes in septic systems, not indoor plumbing. It is our preference if a toilet needs pulled that it be removed and re-installed by a plumber. In the event that no one is available to pull a toilet, we can pull the toilet (for an additional fee) as long as a disclaimer is filled out. AOS assumes no liability for the seals or any leaks with the toilet after it is re-installed.

Costs

Regular Inspection within 45 minutes of Heber \$350

*Visit to site without being able to access line will still result in \$150 non-refundable. Please make sure there is access into the lines, or fill out our disclaimer to pull a toilet if necessary.

*Access into pipes will result in full price regardless of being able to access tank or not

What the inspection includes

- Camera inspection between house and tank. We use this to look for: Bellys, cracks, clogs, roots, crushed line, slope from house to tank, inlet baffle, pipe materials, overflow from tank into line, debris build up on sidewalls/top of pipe, air gap in septic tank. The inspection between the home and the septic tank is what most inspections consist of, and will usually allow us to make an educated opinion as to the overall condition of the system
- If septic tank is accessible we will inspect the condition of the tank and take a core sample of the tank to inspect how full the tank is (we regularly find the septic tank buried and inaccessible)
- If the distribution box is accessible we will inspect the box and all incoming/outgoing lines from the box (we regularly find the distribution box buried and inaccessible)
- Drainfield inspection including checking the conditions of the lines and checking for ponding or surfacing (we regularly find the drainfield buried and inaccessible)
- Any pumps or other components that are part of the septic system will be inspected as part of our normal fee
- Report of findings
- 30 +/- minutes worth of phone calls about the inspection. We are willing to take the time needed to explain in detail the condition of the system, and any recommendations needed to the person paying for the inspection along with any other parties that want to listen in (it is beneficial to have the buyer, seller and both real estate agents on the phone all at the same time). What we cannot do, is explain in detail the condition of the system to the buyer, the seller, both real estate agents, the lender etc. all individually on separate phone calls, or continue screening phone calls about the system to other potential buyers for months down the road.

What the inspection does not include

- Driving more than 45 minutes from Heber
- Pulling toilets
- Cutting or re-routing plumbing to get into lines
 - *We have the best equipment in the industry to access lines. We have two different sized cameras that are extremely flexible and can access pipes as small as 1-1/4" diameter as well as maneuver tight plumbing turns. Reasonable efforts will be made to access your plumbing.
- Repairs
- Unclogging or jetting of lines
- Digging Up the septic tank
 - *Most tanks are buried and it is fairly costly to dig the tank up. This work is usually deferred until the real estate transaction is complete
- Pumping of the septic tank
- Soils inspection on the drainfield
- Guarantee of performance of the system
 - *A system can look good during the time of inspection and have issues later on. Likewise a system may appear to have problems during the time of inspection but be functional for a significant amount of time.

Things to Know

- How your system should look
 - Clean pipes with no buildup on sidewalls or ceilings
 - Dry line with no standing water
 - Good slope with no bellies, drains properly
 - Clean unobstructed view into the septic tank
 - No debris backing into line from septic tank
 - Visual of baffle and baffle material
 - Air gap between crust layer and top of septic tank
 - Access risers into septic tank
 - 3 distinct layers in septic tank (if accessible)
 - Dry drainfield with no ponding or irregular vegetation growth
- Indications that a system has problems
 - Signs of flooding around basement floor drains, baseboards, or in lower parts of the home
 - Standing water in the line before reaching the septic tank
 - Debris or living bio-film on top portions of the pipe
 - Tank backing up into the line
 - Inability to see the inlet baffle
 - Water level above the outlet pipe of the septic tank
 - Ponding or wet spots in area of the drainfield

Signature of person requesting inspection:
