

Inspections

The Start to Finish Experience

Welcome to the show!

Key Points and Information surrounding the inspection process

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Initial Contact

It's an information grab!
What is important to know?

- Is the system being used on a normal daily basis? This question reduces incorrect answers or interpretations. (Let's discuss this)
- Has the system been serviced/pumped recently, if so, when? Why does this matter as a high priority question? (Discuss)
- When was the system installed? Is it original to the dwelling? (This could impact inspection pricing, based on system type and active, or inactive use.)
- What is the proposed occupancy? Is it the same, less, or higher use? Conditions found with one level of use, could vary greatly with a different level.
- Are any system components, or accesses visible at the site?
- Is the system area, or site overgrown by vegetation, covered by a deck, or otherwise hampered?

Early Research

- What do internet sites indicate about the property? (Google Earth, Zillow, Realtor.com, etc.).
- What year do the conglomerate of sites indicate about original construction?
- Can you resource the original, or most recent permit copy from the municipality, health department, or the seller?
- When you are dealing with a high technology system, can you contact the maintenance provider?

Site Review

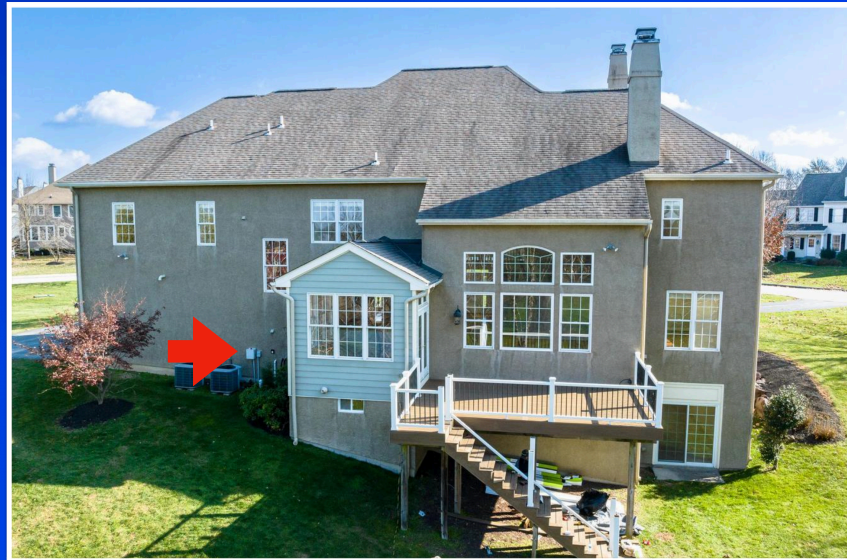
From Space!



Background Site Information



The things we can see



Site Crawl, Search, Find and Identify

- Upon arrival, what systematic approach does one take? (Discuss)
- Benefits of entering first? Clean shoes, visualizing exit point and drainage plumbing depth. (Other benefits?)
- Further information gathering from the owner? Look in the fridge? Spot the mystery laundry pipe? Copies of plans, permits maintenance work slips, etc.
- Verify the sump pump discharge point?
- Water softener, operation, discharge, (bypass). UV light topics.
- The outside adventure begins.

The Actual System

- Are there any apparent clues or accesses, which are obvious? Lids, settlements, port caps. Strange flagstones, birdbaths, fake boulders?
- Open all available covers, be aware of tripping children, animals and clueless adults.
- If significant digging, is required to gain access, check the absorption system condition prior to digging up the access. If the absorption system is fully saturated, check the liquid level conditions via ports, prior to digging up the treatment tank access. If there is standing water over the tank access cover, ie. Stormwater, melting snow, down pour water, it is best not to dig open the tank. (Discuss)
- Evaluate all tank conditions, Pictures, Pictures, Pictures. Show conditions, especially unsatisfactory, or concerning conditions.

Tank Pictures



The Actual System Continued

- Explore, discover, locate the absorption system. Is it, chambers, is it gravel based, does it have sand, is it drip?
- Might it be a seepage pit/cesspool? If so, are there additional components beyond?
- What is the last component, or the active component?
- What is the last connected components condition, if active?
- Will the absorption system need a hydraulic loading test?
- Could a hydraulic loading test be performed? Proper distribution? Pump function?

Organizational Configuration of Checklist

- During, or at completion of the inspection field work, information about each component has been logged within each specified section.
- A rough sketch has been drawn along with the checklist information, (back of paperwork?)
- Bullet points for the last summary section of the checklist can be gathered and itemized on the last line area of the checklist. This can aid in reminding and verifying that all issues or points are captured for reporting.
- Once the form is completed in an organized manner, the report can be systematically written in a streamlined format.