



BARRIE INSPECTIONS

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SEPTIC SYSTEM REPORT

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RECOMMENDATION

SUMMARY

- ⊖ 1.1.1 Septic System Inspection - Conventional System: Inlet/Outlet Tee(s) missing
- ⊖ 1.1.2 Septic System Inspection - Conventional System: Roots Inside Septic Tank
- ⊖ 1.1.3 Septic System Inspection - Conventional System: Septic tank undersized

1: SEPTIC SYSTEM INSPECTION

Information

Conventional System: Smell/Odor of Sewage Present No	Conventional System: Excess Vegetation Near Tank(s) No	Conventional System: Location of Tank(s) Right Rear
Conventional System: Tank Lid(s) Accessible Yes	Conventional System: Tank Construction Concrete, Cesspool, Concrete Lid(s)	Conventional System: Tank/System Size (Approximate) <750 Gallon
Conventional System: Is Tank Empty/Recently Pumped No	Conventional System: Inlet/Outlet Tees Clear Yes	Conventional System: Scum Layer < 1"
Conventional System: Sludge Layer Could not observe	Conventional System: Location of Drain Field (if known) Right Rear	

Conventional System: Photos



Conventional System: Septic Info Note

Buyer's Notice: (1) Inspection of septic tanks is limited when tanks have not been recently pumped due to the limited visibility of components and/or wall condition. All septic systems require routine maintenance to prevent failures. It is recommended that you consult with a septic servicing provider for long-term maintenance of the system. Typically it is recommended to have a tank pumped every 3-5 years, based on use.

Conventional System: Proper Separation from Water Supply

Yes

Septic systems and components must be a minimum of 50ft from a water source, such as a water well or water holding tank.

Conventional System: Opinion - Attention Needed

Septic system appears to be in operable condition at this time, however there are service needs based on the items inspected and detailed in this report. See details below on specific maintenance needs.

Note: Septic systems should be inspected and pumped every 3-5 years.

Limitations

Conventional System

SEPTIC VACANT HOME

The septic system was inspected and showed no signs of failure. However, the home is vacant and I am unable to determine if septic components will work properly when fully occupied. Once occupied, the amount of water/sewage entering the system will greatly increase and could reveal hidden issues. If concerned, please contact a septic professional for additional testing.

Conventional System

SEPTIC TANK STRUCTURAL LIMITATION

Limitations - Structural

Inspection of septic tank structure is limited without septic tank being empty. Typically tanks that are in good shape will hold liquids, and grass will not be thick and lush in the area of a tanks/components. This gives the probability that there is not any major structural damage to the tank itself and is what our opinion will be based off of. This does not mean cracks do not exist, or a slow leak is not present. If concerned, please contact a septic professional for additional testing.

Conventional System

DRAIN FIELD LIMITATION

Conventional septic system drain fields are a difficult component to inspect. Flow testing, with or without dye, requires use of hundreds of gallons of water to flow through the septic system, but will not detect roots, breaks, dirt/sludge built up, etc. The best way to inspect the drain field is by using a sewer camera to visualize the interior of the piping. A camera also has a locating head that can verify depth. Recommend scheduling a septic drain field video inspection and/or consultation with a septic system professional for a more detailed inspection.

Observations

1.1.1 Conventional System

INLET/OUTLET TEE(S) MISSING

Inlet/Outlet tee(s) were observed to be missing at time of inspection. Tee's provide a means for floating sewage (scum layer) to float up and past the inlet/outlets so as to not clog these crucial components. Recommend installing proper tee(s) to prevent clogs/backups.

Recommendation

Contact a qualified septic system contractor.



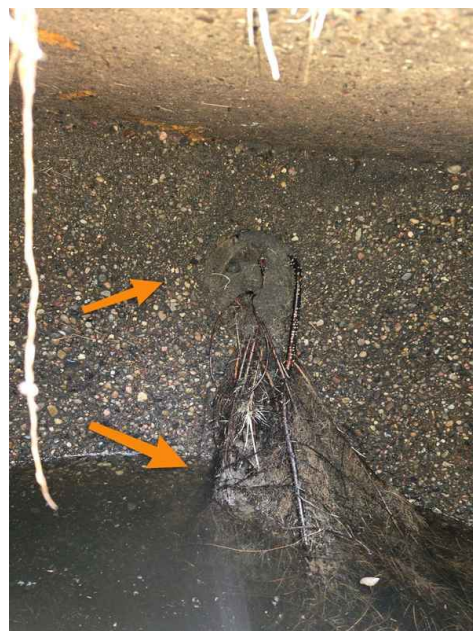
1.1.2 Conventional System

ROOTS INSIDE SEPTIC TANK

Minor root growth was observed inside the septic tank. This growth will eventually need to be removed to allow proper waste accumulation and movement. Roots can cause blockages and should be addressed.

Recommendation

Contact a qualified septic system contractor.



1.1.3 Conventional System

SEPTIC TANK UNDERSIZED

The septic tank appears to be undersized for the size of home. Typically a home this size would have at least 1,000 gallon capacity. While a smaller size may have been accepted when the home was built, it is not considered adequate by today's standards. Recommend evaluation by a licensed septic professional for proper size requirements.

Recommendation

Contact a qualified septic system contractor.

2: HELPFUL TIPS/INFO

Information

General Septic System Tips

Tips

- Only bath tissue can be flushed down the toilet. Tampons, paper towels, cigarette butts and diapers should be put in the trash. Household chemicals such as gasoline, paint, medication, antifreeze and pesticides can damage bacteria in the septic system and should never be flushed or dumped down the sink. Detergents and bleach can enter the plumbing system in moderate amounts.
- Cars should not be driven on or near tanks or drain fields. Their weight can unknowingly damage subterranean piping.
- Only grass should be planted above the septic tank and drain field. Roots from trees and large shrubs can cause unseen damage.
- No one should ever dig or build on top of the drain field.
- All water drainage from rainwater, sump pumps, or any surface water should be diverted away from the drain field. An over-saturated drain field can retard the water treatment process and cause plumbing fixtures to back up.
- An easy way to prolong a septic system's life and prevent a very costly replacement is to fix leaky faucets and toilets immediately. Taking shorter showers and not using a garbage disposal are ways to limit water use.
- Use of septic system treatments, such as Rid-X, is generally not necessary when your system adequately cared for.

For more information on sewage systems, please visit this website;

<https://www.tceq.texas.gov/assistance/water/fyiossfs.html>

STANDARDS OF PRACTICE
