

When in the market for a home, most people form immediate opinions about a house within a matter of minutes by:

- its aesthetics
- the neighborhood and school system
- the taxes
- the soundness of the structure

If a house passes these initial tests, the buyer inspects the house more closely. He/she will take note of less obvious tangibles such as:

- electric wiring
- plumbing
- condition of walls, carpets, fixtures, etc.

The buyer becomes aware of any flaws the house might have and weighs the cost of repairs toward the value of the home. He/she is able to do this because any of these problems are visible and can be spotted if the buyer knows what to look for. But what to do about possible problems that may exist beyond a walk-through inspection? How can the buyer be sure that the septic system is functioning properly and costly repairs will not be needed after he/she buys the home?

The condition of the wastewater treatment system should be a major concern of the perspective buyer when looking at a home. **Repairs on a failed system can easily run into five figures, and sometimes a dye test is not the best way to determine the status of the septic. A dye test will only show if the system is currently working satisfactorily or in failure to a visible location (i.e. surface ditch, storm sewer, etc.) It can not determine if a system is stressed and on the verge of failure.** Additional tests should be done to evaluate the status of the septic tank and leach fields.

Before you buy a home, find out how stable the septic system is by filling out the reverse side of this form. Please call us with any questions you might have concerning wastewater disposal.

895-2501 or 778-1992

COMMON CAUSES OF SEPTIC SYSTEM FAILURE

1. Leaking interior fixtures, especially toilets.
2. Excessive water use.
3. Large volume of laundry water in one day. Laundry loads should be spread out through the course of the week.
4. Water conditioning equipment going through septic may harm bacteria growth in septic tank and deteriorate the tank itself, and may shorten the life of absorption facility in certain clay-type soils.
5. Excess number of people using septic system for extended period of time beyond the system's design.
6. Metal septic tanks. Metal tanks WILL corrode and ruin the leach field. There is no warning for when the tank will eventually deteriorate. Once the tank does go, the entire septic system must be repaired (including leach fields) which can be extremely costly to repair.
7. Too small of a septic tank will cause a system failure.
8. Not servicing (pumping) septic tank properly. Only use a reputable company. For safety, a service pumping and inspection should be done every 3 years at the very least. Insist on a written report with every pumping and inspection. It's best to use the same service contractor for each pumping and inspection since they can spot changes in system between service calls. For example, a couple buys a small house, with a septic system that can support two people. The couple then has children which means usage of water has now increased. Your service contractor will be able to see if the system can still handle the excess waste water imposed upon it. Like a family doctor, your service contractor will know if your system is remaining healthy.
9. Poor landscaping. Final grading, if not done properly around and over the septic system, can contribute to system failure.
10. Storm water from gutters, overland flow, footing and floor drains, etc. should NEVER enter septic system.
11. Don't put food, paper towels, sanitary napkins, etc. into the septic system. It is not a landfill.
12. Heavy use of high strength disinfectants including colored dyes harm the growth of bacteria in the septic tank.
13. Don't rinse paint brushes, rollers, etc. in sink. These types of chemicals can harm bacteria growth and ground water.
14. Dirty water or suspended solids should not leave tank.
15. High seasonal ground water (high ground water normally occurs in the spring).

SIGNS OF SEPTIC SYSTEM FAILURE

1. Dark green grass over leach field area.
2. Septage odor.
3. Back-up in house or gurgling noise / slow flush.
4. Septic water surfacing in yard.
5. Sludge on top of baffles in septic tank.

Important Wastewater Treatment Facts To Know When Buying A House

Septic systems can be the most economical way of disposing wastewater from homes if they are installed and maintained properly.

*Aerobic septic systems are environmentally friendly, and in the long term, the most economical choice. They are the only system that we would give a **Lifetime Guarantee.***



Sloboda Bros., Inc.

DBA

AMERICAN

SEPTIC
Service



SCIENTIFIC PUMPING & MAINTENANCE COMPANY

Affordable, Dependable, Quality Work
Family Owned and Operated
With 38 Years Experience

(845) 895-2501  **(845) 778-1992**

IMPORTANT FACTS TO KNOW WHEN BUYING A HOUSE

from **AMERICAN SEPTIC SERVICE** 895-2501 • 778-1992

- **What type of wastewater treatment system does the house have?**
Municipal Sewers Conventional Septic System Aerobic Wastewater System
- **How well does the current system work?** Excellent Good Fair Not Good Failing
Any gurgling noises or wastewater backups encountered? Yes No
Any current violations? Yes No If yes, what _____
Any violations in the past five years? Yes No If yes, what _____
- **What is the system repair record?**
Any repairs done in the last three years? Yes No If yes, specify _____
What contractor did the repair work? _____
Was a permit required to do the repair work? Yes No Permit was obtained from _____

- **What Septic Service Company maintains the septic tank or the aerobic treatment unit?**
Name _____
Address _____
Phone _____ Are service records available? Yes No

- **What types of service has been done on this system?**
Surface inspection Septic tank pumpout Septic tank inspection Distribution box inspection
Absorption facility inspection
Are areas of leach field soggy or overgrown with thick green grass? Yes No
Was the system dye tested? Yes No
Was the tank pumped and serviced? Yes No If Yes, when? _____
Was the system ever snaked? Yes No If Yes, why? _____

- **Where is the location of the septic tank & leach lines and well or municipal water (curb shutoff) relative to the house?**
Are house and septic system maps available? Yes No If yes, get them before closing.
Have modifications been made since initial installation? Yes No Specifics _____
Is grey water (laundry, etc.) in a separate system? Yes No How is it treated? _____
Size of septic tank _____ Lineal feet of leach lines _____
Material of septic tank _____ Condition of current septic tank outlet baffle _____
Method of leaching _____ Type of pipe used: Cast Iron PVC Tile Transite Orange Burg
Other: _____
Is there a meter on incoming water? Yes No Annual cost to operate system \$ _____

- **Have the current neighbors ever noticed any problems regarding the wastewater treatment system?**
Yes No Unusual odors? Yes No
Unusual wet spots at certain times of the year? Yes No If Yes, when? _____

Perspective Buyer(s) accept the responsibility of collecting the above information for the waste water disposal system.	
X _____	Date _____
Seller has made available all information asked and verifies all information to be true and accurate to date of sale.	
X _____	Date _____