



## Onsite Wastewater System Inspections

### Why Inspect an Onsite Sewage System?

A key reason to inspect an on-site system is to save money. Failing systems are expensive to repair and knowing the condition of your onsite sewage system is critical when buying or selling a property served by septic. Most lending institutions require an inspection as a condition of the loan and most real estate contracts hold the buyer responsible for obtaining the inspection.

### Who Can Inspect?

Maryland law requires that anyone who claims to be certified as a septic system inspector take an 8 Hour class and be certified by The Maryland Department of the Environment, with no requirement of continuing education or prior experience.

Rolfe Garrett of Robyn's Septic Service possesses this certificate as well as the prestigious NSF Onsite Wastewater Inspector accreditation, which requires a minimum of 40 hours of continuing education to maintain. Mr. Garrett is the only inspector in the state of Maryland to hold this accreditation.

In addition, Mr. Garrett holds an Advanced Installer of Onsite Wastewater Systems Certification from the National Environmental Health Association.

### Robyn's Septic Service offers two types of inspections:

Standard inspections satisfy most lender requirements for conventional systems, drywells, and systems with non pressurized pump dispersal systems.

Comprehensive inspections are recommended for alternative onsite sewage systems including sand mounds, low pressure dosing systems, and aerobic treatment units. In addition, older conventional systems and unoccupied properties that exhibit concerns during the standard inspection should be re - assessed with a more comprehensive inspection.

Septic Tanks should not be pumped prior to an onsite system evaluation and may not require service at all!

### What should I expect ?

#### Standard Inspection

1. Health Department records are reviewed.
2. The tanks lids or observation ports are located by probing or other means and opened for inspection
3. The septic tank is inspected for construction, leaks, decay and proper baffle tees.
4. A sludge measurement is performed to evaluate the state of the septic tank. This measurement is used to determine if the tank /s require maintenance
5. A hydraulic flow test is performed and the tanks operating level is observed for changes
6. Pump function and alarms are tested if present.
7. Secondary treatment unit is inspected if present.
8. The dispersal area is probed and evaluated from the surface for evidence of pooling, ponding or anaerobic conditions
9. The interior of the home is inspected for unusual connections or flows to the onsite system
10. Site is restored and a report is prepared with conclusions and recommendations by an NSF inspector.

#### Comprehensive Inspection

*Recommended for alternative onsite sewage systems and older conventional systems & unoccupied properties with signs of concerns*

1. All items in standard inspection are included.
2. Pump drawdown and pump amperage are checked and adjusted if needed.
3. Distribution boxes are uncovered and evaluated.
4. Pressurized dispersal systems are evaluated.
5. Sewer line, conveyance lines and conventional drainfield lines are inspected with a sewer camera or other means of evaluation
6. Tank may require pumping for further evaluation

For more information or questions, please contact us at :

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