

Bux-Mont Inspection Protocol

1. Check function of all toilets
2. Check all visible plumbing
3. Check what does/does not go into septic system (water softeners, sump pumps, etc.)
4. Check any pump stations for function (basement bathrooms, etc.)
5. Check for clear flow from house (if inlet inspection port is present)
6. It is typically the ***sellers*** responsibility to provide access to the septic system components, including the septic tank. The center manhole on the septic tank should be dug open (not the small inspection port) to provide access for tank evaluation. Bux-Mont will dig up to 6" deep as a courtesy to our client. Any additional digging could incur an added expense
7. Evaluate septic tank (baffles, liquid level, sludge content, etc.)
Any tanks, seepage pits, or cesspools must be pumped to verify structural condition below water line. If pumping company will not supply in writing the structural condition of the tanks, this company can re-inspect at an additional charge (companies will typically note condition of tanks on bill, this would be sufficient)
8. If pump tank is present access and evaluate (pump down time, alarm function etc.)
9. Locate and evaluate absorption area (if found using standard hand tools)
(Additional visits to site could incur added costs)
10. High-tech equipment available if needed at no additional charge
11. Some newer "high tech" systems may need additional time and/or research, and may incur additional cost (drip mounds, drip irrigation systems, etc.)
12. Vacant properties may require additional testing for evaluation purposes
(standard protocol on vacant properties is to recommend a "*hydraulic load test*")
13. Email report to client (typically within 24 hours)
14. Include any recommendations this company feels the client should be made aware of

It is recommended that the buyer attend the septic inspection. This allows the inspector to explain the system in more detail

Payment is due at time of inspection

Please call Don @484-239-5868 with any questions or email to seseptic@gmail.com