

Bux-Mont Inspection Protocol (NJSMA Inspection)

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

Health Department Reporting:

Note if any of the following conditions were observed during the inspection:

- 1. Ponding or breakout of sewage or effluent onto the surface of the ground**
- 2. Seepage of sewage or effluent into portions of buildings below ground**
- 3. Backup of sewage into the building served which is not caused by a physical blockage of the internal plumbing**

4. Any manner of leakage observed from or into septic tanks, connecting pipes, distribution boxes and other components that are not designed to emit sewage or effluent

Pursuant to N.J.A.C. 7:9A-3.4 notification of any observation that is consistent with a condition noted above must be reported to the local administrative authority within 24 hours of the observation. Regardless of observations made, a copy of this report must be provided to the local administrative authority within 10 days of the issuance of this report.

7:9A-3.16 Other sanitary sewage disposal units:

(a) Cesspools, privies, outhouses, latrines, pit toilets or similar sanitary sewage disposal units are not systems. When an inspector identifies such sanitary sewage disposal units, the presence of the unit shall be reported to the administrative authority in writing within 48 hours of the inspection. The septic system inspector shall additionally notify their client of the requirements of N.J.A.C. 7:9A-3.16(b). When an administrative authority discovers a privy, outhouse, latrine, pit toilet or similar sanitary sewage disposal unit, or any cesspool that serves a structure and that is in need of repair or alteration, it must order these units be abandoned and a conforming system installed except:

1. If it is not possible to bring the system into conformance with this chapter, the system shall be brought as close to conformance with the requirements of this chapter as the administrative authority determines is possible, provided the system as improved results in a discharge that is protective of human health and the environment; or

2. If the administrative authority is not able to approve a system under (a)1 above, application shall be made for approval to utilize a holding tank in accordance with N.J.A.C. 7:9A-3.12(c).

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(b) Effective June 2, 2012, except as provided at (c) below, all cesspools, privies, outhouses, latrines and pit toilets that are part of a real property transfer shall be abandoned and replaced with a system in accordance with (a) above.

(c) A cesspool that is not malfunctioning may continue to serve the structure after a real property transfer only in the following circumstances:

1. A conveyance for a consideration of less than \$100.00;

2. A conveyance by or to the United States of America, the State of New Jersey, or any instrumentality, agency or subdivision thereof;

3. A conveyance encumbering realty, or providing for the modification, release or discharge of a debt, obligation or encumbrance, or the foreclosure of a mortgage or lien, or sheriff and execution sales;
4. A deed which confirms or corrects a deed previously recorded;
5. A sale for delinquent taxes or assessments and the foreclosure of same;
6. Judicial proceedings affecting interests in real estate, and documents filed in connection thereto;
7. A conveyance by a receiver, trustee in bankruptcy or liquidation, or assignee for the benefit of creditors;
8. A deed eligible to be recorded as an "ancient deed" pursuant to N.J.S.A. 46:16-7;
9. A deed or map that memorializes subdivisions of land, or which creates or affects easements or restrictions or other burdens upon title;
10. A conveyance between family members or former spouses; 11. Execution of a lease or license; 12. In specific performance of final judgment; 13. A deed releasing a right of reversion;
14. A deed by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's property in accordance with the provisions of the decedent's will or the intestacy laws of New Jersey, or the passage of title by intestacy or descent; or
15. A deed to effectuate a boundary line agreement.

(d) A person claiming to qualify for an exemption under (c) above shall document the exemption that applies by providing to the administrative authority applicable State of New Jersey Affidavit of Consideration of Use forms available through the New Jersey Department of Treasury and all supporting documentation.

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

Please acknowledge receipt of this document to the above email address to continue the inspection scheduling process