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SEPTIC INSPECTION

1234 Main Street
Houston, TX 77068

Buyer Name

07/02/2026 9:00AM



Inspector

Jeff Ashley

Jeffrey Ashley

TREC Licensed, InterNACHI Certified,
Infrared Certified, Sewer Scope Certified,
Pool & Spa Certified, WDI Licensed, FAA Part
107 Licensed (Drone)

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Agent

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Jeff Ashley

06/29/2026

832-586-7272 ext 2

**TREC Licensed, InterNACHI Certified, Infrared Certified, Sewer Scope
Certified, Pool & Spa Certified, WDI Licensed, FAA Part 107 Licensed**

(Drone)

Jeffrey Ashley



RECOMMENDATION

-
- ⊖ 2.4.1 Septic System - Tank, Baffles, Risers & Liquid Level: Riser / Lid Not Watertight
 - ⊖ 2.5.1 Septic System - Pump Alarm: Pump Alarm Inaudible

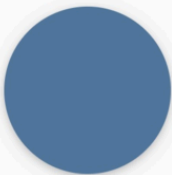
1: INSPECTION DETAILS

Information

In Attendance Client, Inspector	Temperature (approximate) 92 Fahrenheit (F)	Weather Conditions Clear
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Home Buyer Info: How to Read your Inspection Report

Defect Categories



Maintenance Or DIY



Repair Recommended



Safety/Major Concerns

MAINTENANCE ITEMS: These are either cosmetic or small items easily repaired at a low cost by the homeowner or by a Handyman. They may also be informational items where any repair would be very difficult or possibly not worth the cost.

REPAIR RECOMMENDED: These issues are things that need to be repaired as they may end up getting worse and causing major issues over time. They may also be repairs that may be maintenance but have a repair cost that is higher. These items may become a negotiating factor in your contract to buy or sell the home.

SAFETY/MAJOR CONCERNS: These items are either a SAFETY concern that we must report that could cause injury to a person or may cause extensive damage that has a large repair cost to the home.

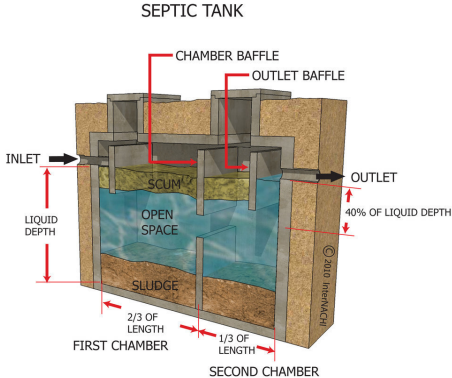
2: SEPTIC SYSTEM

Information

Septic Info: Septic Tank Location Rear of Home	Water Flow & Drainage Test: Fixtures Run Multiple available fixtures	Water Flow & Drainage Test: Drainage Result Drained normally
Tank, Baffles, Risers & Liquid Level: Access Ports Accessible & opened	Tank, Baffles, Risers & Liquid Level: Risers / Lids Not watertight	Tank, Baffles, Risers & Liquid Level: Inlet Baffle Serviceable
Tank, Baffles, Risers & Liquid Level: Outlet Baffle Serviceable		

About Septic Systems

A septic system receives, treats and disposes of unwanted wastewater and solids from a home's plumbing system. Solids are partially broken down into sludge within a septic tank and are separated from effluent (water) and scum (fat, oil and grease). Effluent regularly exits the tank into a drainfield where it is naturally filtered by bacteria and reentered into the groundwater. Scum and sludge must be pumped periodically and should never enter the drainfield.



Locating the Septic Tank

Since they perform their essential functions underground and out of sight, it is not uncommon for a homeowner to not have any idea where the septic system is located. This is usually not an issue except for when it comes time to inspect or pump the tank!

The following suggestions can be used by inspectors to locate a septic tank if the homeowner does not already know where it is:

- An “as-built” drawing of the house should include the tank’s location. These drawings are often held in local health and zoning agencies. Old systems might not have any such record.
- The previous homeowner can be contacted.
- Newer tanks contain risers that rise visibly above the ground surface.
- A thin metal rod can be inserted into the earth and used to probe a suspected area. It is important to do this gently and only in soft, wet soil to avoid damaging the tank and associated pipes. A shovel can also be used but it requires a bit more work.
- A metal detector can be used if enough tank components are metal.
- A small radio transmitter can be flushed down the toilet and followed with a receiver.
- The greenest grass in a yard is often directly above the septic tank. Snow also melts faster above the tank than the rest of the yard. While these are not foolproof location methods, they have been known to be helpful.

Septic System Type

Aerobic Treatment Unit

The septic system is the wastewater treatment method for this property. Common septic system types include conventional gravity systems, pressure distribution systems, aerobic treatment units, and alternative systems. Understanding the system type helps determine maintenance requirements, pumping frequency, and potential limitations during inspection.

Septic Tank Material

Fiberglass

Septic tank material refers to the construction composition of the underground tank that holds and processes household wastewater. Common materials include concrete, fiberglass, and plastic. The tank material affects durability, longevity, maintenance requirements, and resistance to environmental factors such as soil conditions and groundwater.

Septic System Compartments

Single Compartment

Septic systems typically consist of one or more compartments or chambers designed to separate solids from liquids during the treatment process. Single-compartment systems are simpler but less efficient, while multi-compartment designs (commonly two or three) provide better treatment by allowing solids to settle in the first chamber before liquid flows to subsequent chambers for further processing. The number of compartments affects system performance, maintenance requirements, and treatment effectiveness.



Septic System Age and Installation Date

10-20 years old

The approximate age and installation date of a septic system provide important context for understanding its expected remaining lifespan and maintenance history. Most septic systems have a design life of 25-40 years, depending on soil conditions, usage patterns, and maintenance practices. Knowing when the system was installed helps determine if it may be approaching the end of its serviceable life and whether professional evaluation or replacement planning should be considered.

TCEQ Permit Documentation

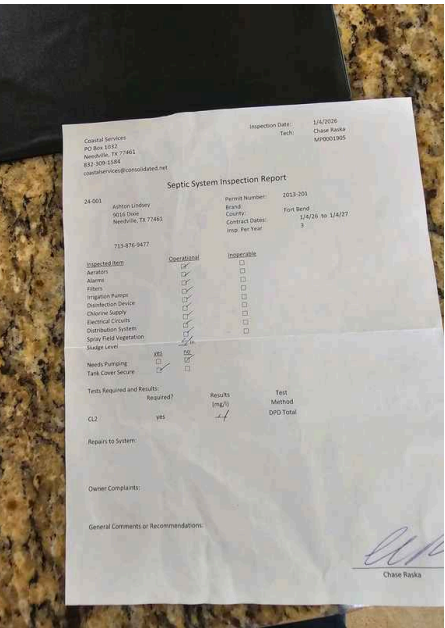
Permit Current and Valid

A TCEQ (Texas Commission on Environmental Quality) permit on file indicates that the septic system has been officially registered and approved by the state regulatory authority. This documentation is important for verifying that the system meets current environmental standards and has been properly permitted for the property's use.

Septic System Maintenance Contract

Active Contract

A maintenance contract for the septic system documents the property owner's agreement with a service provider for regular inspections, pumping, and upkeep. Maintaining an active service contract helps ensure the system operates properly and extends its lifespan through preventive care.



Last Pumped Date

Unknown

The septic system should be pumped every 3-5 years depending on household size and usage patterns. Regular pumping removes accumulated solids and prevents system failure. Knowing the last pumping date helps establish a maintenance schedule and indicates whether the system has been properly maintained.



Site & Surface Conditions (Visual Walkthrough): Septic System Surface Condition

Normal/Adequate

The septic system's surface condition refers to the visible state of the ground and landscape above and around the septic tank and drain field. This includes observations of soil settling, vegetation health, wet spots, odors, or other surface indicators that may suggest proper system function or potential issues requiring further evaluation.

Septic Info: Walked the Drain Field

Inspector walked the drain field and looked for any evidence the drain field might be failing such as lush growth over the leach lines, pooling water, or raw sewage at the surface.



Water Flow & Drainage Test: Water Flow — Functional

Yes

The inspector ran water from multiple available fixtures during the inspection. Drainage occurred at a normal rate, and no backup or reverse flow was observed at the time of inspection.

Tank, Baffles, Risers & Liquid Level: Liquid Level

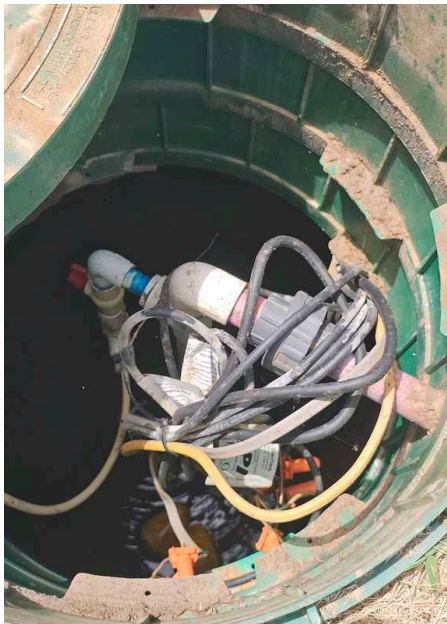
Below outlet (low)



Tank, Baffles, Risers & Liquid Level: Tank Components — Functional

Yes

The inspector accessed the tank through the inlet and outlet ports. The risers appeared solid and watertight, the inlet and outlet baffles were intact and clear, and the liquid level was at the base of the outlet pipe at the time of inspection.



Limitations

System Identification & Documentation

SEPTIC SYSTEM INSPECTION LIMITATIONS

This inspection provides a visual and functional evaluation of accessible septic system components only. The inspector did not excavate or uncover buried elements, nor did they evaluate system design, sizing, or permitted capacity. Underground piping, the complete dispersal field, and inaccessible components remain unexamined. This evaluation does not certify the system's condition or guarantee its future performance. A complete assessment of the septic system's true capacity and long-term viability would require a more comprehensive evaluation by a septic system specialist.

Observations

2.4.1 Tank, Baffles, Risers & Liquid Level

RISER / LID NOT WATERTIGHT

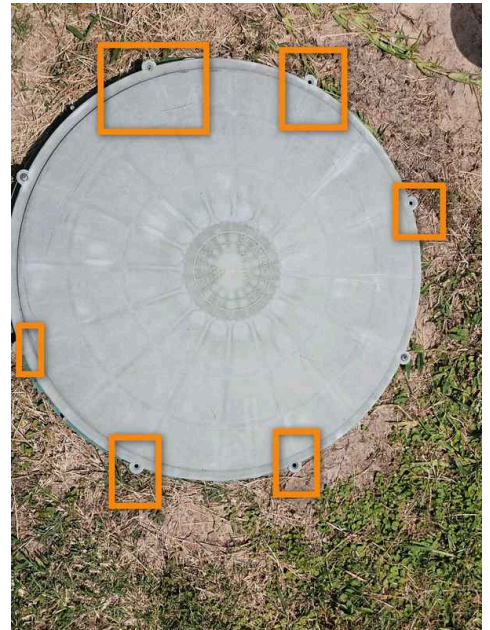
The inspector observed that the tank riser and/or lid was deteriorated or not watertight. This condition may allow surface water intrusion into the tank, reducing treatment capacity. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



Missing screws

2.5.1 Pump Alarm

PUMP ALARM INAUDIBLE

REAR OF HOME

The pump alarm could not be heard during inspection testing. A non-functional alarm may prevent occupants from being alerted to pump system failures or operational issues. Have a qualified professional test and verify the alarm's audibility and functionality to ensure it will provide adequate warning if the pump malfunctions.

Recommendation

Contact a qualified professional.



Recommendation