

ACCURATE SEPTIC & WELL INSPECTIONS' Purpose and Definitions of On Site Report

This inspection is a visual, non-destructive inspection of the onsite septic system/ or other type inspection--. It includes a visual inspection of the waste drains and vents as well as ground surfaces in and around the drainfield. An inspection of flue underground components is not performed during this inspection. The evaluation/inspection of the septic system is not meant, nor does it express, imply or give in writing a guarantee/warranty of future performance. Nor does it warrant property lines in any representation. This inspection is limited to revealing overflows, odors, backups, regulatory requirements and mechanical issues on day of inspection, it is not an assurance that the soil is adequately treating effluent or that it will continue to do so in the future. The longer a system remains unused the more difficult an accurate evaluation becomes. "Potential buyers should be aware that current owner may not use septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection." **Overflow pipes off property hidden or unhidden-UNDERGROUND CONNECTIONS TO ADJOINING SYSTEMS** are not the responsibility of the inspector to discover this inspection is only a picture in time on the septic system of the property the home sets upon.

Warning:

1. If the property has been vacant more than a week or the system has been only minimally used, additional levels of testing and inspection are necessary to determine system conditions. DYE TEST PROCEDURE STATES ON HOMES VACANT GREATER THAN 61 DAYS OR LONGER DO NOT STRESS TEST. Funds may be escrowed from 90-120 days then reinspection is recommended
2. If the system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.
3. Excavation and pumping are beyond the scope of our inspection, loading and dye-test procedure. Practices in some areas require pumping and inspection at sale. However exposing the tank or man hole access is required for a complete inspection
4. Sewage systems are basically buried installations, which are hidden from a normal visual inspection. Determination of location condition or life expectancy of buried system components is not possible from a visual inspection. Costly problems may not be visible.
5. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.
6. The inspection includes a visual examination of probable tank and absorption system areas, surface and perimeter, at the beginning, during, and at the end of a loading or dye test, if such was ordered and performed.
7. SYSTEMS AT OR NEAR 20 YEARS OLD MAY BE AT OR NEAR THE END OF THEIR SERVICE LIFE----- EXPECT FUTURE REPLACEMENT OR REPAIRS. Inspector is not responsible for any future claims for septic failure or discharge on or off property.

Limitations:

1. Dye can identify certain kinds of sewage treatment failures, but not others. By itself a dye test is not indicative of the overall condition at flue system. Ground conditions such as snow, ice, leaf cover, septic tank contents/history can make it impossible for the inspector to see dye-colored water even if it is leaking to the surface.
2. **Reasonable care was used in determining system components. However because these components are buried, no guarantee can be made regarding the location nor condition of private waste system components unless additional tests involving opening the tank, pumping and possibly excavation, are ordered. These inspection procedures may or may not be necessary to complete our On Site Sewage System Loading and Dye Test. Additional cost are applied to gain access to the tank and other components.**
3. The additional information in the brochures included with this inspection report is meant to be a part of the report and should be read in their entirety.

4. **This form may not reflect the views of the Missouri Department of Health** 2 .
5. ** BE ADVISED THAT FROM OUR EXTENSIVE FIELD RESEARCH AND OVER 3,000 ON-SITE INSPECTIONS OUR Analysis IS THAT WATER SOFTENER DISCHARGE TO A SEPTIC TANK/SEPTIC SYSTEM CAN CAUSE ADVERSE CONDITIONS—TANK FAILURE AND DRAIN FIELD FAILURE. No matter what research you may read or consultation from Softener Company that it does not. Most installers are now using a hold harmless clause in their contracts, relating to water softeners, RID-X type products, garbage disposals, powdered detergents, liquid fabric softeners, rubber/latex products, paints, acids, tobacco products, egg shells, coffee grounds, fats, oils, greases, etc. and hygiene products.
6. Human waste and NSF approved toilet tissue are the only products recommended; spread laundry out over the week.
7. LIMITATIONS ON LIABILITY- Inspectors liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for the inspection and report. The liability of inspector's principals, agents and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the full fee as full settlement of any and all claims which may ever arise from this inspection. We are not structural engineers, architects or code enforcement officials. We do not inspect areas that are not readily accessible.

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Additional digging or any hand digging will result in a minimum \$50.00 charge at time of inspection. We are not responsible for any damage to water hose ends or faucets or any water devices, hoses, due to weathering and other related issues. We have 240feet of water hose on hand and will not use any of your equipment, please have it rolled up and out of the way.

We require one exterior water faucet is open and no hoses connected to perform our inspection, we do not reconnect hoses or any water devices. We request that you reserve- your question and answer period until we are fully complete with our inspection and inform you of such. This is in order that we do not miss any items. Please do not bring your friends or other contractors to question us or follow us around, it serves as only a distraction and they are not aware of current requirements. Please do not attempt to bribe us to pass your system or make threats either direct or indirect that you have a gun or use foul language in addressing us. You will immediately be reported to law enforcement and prosecute to the fullest extent of the law.

I/WE/Agree to the contents of this disclosure and look to it as my only remedy in any claims against inspector, And applies to any other type inspection conducted by this inspector. We have read both pages.

Client
Date

Client
Date

Property Location

TYPE Inspection Consulting Septic

Owner's signature _____ - date _____ -