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September 5, 2018

PROPERTY:

379 Sweetbriar Road
Perkasie, PA 18944
Bedminster Township
Bucks County

Report # TP083018001



BACKGROUND:

As requested, Total Property Septic Care performed an inspection of the above property's, on-site, sewage disposal system, on August 30, 2018. The home is a 50-year-old, 3-bedroom, single family dwelling, and has been unoccupied since July, 2018. The inspection was performed as a "pre-listing", inspection.

The septic system appears to consist of these main components: a septic tank, and two trenches for an absorption area. It appears that all of the indoor, wastewater drainage enters the septic tank as required. Flow into, and out of, the septic tank was satisfactory. The septic system was installed prior to 1972, when the official PA, State Codes and Regulations were written.

A septic tank is generally, a watertight box, made of concrete, with an inlet and outlet pipe. Wastewater flows from the home to the septic tank through the sewer pipe. The septic tank treats the wastewater naturally by holding it in the tank long enough for solids and liquids to separate. The wastewater forms three layers inside the tank. Solids lighter than water (such as greases and oils) float to the top forming a layer of scum. Solids heavier than water settle at the bottom of the tank forming a layer of sludge. This leaves a middle layer of partially clarified wastewater which moves to the drainfield for absorption.



The septic tank was located to the rear of the home, 13' off the back wall. The main access was found to be 10", below grade and consisted of a concrete lid. The tank is a 1,000-gallon, concrete tank. The opening was found to be in the center of the tank. The concrete lid was opened to investigate the interior of the tank. The water level of the tank was viewed through this main access. The water level was found to be equal to the bottom of the outlet pipe, indicating a normal operating level. There were no signs of overfull conditions or back-ups from the past. The area of the tank above the water level, was found to be clean, and structurally sound. The inlet and outlet

baffles were present, and structurally sound, above the water level. The outlet baffle appears to be disforming, and may require a repair in the future. That being stated, the outlet baffle is presently performing its required duties of preventing solids from escaping the tank. Baffles assist in the proper breakdown of solids in the tank. Without baffles, floating solids can be “churned” by incoming water, causing solids to pass through the tank, out into the absorption area, leading to premature failure of the absorption field. The solids level of the tank was found to be minimal and consistent with a tank that is maintained. No information was available, as to the date of the last pumping.



Water was run into the tank from the home. During the running of the water, the level remained constant, exiting the tank, out into the absorption area, with no issues. All internal waste, water lines were verified to be entering the septic tank.

The outlet pipe heads straight out of the tank for 10' to the distribution box, where it distributes out to two trenches. The trenches are located in a cleared area of the rear yard. The area was inspected using the “probing” technique. The area was probed to

determine the size, type and condition of the existing absorption area. The absorption area was determined to be two, individual, 100' long, by 4' wide, trenches, with approximately 6' of undisturbed soil between them.



The two trenches were probed, looking for water holding in the stone. The trenches were probed from one end to the other. During this probing, it was observed that the trenches were found to be holding no, measurable amount of water. Moisture was present at the bottom of each trench, indicating that the water was properly making it to each trench. The stone aggregate was found clean, and clear, of any sludge debris. "Observation holes" were made into each trench to enable a direct view of the water levels and stone conditions. The trenches were found to be dry. PSMA guidelines state that in order to find an absorption area as satisfactory, a minimum of 5" dry stone must be found throughout each trench. Each trench was found to have 12", of dry stone, throughout.





CONCLUSION:

It is in the opinion of this inspector that the on-site, sewage disposal system appears to be in a “satisfactory, operating condition”; however, “More Investigation” is required, per PSMA, Standards and Guidelines. There is also a recommendation.

More Investigation:

1. PSMA, Standards and Guidelines require that a certified inspector see the septic tank empty. This will allow for inspection of the walls and floor of the tank, not able to be seen on the initial inspection. Once pumped, and no issues found, the entire system could be deemed as “satisfactory”.
2. This inspector has seen no evidence of an issue existing with the septic tank; however, this inspector cannot comment on what he has not seen.
3. The trenches must undergo a PSMA, Hydraulic Load Test, to determine if the trench system is capable of handling the required peak flows, of 400-gallons per day, for a 3-bedroom home.
4. If the trenches accept, and absorb, the required, minimal, peak flows, of 400-gallons, for two days, the absorption area will be considered, “satisfactory”.

Recommendation:

1. It is recommended to repair the outlet baffle prior to it needing to be repaired. The baffle could be repaired once the tank is empty. If the outlet baffle is not repaired, it should be monitored closely, and repaired at the time it is an issue.
2. It is recommended that this septic system be pumped out every two to three years, through the main access, as suggested by PA State Code, Act 537.

Concerns: The below listed concerns are meant for informational purposes only, and do not intend to state a negative to the system. Systems of this age, style and type, are required to carry these “concerns”, as per PSMA, Standards and Guidelines.

1. The septic system was originally installed prior to 1972, before the PA State Code was written for septic systems, or, the system may have been installed/ repaired without permits.
2. Septic systems have an average, life expectancy of 25 years. If this system is over 25 years of age, it may be beyond its peak operating efficiency. As these systems get older, more frequent pumping, water conservation or remediation may be required in the future. Total Property Septic Care cannot control any “further testing”, water usage and maintenance of the system in the future, by

the buyer, so no warranty is implied or expressed on the continuing operating performance of the septic system.

As this system gets older, more frequent pumping, water conservation or remediation may be required in the future. Total Property Septic Care cannot control any “further testing”, water usage and maintenance of the system in the future, by the buyer, so no warranty is implied or expressed on the continuing operating performance of the septic system.

Total Property Septic Care provides no warranty, expressed or implied, including any warranty of merchantability or fitness for purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or waters of the Commonwealth of Pennsylvania.

Charles A. Mason

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