

HOME LAND

ENVIRONMENTAL

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Date: September 1, 2022 Name of Evaluator: Scott Thompson Time: 08:00 Property Address: 9011 Old Court Road Windsor Mill, MD. 21244 Recent Weather Conditions: Rain	Ordered By: Cherly Parker Buyers: Cherly Parker Homeowner Interview: The homeowner interview was sent but not received prior to the evaluation.	Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Length of Time Vacant: N/A # of People Living in Home: Unknown # of People moving in: Unknown Property Age: 1967 System Age: 1967; 2013 Last Date of Cleaning: Unknown Recomm'd Pumping Freq: 2-3 Years
Liquid level in tank is: <input type="checkbox"/> Above Normal <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal	Bottom Solids Depth: 22 & 10 Inches	
Depth of tank: 13 & 23 Inches	Type of Tank Access: Manhole Risers (3)	Depth of tank access: At Grade
Maintenance appears: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	Depth to Distribution Box: ~18 Inches	
Effluent Filter present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Previous high liquid level: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distance to well: ~75 Feet
Records Search: Records were requested and received from Baltimore County prior to the evaluation.		
Were there any impermeable surfaces above the septic system (i.e. driveway)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Type of Tank	Tank Composition and Size	Type of Absorption System
<input checked="" type="checkbox"/> Septic Tank (2 tanks)	<input type="checkbox"/> Block <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic	<input type="checkbox"/> Leaching Field <input type="checkbox"/> Raised Mound
<input type="checkbox"/> Aeration System		<input checked="" type="checkbox"/> Drywell (Number of: 2) <input type="checkbox"/> Cesspool
<input type="checkbox"/> Other: _____	Tank Size: 1,250 & 1,000 Gallons	<input type="checkbox"/> Unknown: _____
System Component	Condition	Comments
Septic Tank	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	A camera was used during the inspection. (See camera inspection) The front line from the original structure to the tanks could not be scoped due to limited access at the tank and within the house. (See page 2; picture 1) The piping from the addition to the first snake line could not be scoped as well. There are two septic tanks in series. The first tank is composed of concrete and is 1,250 gallons in capacity. Access is a manhole riser at grade; the septic tank is 13 inches below grade. The front and back baffle are in place and composed of concrete. There are 22 inches of solids with foreign objects in the tank indicating fair maintenance. (See page 2; picture 2) The tank should be cleaned to remove the foreign objects. The second septic tank is composed of concrete and is 1,000 gallons in capacity. Access are two manhole risers at grade; the septic tank is 23 inches below grade. The front and back baffles are in place and composed of PVC. There are 10 inches of solids in the tank indicating fair maintenance. It is recommended that the tank be cleaned in 1 year. Both tanks should be cleaned every 2-3 years.
Absorption System	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	The distribution box has access at grade and was found to be 18 inches below grade. Per the county records there are two drywells. Two drywells were located during the inspection; both have access at grade. Drywell "A" is 7.5 feet deep with 5.5 feet of liquid depth remaining. Drywell "B" is 8.5 feet deep with 6.5 feet of liquid depth remaining. Approximately 250 gallons of water were introduced into the system with no sign of a back-up.

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Picture 1:

Shows the limited access within the original structure. The cap is painted and sealed shut.



Picture 2:

Shows the foreign objects in the tank.


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Sketch of System

See sketch for layout and approximate distances of the septic system

DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptances of the above clauses, as well as any noted faults with the system.

Representative's Signature:		Date: 9/1/2022
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