

Septic system failure may occur for a variety of reasons. Two of the most common reasons for septic system failure include blockages or clogging from undissolved solids and broken pipelines in the leach field. Blockages and clogging generally occur when solids in the wastewater do not settle completely in the septic tank and are flushed into the leach field. This condition can occur when high volumes of wastewater force sludge out of the septic tank or when the septic tank is not pumped at the recommended frequency and sludge builds up inside the tank.

Broken pipes can occur for a number of reasons, the most common being damage from tree roots or physical damage caused by vehicles, landscape installations, or construction.

Signs of septic system failure include:

- A strong odor from the gases that are released during anaerobic decomposition.
- Slow draining pipes or pipes that back up into the home.
- Patches of unusually vibrant vegetation above the leach field.
- Pooling of effluent around the leach field or septic tank.



**Pre-Sale Septic
Inspections
Save Owners
Money!**

Adirmont Real Estate proudly recommends **Dundon's Plumbing & Heating** for all your septic system inspection and maintenance needs.

Trusted, local professionals since 1921!



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(Adirmont Real Estate does not accept any compensation for business endorsements and happily will provide additional vendor recommendations.)

**Getting Ready to
Sell Your Home?**

Save \$\$\$....

**Inspect your
Septic System
BEFORE you sell!**



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Why should you, as the seller, have your septic system inspected upfront?



BECAUSE....

Just like a tight roof and a working furnace, the septic system is an essential component of any home's value. When you can offer buyers a professional septic inspection report upfront, they will have far more confidence in placing an offer on your home.

Consider these 4 important reasons to invest in a professional septic inspection **BEFORE** you try to sell your home.

1. DIAGNOSE SYSTEM HEALTH

When purchasing a new residence, buyers will consider the condition of many major systems to determine a reasonable offer price. If they don't know this upfront, they will have a septic inspection of their own **AFTER** you've already agreed to a purchase price. This could mean having to re-negotiate or make significant concessions after the fact, potentially costing you thousands of dollars that could have been prevented. Replacing the septic system is a major expense, so buyers will want to make sure they understand the health of the current system and how soon it may need to be replaced. Better to take care of any issues on your own terms, upfront, before it costs you in the end!

2. UNDERSTAND TANK CAPACITY

Buyers will want to know if your home and septic system will work for their family size. A professional septic inspection is also helpful in determining how much waste the tank can hold and approximately how many people it can serve. When the size is determined, they will also be able to better estimate how often to schedule professional pumping service.

3. PINPOINT LONGEVITY OF THE TANK

Tanks are constructed of several types of materials. Older versions are almost exclusively metal, which can eventually rust or corrode. When this occurs, the receptacle must be replaced for proper function and to ensure a healthy environment. A septic tank inspection can ascertain approximately how many years the reservoir should last. If it is determined that your tank needs to be replaced, you can do this upfront and not have it become a reason the buyer asks for a huge concession after you've already agreed on a sale price, or worse yet, have it cost you the sale!

4. IDENTIFY DRAIN FIELD CONDITION

During traditional wastewater processing, liquid drains from the tank into the surrounding subsoil. A thorough inspection will examine this entire area for signs of system overload (overly green grass, pooling) or tree root infiltration. In either case, costly major repairs would be required. A professional can use a special dye test to identify problems with the drain field.

Finding out you have a problem with your septic system **AFTER** you've already accepted a buyers offer could mean having to make significant concessions, re-negotiate the deal, or risk losing the buyer. Either way, you'll need to fix any issues in order for your home to sell. Better for you to be in the drivers seat upfront!

