



An ADEQ Septic Inspection is an inspection of your septic system. The septic inspection is not a certification or warranty that the system is going to work for any amount of time. All ADEQ Inspections must only be conducted by certified inspectors through NAWT (National Association of Wasterwater Technicians). The report that you will receive is called the ADEQ Report of Inspection. This is a 7-page document that includes all information about your system and what condition it is in. The Notice of Transfer is a 2-page document that is used to file the transfer of ownership from the current deeded owner to the new owner.

COMMON QUESTIONS:

Do we have to pump the septic tank? YES, unless it was pumped within the last 6 months, it will not be possible to see the condition of the baffles.

Do we have to dig up our yard for the inspection? Unfortunately, yes! But a good company will preserve your sod and rock and restore to very nice condition. The septic lids must be inspected and removed to properly clean the tank and see the baffles/filter.

Do you dig up the leach field? Not in most cases. To test the functionality of the leach field, we introduce water to the septic tank, prior to pumping, for about 10-15 minutes. If the leach field is functioning properly it should have no problem taking on the extra water. If there is an issue, there will be back up into the septic tank.

Are repairs part of the inspection? No. Repairs are estimated on the job site and the responsible party is notified immediately.

What are some of the things that make a septic tank fail (NOT FUNCTIONAL) during an inspection? It's been working fine?!? We get this question all the time. Just because there is no visual display of issues inside of the house, doesn't mean there isn't something wrong underground. Common issues for fail include:

Broken/Cracked Lids	Root Invasion	Missing or Broken Baffles	System Not Leaching
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Does the water and electricity need to be on? The water needs to be turned on to get the best cleaning and testing of the leach field. The inspection can be completed without it, but we recommend for the best service, that the water be turned on. We do not use electricity during our inspections.

Do We Bill Escrow?

If you are closing within 15 days of the date of service, we would be happy to bill escrow for the inspection. However, we do require a credit card to be on file in case the sale falls through or is extended.

Our responsibility as NAWT/ADEQ Septic Inspectors is to give you the most accurate picture of the septic system. It is our job to complete the 7-page inspection report as thoroughly as possible. It is our job to help you have a smooth septic inspection. We don't present unnecessary repairs as part of the inspection or try to upsell you during your inspection; however, if there is an issue, you can rest-assure that we can correct it for you as we are a full-service company. A repair estimate will always accompany the Inspection Report.