

INSPECTION REPORT

Septic & Sewer System Evaluation

PROPERTY ADDRESS 1247 Oak Ridge Drive Cummings, GA 30040	INSPECTION DATE May 11, 2026
CLIENT Sarah & Michael Henderson Buyer's Agent: Lori Cantrell, Keller Williams	INSPECTOR Daniel Reyes Certified Septic System Inspector
ORDERED BY Henderson Family Trust	REPORT ID ESS-2026-0512-1047

OVERALL SYSTEM STATUS

CONDITIONAL

The septic system at this property is generally functional but has one finding that requires repair and two items recommended for monitoring. The drain field is performing within acceptable parameters, and the tank is structurally sound. Sewer line camera scope identified a root intrusion at approximately 42 feet from the cleanout — repair recommended before closing or as a buyer credit. See Recommendations section for detailed next steps and cost estimates.

21 PASS	3 MONITOR	2 REPAIR NEEDED	1 N/A
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SYSTEM DETAILS

System Type	Conventional Gravity	Tank Material	Concrete (2-compartment)
Tank Capacity	1,000 gallons	Number of Compartments	2
Estimated Age	~22 years (installed 2003)	Last Pump Date	Aug 2022 (per owner)
Permit on File	On file (Forsyth County)	Records Reviewed	Yes (install + 2018 repair)

27-POINT INSPECTION FINDINGS

TANK ACCESS & STRUCTURE

Tank Location	Located 18' east of home, two access ports.	PASS
Lid Condition	Concrete lids intact, no cracks or settling.	PASS
Riser Integrity	Inlet riser shows minor concrete spalling at gasket. Monitor at next pump-out.	MONITOR
Tank Wall Condition	No visible cracks; walls plumb.	PASS
Compartment Divider	Intact, full-height divider observed.	PASS

TANK INTERNALS

Inlet Baffle	Concrete baffle present and intact.	PASS
Outlet Baffle	Effluent filter in place but heavily loaded. Cleaning recommended at next pump-out (due now).	MONITOR
Effluent Filter	Installed (good); needs cleaning.	MONITOR
Liquid Level	At outlet invert — correct.	PASS
Sludge Depth	Measured 14" of sludge — pump-out required prior to closing.	REPAIR
Scum Layer	Within normal range.	PASS

DISTRIBUTION & DRAIN FIELD

Distribution Box	D-box accessible, level, outlets clear.	PASS
Drain Field Load Test	100 gal introduced over 20 min — accepted without surface ponding.	PASS
Drain Field Surface	No standing water, no odor, no settling observed.	PASS
Vegetation Indicators	Grass cover consistent across field — no stressed or overly-lush patches.	PASS
Setbacks	Meets county setback requirements (well 100'+, structure 10'+).	PASS

PUMPS, CONTROLS & ALARMS

Pump Chamber	Gravity system — no pump chamber present.	N/A
Float Switches	N/A on this system type.	N/A
Control Panel	N/A on this system type.	N/A
Aerator (ATU)	Not an ATU system.	N/A

SEWER LINE (BUILDING TO TANK)

Cleanout Access	Accessible 4" PVC cleanout at house exterior.	PASS
Camera Scope	Root intrusion at ~42' from cleanout — partial obstruction, ~30% line restriction. Repair recommended.	REPAIR
Line Slope	Adequate fall observed; no belly/sag.	PASS
Pipe Material	Schedule 40 PVC observed; original installation.	PASS

RECORDS, PERMITS & CAPACITY

Permit on File	Original install permit verified with Forsyth County.	PASS
Repair History	2018 baffle replacement on record; no other major repairs.	PASS
System Capacity vs. Use	1,000 gal tank adequate for 3-bedroom home with current occupancy.	PASS

MEASUREMENTS & READINGS

Measurement	Value	Acceptable Range	Status
Sludge depth	14 inches	< 12 inches	REPAIR
Scum thickness	3 inches	< 6 inches	PASS
Liquid level	At outlet invert	At outlet invert	PASS
Drain field load test (20 min)	100 gal accepted	≥ 75 gal	PASS
Sewer line restriction	~30% at 42 ft	< 10%	REPAIR
Tank-to-house setback	18 ft	≥ 10 ft	PASS

RECOMMENDATIONS & NEXT STEPS

#1
IMMEDIATE

Pump septic tank prior to closing

Sludge depth measured at 14 inches exceeds acceptable threshold. Tank pump-out is required before closing, and is a standard condition of most real estate transactions for septic properties. We can schedule pump-out within 48 hours of request.

Estimated cost: \$425 — \$475

#2
IMMEDIATE

Sewer line root intrusion repair

Camera scope identified moderate root intrusion at ~42 feet from house cleanout. Recommend hydro-jetting to clear roots, followed by a follow-up camera scope to identify the joint or fitting allowing root entry. Spot repair or trenchless liner may be advisable depending on findings.

Estimated cost: \$650 — \$1,800 depending on scope

#3
SOON

Clean effluent filter

Effluent filter is functional but heavily loaded. Cleaning can be performed at the same visit as tank pump-out at no additional charge.

Estimated cost: Included with pump-out

#4
SOON

Monitor inlet riser gasket

Minor concrete spalling at the inlet riser gasket area. Not currently causing infiltration but should be inspected at next service and re-sealed if condition progresses.

Estimated cost: \$120 — \$180 if repair needed

#5
ROUTINE

Continue 3-year pumping schedule

After this pump-out, recommend continuing on a 3-year pumping interval given the system age, family size, and current sludge accumulation rate. We will reach out to schedule when due.

Estimated cost: *Scheduled maintenance*

INSPECTOR SIGN-OFF

INSPECTED BY

Daniel Reyes
Certified Septic System Inspector
License #: GA-SI-04827

INSPECTION DATE

May 11, 2026

Scope & Limitations: This inspection report represents the condition of the inspected septic and sewer components as observed on the date of inspection. It is a visual and functional evaluation; it is not a warranty or guarantee of future performance. Buried, concealed, or inaccessible components were not inspected. Subsurface conditions can change with weather, usage, and time. This report does not certify compliance with any specific code, ordinance, or lending requirement unless explicitly stated.

Report Validity: This report is valid for the purpose of the transaction or evaluation for which it was ordered and is current as of the inspection date. System condition may change with continued use. For lending purposes, most underwriters consider septic inspection reports current for 90 days from the date of inspection.

Questions or Concerns: If any party to this report has questions about findings, measurements, or recommendations, please contact Emergency Septic & Sewer at (678) 262-6488. We are happy to walk through the report with you.