



Classic Septic Inspections, LLC

March 10, 2026

Ms. Jen Caminiti

Re: Septic System Inspection
1 Laurel Ct. – Block: 3801 Lot: 2
Oakland, NJ

Dear Ms. Caminiti:

Thank you for choosing **Classic Septic Inspections** to conduct your septic system inspection. Per your request a representative of this group has inspected the individual on-site waste disposal system at the above referenced property. The following report summarizes that effort and also provides some important information that may impact your decisions regarding the system and future maintenance or repair issues.

CSI Inspectors are “**guided**” by information presented in the “Technical Guidance for Inspections of Onsite Wastewater Treatment and Disposal Systems” prepared by the New Jersey Department of Environmental Protection. Although certain conditions found during these inspections are clear malfunctions, other may merely be indications of operating conditions that are not in conformance with either accepted standards or the intents of the original design.

In any case, **Classic Septic Inspections** strictly adheres to ‘any concern or unsatisfactory conclusion reached regarding an onsite system that requires further action must be resolved or negotiated between the buyer and the seller.’ (Technical Guidance for Inspection of Onsite Wastewater Treatment and Disposal Systems)

Throughout the report you will find a number of terms in **bold**. These terms are defined in detail elsewhere in the document and you are encouraged to read these definitions and understand the language used. In addition, you have received a copy of a Homeowner’s Manual for Septic Systems provided by the New Jersey Department of Environmental Protection. If this manual was not provided at the inspection, please contact our office to receive your copy.

On the date of the inspection, Monday, March 9th, the weather was clear. During the immediate antecedent days similar weather was found throughout the area. While the function of septic systems is not generally impacted by the weather, severe conditions may inhibit the access to the individual system elements.

At the time of the inspection our representative was advised that the house is occupied by at least two residents. **When a house has been vacant or minimally used, CSI suggests a hydraulic load test may be performed to further evaluate the absorption system. A hydraulic load test determines the amount of clean water an absorption area can absorb in a 24-hour period. The designated flow rate for a four-bedroom home is 650 gallons.**

While at the site we inspected two septic systems. Our inspector was informed that the septic systems serve a four-bedroom home. **Our representative noted that the amount of permitted bedrooms for this property is four (4) by using the Board of Health paperwork.**

System #1 (closest to driveway):

An anaerobic septic tank was exposed, opened, and inspected. The manhole cover, inlet and outlet baffles and the integrity of the tank appear to be satisfactory. Going forward, the septic tank must be pumped at regular intervals, usually every two to three years, to properly maintain the system. Although the guidelines state that "no inspection is complete until every tank is pumped and its condition evaluated", CSI explained why they do not require pumping at every inspection unless the inspector has reason to believe that pumping will expose defects that cannot be identified through other means. Under no condition will the tanks be pumped during an inspection if the disposal area is determined to be unsatisfactory.

A flow test was conducted whereby water from the house was discharged into the system for a period of twenty-five (25) minutes. The effluent level remained unchanged for the duration; this would be considered the operating level of this septic tank. **Our representative noted that the outlet baffle is extended into the septic tank which prevented a fiber optic camera from advancing through the line to locate and inspect the distribution box.**

The aerobic portion of the system consists of a gravity disposal field, which was located and probed from the surface. The top of the distribution system material (gravel) was encountered approximately 21" below the surface. The disposal field was probed to a depth of 45" from the surface and found to be clean and dry before and after the flow test. As stated in the guidance, "if there are six or more inches dry aggregate below the invert of the laterals, the absorption area is satisfactory." A hydraulic load test, as described above, may be performed to further evaluate the disposal field.

System #2 (furthest to driveway):

An anaerobic septic tank was exposed, opened, and inspected. The manhole cover, inlet and outlet baffles and the integrity of the tank appear to be satisfactory. Going forward, the septic tank must be pumped at regular intervals, usually every two to three years, to properly maintain the system. Although the guidelines state that "no inspection is complete until every tank is pumped and its condition evaluated", CSI explained why they do not require pumping at every inspection unless the inspector has reason to believe that pumping will expose defects that cannot be identified through other means. Under no condition will the tanks be pumped during an inspection if the disposal area is determined to be unsatisfactory.

A flow test was conducted whereby water from the house was discharged into the system for a period of twenty-five (25) minutes. The effluent level remained unchanged for the duration; this would be considered the operating level of this septic tank. **A fiber optic camera was advanced through the outlet conveyance line of the septic tank whereby a blockage/pinch in the line was encountered which the camera could not bypass. The distribution box could not be located or inspected.**

The aerobic portion of the system consists of a gravity disposal field, which was located and probed from the surface. The top of the distribution system material (gravel) was encountered approximately 23" below the surface. The disposal field was probed to a depth of 45" from the surface and found to be clean and dry before and after the flow test. As stated in the guidance, "if there are six or more inches dry aggregate below the invert of the laterals, the absorption area is satisfactory." A hydraulic load test, as described above, may be performed to further evaluate the disposal field.

Conclusions

Based on today's findings, the septic tank and absorption system for system #1 are operating in an acceptable manner and therefore receives an inspection certification of SATISFACTORY.

Based on today's findings, the conveyance system for system #1 REQUIRES ADDITIONAL INVESTIGATION.

- **The outlet baffle is extended into the septic tank which prevented a camera from advancing through the line to locate and inspect the distribution box.**
- **CSI recommends the tank be pumped at which time CSI will return to inspect the conveyance line and distribution box.**

Based on today's findings, the septic tank and absorption system for system #2 are operating in an acceptable manner and therefore receives an inspection certification of SATISFACTORY.

Based on today's findings, the conveyance system for system #2 is not operating in an acceptable manner and therefore receives an inspection certification of UNSATISFACTORY.

- **A blockage/pinch in the outlet line was encountered which the camera could not bypass.**
- **CSI recommends a licensed contractor expose and/or repair the outlet line at which time CSI will return to locate and inspect the distribution box.**
- **Recommend contacting a licensed contractor to make the necessary repairs.**
- **All repairs/replacements must be approved by the Board of Health.**

Disclaimer:

Based on today's observations and the information provided by the owner(s) or their agent, CSI submits this sub-surface sewage disposal system inspection report. The inspection is based on the current condition of the onsite sewage disposal system. CSI makes no representation that the system was designed, installed or meets NJ state and local codes. CSI has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time. Because of numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of a sub-surface disposal system, as well as the inability of CSI to supervise or monitor the use and maintenance of the system, this report shall not be construed as a warranty by CSI that the system will function properly for any prospective buyer. CSI disclaims any warranty, either expressed or implied, arising from the inspection.

Cautions

Septic Systems Have A Limited Life

This inspection does not specify the length of life remaining nor can that life expectancy be certified since many conditions which impact the system can change over short periods of time.

Age of the System

Like other components of a home, the older the septic system the less useful life it may have. Systems more than fifteen years old probably do not meet current standards, yet may function normally. Systems older than twenty years are generally beyond their peak operating efficiency and are likely to require repair or replacement soon, even if they are functioning at the time of the inspection.

System Design and Installation

The inspector may not be able to identify the location, size or configuration of all system components, depth of the system or alteration made without permits. As a result, this report will not confirm if the design or installation of the septic system conforms to State or local health department standards for size or setback requirements.

Number of Occupants

If the number of current occupants is less than the proposed number of new occupants moving into the home, or if higher water use is anticipated, it is not possible to predict how the system will function.

System Location

Septic Systems are buried below ground, sometimes in excess of five feet. Homeowner and municipal records are often unavailable or inaccurate. It is impossible for our company to locate and identify all system components at every inspection. Furthermore, it may not be possible for our company to determine if there have been alterations made to the system, or if the alterations meet current standards.

Supplemental Information

What kind of system do I have?

In this geographical area, **gray water** is usually water from a laundry system or kitchens. Perhaps the effluent from a sump pump, the foundation footing drains, roof runoff, and sometimes shower drains also enters the system. In New Jersey and New York this type of discharge is frowned upon and usually these types of discharge are recommended for removal from the septic system.

Black water usually refers to any flow containing human waste products. Although shower and bath flow generally does not contain human waste it is almost always mixed with toilet waste in the plumbing system. Subsequently all bathroom waste is usually referred to as black water.

In general gray water usually does not contain human waste products and does not need to be digested like human waste. Nonetheless the disposal requirements for this type of water are the same as black water.

For this reason most septic systems are built to receive combined waste. In addition to the obvious size reduction, there is also some treatment benefits realized from mixing the waste flows in the septic tank.

Why Do Septic Systems Fail?

A failing septic system is one that has sewage on the surface, in the house or in the well. This inspection, however, probably involves the sale of a costly piece of property. And the intent of the inspection is to determine whether or not the system is 'Operating As Designed'.

The following additional information concerning **Failing Septic Systems** can help you make an informed judgment concerning the likelihood of future failure should some cautions be raised by the inspector during the evaluation.

If the liquid effluent cannot soak into the soil surrounding the leach field, sewage may back up into the system and overflow into the house or puddle on the surface of the ground. This is a Failing Septic System. There are several possible causes for this problem.

1. Poor Soil Conditions; Faulty Design or Installation of Septic Systems

A leaching system placed in unsuitable soil, a system that is too small for the house it serves, or an improperly constructed system may lead to early failure.

2. Soil Clogging and Septic Systems

If sludge or scum is allowed to escape into the distribution box and from there into the leach field, the soil will quickly become clogged. If this happens, the liquid will no longer soak, or percolate, into the soil. Broken baffles in the septic tank that allow sludge or scum to escape can cause this condition. Failure to have the tank pumped can also lead to a situation where the sludge and scum overwhelm the baffles. Other causes of soil clogging can be as simple as an aging system. When a system ages, the naturally occurring biology found in the disposal area and surrounding soil can accumulate to a level that eventually clogs the soil.

3. High Water Table and Septic Systems

During wet, or abnormally wet, season's groundwater may rise into the leach field and force sewage upward to the ground surface. The presence of water in the disposal bed will dramatically shorten the life of the system. Since the water displaces the air normally found in the leaching area, the aerobic conditions no longer exist and the bed goes immediately into failure. This condition may mean the system has to be re-installed at a higher level. It may also be possible to intercept the high groundwater with a series of drains around the system called "curtain drains".

4. Roots and Clogging of Septic Systems

The roots of trees and bushes planted too close to the system can sometimes enter and block the pipes of the system. Removal of the plants and clearing the pipes of the roots is usually required.

5. Physical Damage to Septic System Components

Trucks or heavy equipment passing over the system can damage pipes and joints to the point of rendering the system inoperable. You should be aware of the location of the system and direct traffic to avoid such damage.

When is a system Operating As Designed?

After conducting the inspection the Inspector will generally indicate one of four options.

- 1. Satisfactory (Operating as Designed)**
- 2. Satisfactory with Concerns**
- 3. Unsatisfactory (Not Operating As Designed)**
- 4. Needs More Investigation**

In general the inspector is looking for two distinct treatment areas in the septic system. He must find a water tight, functioning anaerobic vessel and a dry operating aerobic area. The later may be in the form of a disposal bed,

trenches or seepage pit. Or it may be in the form of an aerobic treatment system, sand filter or even a conventional sewage treatment facility.

If each of these elements is located and no physical defects are identified, the system will be found to operate as designed and a finding of Satisfactory is given. If the system is working but the aerobic area is partially flooded or a similar symptom is observed, then the system may be operating as designed but specific concerns will be outlined in the report suggesting a limited life remains.

If either treatment area is not functioning either because it has reached the end of its life or because of physical damage, a finding of Unsatisfactory will be reached. In rare cases, some physical constraint such as overly deep system elements or limited access (i.e. under structures or paved areas), additional investigation using more sophisticated equipment will be required.

If you have any questions regarding this report or require additional information, please contact our office at 973 900-1330.

Sincerely,
CLASSIC SEPTIC INSPECTIONS

Michael Acito

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