

Septic System Test Report

This is a copy of the Septic System Test Report performed by a local septic system installation company that is licensed by the State of Texas to install and test septic systems.

**Septic tank is made of concrete and should last for years.*

Bastrop County accepted this report and issued a building permit for a house to not be larger than 2500 feet.

If a home larger than 2500 square feet is to be built, Bastrop County said the septic system leech field would have to be enlarged (*in this event, the existing septic tank itself would not need to be altered*).

Property owner (Seller) is needing to relocate to a different county and ended up not building on the property after all.

Vernon Tuck Septic

**135 Powell Rd,
Smithville, TX.**

This report is exclusively for:
Northstar Partners Revocable Trust
For the property located at:
135 Powell Rd, Smithville, TX.
Date of Inspection – **05/02/23**

Report Number – **05/02/23**

Inspected by – Vernon Tuck

TCEQ#

OS-0029992

MP-0001925

OS-0032293

BP-0017928

TDLR-386438

TSBPE-117499

Vernon Tuck Septic
512-303-5263

Friday, May 05, 2023

RE: 135 Powell Rd, Smithville Tx 78957

Dear Northstar Partners Revocable Trust

At your request, an inspection of the above property was performed. Vernon Tuck Septic is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the septic. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the septic are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Vernon Tuck Septic will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the operation of your septic in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed. We'd like to welcome you to the Bastrop area. There are many companies to turn to for repairs and maintenance for your homes; Septic, Plumbing, and Electrical repairs. We hope you'll take the time to consider ours among them for all your bid invitations.

Sincerely,
Vernon Tuck
Business – 512-303-5263
e-mail - vt@vernontuckconstruction.com
Web –www.vernontuckconstruction.com

This confidential report is prepared exclusively for Northstar Partners Revocable Trust

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SEPTIC INSPECTION REPORT

Prepared For: Northstar Partners Revocable Trust
(Name of Client)

Concerning: 135 Powell Rd, Smithville Tx 78957
(Address or Other Identification of Inspected Property)

By: Vernon E. Tuck
TCEQ #OS0029992
EXP: 03/31/2024
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item
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Private Sewage Disposal Systems Inspection Data and Report

 A. Private Sewage Disposal (Septic) System
Type of System: Conventional –

Property Vacant - unknown
 Occupied - Number of occupants: unknown

Date of System Installation:

Installer Name:

Information Source County Septic Records were not available prior to the inspection.

The system is functioning as intended

Report Identification: 135 Powell Rd

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I	NI	NP	D	Inspection Item			

B. Two Way Cleanout

Inspection Checklist

	Yes	No
<i>Within 6 feet of wall</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Two Way cleanout</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Located under a porch</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item	

C. Septic Tanks

Tank Construction –Concrete

Information Source: Visible Confirmation

Capacity - 1000 Gallon single chamber concrete

Brand - Unkown

Information Source: Visible Confirmation

Collection Tank Location: Front yard about 20' from home

Information Source: Visible Confirmation

Visible Access? No



**Risers were installed after inspection for visible access*



I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			

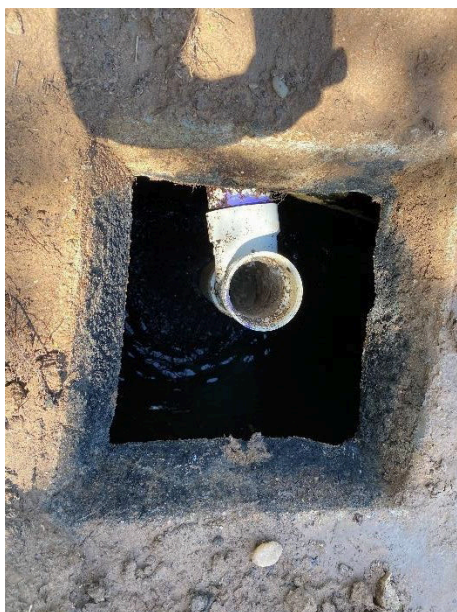
SEPTIC TANK

Condition of Tank(s) (continued)

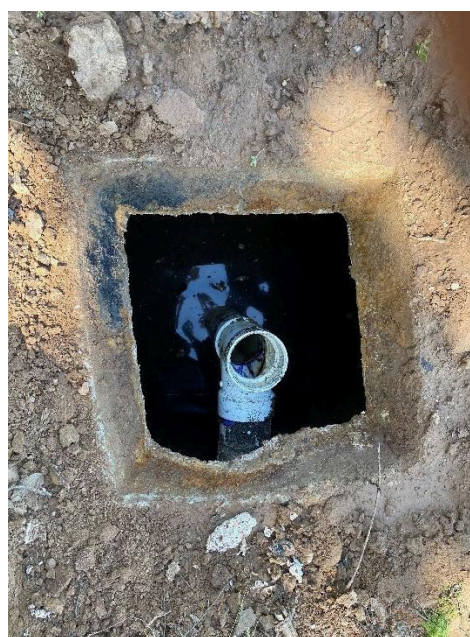
Inspection Checklist

	Yes	No
<i>Pumped for inspection</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Evidence of backflow</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Deterioration</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Inlet baffle ok</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Outlet baffle ok</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The inlet tee baffle



The outlet tee baffle



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I	NI	NP	D	Inspection Item	

D. Man Way Opening Septic Tanks

Inspection Checklist

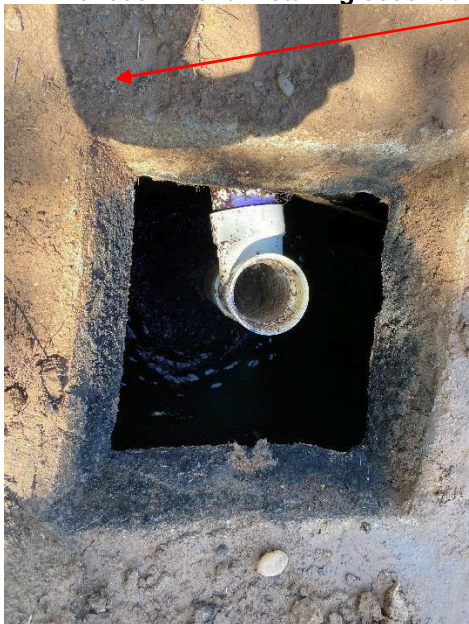
	Yes	No
All openings accessible	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cover secure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Built prior to 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secondary safety access	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Information Source: Visible Confirmation

**Risers were installed after inspection for visible access*

Manhole Cover - Yes / Not identified

We recommend installing secondary risers over the concrete insert to mark the location of the tank in general and prevent accidental parking or driving over the tank. Also this will allow for ease of having the system pumped as well as provide extra security against accidental fall into the tank.



**Risers were installed after inspection for visible access*

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			

E: Drain-field

Drain Field Type – Conventional Sub_Surface_Gravity

Information Source: Assessment in field

Drain Field Location: In the front yard and 75 feet from the house.

Information Source: Visible Estimate

Condition of Drain-field

Inspection Checklist

	Yes	No
<i>Hydraulic Load Test</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Evidence of pooling or ponding</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A hydraulic load test was performed for 30 minutes and the system did not back up or pool or pond in the yard.

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I	NI	NP	D	Inspection Item			

Proximity of water sources, easement and property lines from septic system.

ITEM	approximate distance in feet
Water Wells	>100'
Underground Cisterns	N/A
Water Supply Lines	>10'
Streams, Ponds and/or Lakes	N/A'
Sharp Slope or Breaks	>25'
Easement and/or Property Lines	>5'
Swimming Pools	N/A

System evaluation summary:

Comments: This system is performing as intended with some typical deficiencies. The following items could be addressed for better function.

1. Safety risers/lids installed over the manway opening.
2. A pro-pump bio remediation kit
3. The pro-pump septic saver kit

***These recommendations were performed by Property Owner**

I certify that the property information is true and correct to the best of my knowledge. This inspection was conducted according to the Texas Commission on Environmental Quality's (TCEQ) guidelines.

This Report is not a guarantee of the On Site Sewage System. Nor can it be represented as a guarantee or future performance of the system. The proper function, operation and maintenance of this system are the sole responsibility of the owner.

**Recommended items 1 thru 3 were impletmented after Inspection*