Maryland On-Site Sewage Disposal System Inspection Report

** For this inspection to be considered a proper inspection, all sections must be completed**

Pre-Inspection Information

Property Information			
Address: 1416 Old Washington Road			
City: Westminster	State: MD	Zip Code: 21157	
Permitted # of Bedrooms: 3	Build Year: 1986	Water Supply: ☑ Well ☐ Public Water ☐ Shared Well ☐ Spring	
Property Type: ☑ Single Family Home ☐ Multi-Family Home ☐ Commercial ☐ Other		If Other:	
Comments: Split-level house, Carroll County. Ordered by the buyers, Peter and Alyssa Novak, for their purchase.			

Owner Information/ Interview			
Last Name: Brandt	First Name: Gary and Ruth		
Number of Occupants: 2	Number of Years Occupied: 22		
If Vacant, Date Vacated (mm/dd/yyyy): N/A, occupied			
In-Home Business: ☑ No ☐ Yes	Type:		
Has the Property Recently had a Septic Inspection: ☑ No ☐ Yes	Date:		
Any Septic System Issues: ☑ No ☐ Yes	Type:		
Comments: Owners report the tank was last pumped in June 2023. No backups, odors, or wet spots in the yard. Water softener added in 2018.			

Document Search Information			
Document Request Date: 10/13/2026	Septic Permit Reviewed: ☑ Yes ☐ No-Explain in Comments		
Permitted Septic System Components:			
Septic Tank: ☑ Yes ☐ No	Install Year: 1986	Size: 1,000 gal	
BAT Unit: ☐ Yes ☑ No	Install Year:		
Manufacturer: ☐ AquaKlear ☐ Aqua-Safe ☐ Bio-Microbics ☐ BioNest ☐ ClearStream ☐ EcoPod ☐ Fuji Clean ☐ Hoot ☐ Hydro-Action ☐ Jet ☐ Norweco ☐ Orenco ☐ SeptiTech ☐ Waterloo ☐ Other			
Distribution Box: ☑ Yes ☐ No	Pumping Chamber: ☐ Yes ☑ No		
Absorption Type: ☐ Single Trench ☑ Trenches ☐ Drywell ☐ Absorption Bed ☐ At-Grade ☐ Sandmound ☐ Drip ☐ Cesspool ☐ Other (explain)			
Total Trench Length/ Width: 300 / 3 Ft	Bed Size (L/W): Ft	Absorption Component Depth: 3 Ft	
Comments: 1986 permit and as-built drawing from the Carroll County Health Department, received 10/16/2026. Three trenches, 100 ft. each. Copies attached.			

On-site Inspection

Start Date: 10/21/2026	Completion Date: 10/21/2026

Crawl Space/ Basement Evaluation

Number of Drain Pipes Exiting Foundation Wall 1

Describe Each Pipe and Source:
One 4 in. cast iron building drain leaves the lower level front wall. It carries the kitchen, both baths, the laundry, and the softener.

Does Plumbing Evaluation Confirm all Wastewater is Directed into the Septic System: ☑ Yes ☐ No

Water Treatment

Does the House have any Water Treatment Devices: ☑ Yes ☐ No | If Yes, Number: 1

Describe each Water Treatment Device: Water softener in the lower level utility room. Its backwash line drains to the laundry standpipe.

If any, where is the Water Treatment Discharge Directed: ☑ Septic Tank ☐ Separate Drainfield ☐ Surface ☐ Other

Sewer Line Outside of Foundation

Pipe Material: ☑ PVC ☐ Cast Iron ☐ Terra Cotta ☐ Asbestos-Cement ☐ Orangeburg ☐ Lead ☐ Other

Cracks/ Breaks: ☐ Yes ☑ No | Blockage: ☑ No ☐ Yes 10% ☐ Yes 25% ☐ Yes 50% ☐ Yes 75% ☐ Yes 90% ☐ Yes 100%

Comments: Cast iron changes to 4 in. PVC at the wall. Steady flow seen at the tank inlet during the load test.

Grease Trap

Grease Trap: ☐ Yes ☑ No | Size: (Gal) | Construction: ☐ Concrete ☐ Fiberglass ☐ Polyethylene ☐ Metal ☐ Other

Liquid Level: ☐ Normal ☐ Above Normal ☐ Below Normal | Proper Baffle: ☐ Yes ☐ No

Comments: N/A. No grease trap on this system.

Septic Tank

Septic Tank: ☑ Yes ☐ No | Number of Tanks: 1 | Total Size of Tank(s): 1,000 (Gal)

Type of Tank(s): ☐ Single Compartment ☑ Two Compartment | Construction: ☑ Concrete ☐ Fiberglass ☐ Polyethylene ☐ Metal ☐ Block ☐ Other

Liquid Level: ☑ Normal ☐ Above Normal ☐ Below Normal | Evidence of High Water Staining: ☐ Yes ☑ No | Effluent Filter: ☐ Yes ☑ No

Inlet Baffle: ☑ Yes ☐ No | Outlet Baffle: ☑ Yes ☐ No | Baffle Condition: ☐ Excellent ☑ Good ☐ Poor

Access: ☐ Riser Above Grade ☐ Riser At Grade ☑ Below Grade | Evidence of Ground or Surface Water Intrusion: ☐ Yes-Riser ☐ Yes-Seam ☐ Yes-Crack ☐ Yes-I/O Pipe Seal ☐ Yes-Other ☑ No

Comments: Both lids about 14 in. below grade; dug to open. Risers to grade would make pumping and checks easier.

Best Available Technology Unit (BAT)

BAT Unit: ☐ Yes ☑ No

Manufacturer: ☐ AquaKlear ☐ Aqua-Safe ☐ Bio-Microbics ☐ BioNest ☐ ClearStream ☐ EcoPod ☐ Fuji Clean ☐ Hoot ☐ Hydro-Action ☐ Jet ☐ Norweco ☐ Orenco ☐ SeptiTech ☐ Waterloo ☐ Other

Model:

Power to Control Panel: ☐ Yes ☐ No

Control Panel: ☐ On ☐ Off

Control Panel Alarm: ☐ Yes ☐ No

Last Service Date:

Was Last Service Date more than 365 days: ☐ Yes ☐ No

Comments: **N/A. No BAT unit on this system.**

Distribution Box

Distribution Box: ☑ Yes ☐ No

Number of Drainlines leaving Box: **3**

Distribution Box Level: ☑ Yes ☐ No

Is there Equal Distribution to Drainlines: ☑ Yes ☐ No

Liquid Level: ☑ Normal ☐ Above Normal ☐ Below Normal

Comments:
Original 1986 concrete box. Walls spalling at the outlets and the lid is cracked. Flow split evenly to all 3 lines. Near the end of its service life.

Pumping Chamber

Pumping Chamber: ☐ Yes ☑ No

Access: ☐ Riser Above Grade ☐ Riser At Grade ☐ Below Grade

Liquid Level: ☐ Normal ☐ Above Normal ☐ Below Normal

High Water Alarm: ☐ Yes ☐ No

Alarm Properly Functioning: ☐ Yes ☐ No

Separate Float Tree: ☐ Yes ☐ No

Pump Elevated off the Bottom of the Tank: ☐ Yes ☐ No

Electrical Connections: ☐ Properly Sealed ☐ Not Sealed

Comments: **N/A. Gravity system, no pumping chamber.**

Soil Absorption System

Absorption Type: ☐ Single Trench ☑ Trenches ☐ Drywell ☐ Absorption Bed ☐ At-Grade ☐ Sandmound ☐ Other

Observation Pipes (OP): ☑ Yes ☐ No

OP Water Depth: ☐ None ☑ 2 inches ☐ 5 inches ☐ 10 inches ☐ 20 inches ☐ >20 inches

Trenches Probed: ☑ Yes ☐ No

Describe Observation: **Firm, moist soil over all 3 trenches**

Evidence of Surfacing Effluent: ☐ Yes ☑ No

Describe: **None seen**

Comments: **Three trenches in the rear yard, about 120 ft. downslope of the well. Even grass cover, no wet or sunken spots.**

Other On-Site Disposal Systems (OSDS) Components and Systems

Detail all other OSDS components not covered in the above sections.

Comments: **None.**

OSDS Testing

Hydraulic Load Test		
Hydraulic Load Test Performed: ☑ Yes ☐ No	Testing Volume: 450 Gal	Elapsed Time: 60 Min
Comments: Ran 450 gal. through the house fixtures over 60 minutes. No rise in the tank or distribution box, and no surfacing.		

Dye Test	
Suspicious Liquid Discharge on or near the Property: ☐ Yes ☑ No	
Dye Test Performed: ☐ Yes ☑ No	Reason: No suspicious discharge or wet areas seen
Comments: Not needed.	

Tank Pump Out		
Tank(s) Pumped: ☑ Yes ☐ No	Number of Tanks Pumped: 1	Total Gallons Pumped: 1,000
Any Flow into Tank from Outlet Pipe: ☐ Yes ☑ No	Any Groundwater Entering the Tank: ☐ Yes ☑ No	
Does the Tank Appear to be Watertight: ☑ Yes ☐ No-Cracks ☐ No-Roots ☐ No-Other		
Comments: Pumped by Piney Run Septic & Inspection after the load test. Walls, seam, and baffles checked from inside.		

Summary/Conclusions

Wastewater Collection System Conveys all Wastewater to Sewer Line:	☑ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
Sewer Line	☑ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
Grease Trap	☐ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
Septic Tank	☑ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
BAT Unit	☐ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
Distribution Box	☐ Satisfactory	☐ Unsatisfactory	☑ Satisfactory with Concerns
Pumping Chamber	☐ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
Soil Absorption System	☑ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns
All other OSDS components	☐ Satisfactory	☐ Unsatisfactory	☐ Satisfactory with Concerns

Does any component of the OSDS need to be repaired or replaced: ☐ Yes ☑ No

Explain: No repair needed now. Plan to replace the distribution box; check with the Carroll County Health Department for a permit first.

In my professional opinion this OSDS is properly functioning based on permitted capacity: ☑ Yes ☐ No

My Inspection verifies the OSDS is consistent with the septic permit: ☑ Yes ☐ No-Attach Site Diagram of OSDS

If listed for sale, does the number of bedrooms advertised match what is legally permitted: ☑ Yes ☐ No

Comments: **Listing shows 3 bedrooms, the same as the permit. Recommend risers on the tank lids and pumping every 3 to 4 years.**

****Check with the Approving Authority for permitting requirements before any repair is performed to the septic system.****

**ATTACH ALL DOCUMENTS PROVIDED BY THE APPROVING AUTHORITY

THIS INSPECTION REPORT DETAILS COMPONENTS AND THE PRESENT CONDITION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM FOR THE ADDRESS LISTED IN THE PROPERTY INFORMATION SECTION OF THIS REPORT. THE CONCLUSIONS OF THIS REPORT DO NOT GUARANTEE OR WARRANTY THIS OSDS WILL FUNCTION IN THE FUTURE.

This inspection of the septic system is an evaluation of function and is not an evaluation that the system meets current State regulations. The owner should not assume future expansion of the home is possible without additional evaluation completed by the Approving Authority.

I attest that I have properly completed an inspection of the OSDS at this property. This inspection includes information obtained from the property owner, or representative, and a document search from the Approving Authority. I have completed all sections pertaining to components of this OSDS. The conclusions of this report are my professional opinions based on my training and experience inspecting OSDS.

First Name: Glenn | Last Name: Hoffacker

License Number: 02763

Signature: Glenn Hoffacker | Date: 10/21/2026