



Confidential Inspection Report



On-Lot Sewage Disposal System Inspection|PA Report

LOCATED AT:
1855 Westwood Road, York, PA 17403

INSPECTED ON:
7/9/2026 12:00:00 PM

Inspected and Prepared By: Steve Johnson,
2575 Eastern Blvd. Suite 210, York, PA 17402
Phone: (717) 764-1920 Email: steve@yourinspectionpeople.com



ON-LOT SEWAGE DISPOSAL PROPERTY INFORMATION

Start Time	07/09/2026 11:45AM
End Time	07/09/2026 12:15PM
Air Temperature (Degrees F)	83
Weather Conditions	Clouds
Ground Conditions	Damp
Structure Type/Structure	Single Family
Structure Style	Colonial
Year Built	1990
Approximate Age Of Sewage Disposal System	?
Occupancy	Occupied Full Time
Utilities Water	On
Utilities Electric	On



On-Lot Sewage Disposal System History

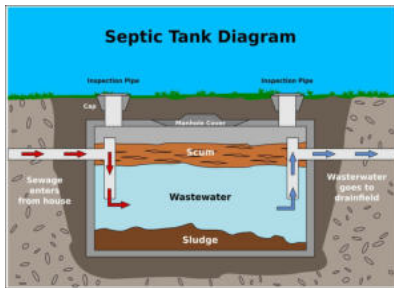
To be completed by the Property Owner(s). All information must be gathered BEFORE a report can be issued. Please fill out the form with the entire form with your constructive knowledge. If you do not know an answer, please write Unknown.

Property Owner(s) Name(s):

Property Address: 1855 Westwood Road, York, PA 17403

1. How old is the Onlot Wastewater Treatment System? not sure
2. Is there more than one system currently in use? No
 - i) If Yes, how many?
 - ii) What Type(s)?
3. Is the dwelling currently occupied? Yes
 - i) If No, how long has the property been vacant?
4. What is the number of bedrooms in the dwelling? 5
5. What is the most recent number of people to occupy the dwelling? 1
6. Have any backups and/or malfunctions of any kind ever occurred? Yes
 - i) If Yes, please describe in 2023-2024 there was a crack and one tank was replaced
7. Has the system(s) ever been pumped and cleaned out? Yes
 - i) If Yes, when was the last time system(s) was pumped and cleaned? 2026-07-09
 - ii) If Yes, what is the typical pumping/cleaning frequency? every 2-3 years as needed
8. Were there any indications mentioned verbally and/or written of problems by the septic company when the tank was last pumped? (i.e. backflow, pressurization, broken baffles, tank deterioration, etc.) No
 - i) If Yes, please explain
9. Are the main cleanout/pumping access lids (manhole covers) on all tanks exposed for pumping? Yes

THE ACCESS LIDS (manhole covers) ARE GENERALLY 16" TO 24" IN DIAMETER & ARE FOUND IN THE TOP CENTER OF THE TANK (SEE DIAGRAM).



SOMETIMES THEY REQUIRE DIGGING TO EXPOSE THEM. IF THE LIDS ARE NOT EXPOSED, THE SYSTEM CANNOT & WILL NOT BE INSPECTED.

10. Have there ever been any major renovations which might include a new onlot wastewater system? Yes

i) If Yes, When?

ii) What Renovations? new tank

iii) If Yes, Was a repair permit(s) issued and reviewed? Yes

iv) Is the permit(s) obtainable? Yes

11. Do all washing machines waste pipes, all waste and/or drain pipes and all other water-discharging appliances discharge to a treatment tank? Yes

12. Have any bathrooms or other waste and/or drain pipes been added to the main onlot wastewater treatment system within the last 90 days? No

i) If Yes, What? Location?

I acknowledge that the above statements have been answered truthfully and to be of my knowledge as I know them:

Property Owners
Signature:

KARLA J. KAY

Date: 7/8/2026 01:48:31
PM

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

ON-LOT SEWAGE DISPOSAL SYSTEM INSPECTION (PA)

Sewage Disposal System(s)

Septic Tank Type & Condition

Abnormally Low Sewage Level Observed In Septic Tank

The sewage level within the septic tank was observed to be abnormally low at the time of inspection. Low sewage levels may indicate leakage, structural deterioration, cracks, missing drain plugs, or other tank defects depending upon the tank material and age.

Notes : When I opened the septic tank, I observed no effluent at the baffles; it was at the bottom of the tank. I then ran water into it, and water did enter, but the tank did not fill, which in my experience would indicate a damaged concrete tank. I was unable to see through the sludge at the bottom.



RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Sewage Disposal System(s)

Septic Tank Type & Condition #2

Abnormally Low Sewage Level Observed In Septic Tank

The sewage level within the septic tank was observed to be abnormally low at the time of inspection. Low sewage levels may indicate leakage, structural deterioration, cracks, missing drain plugs, or other tank defects depending upon the tank material and age.

Notes : As shown in the photo, the liquid inside the tank is clear, indicating that no effluent from the first tank is entering it, as this is not possible. Once the first tank is further evaluated and corrections are made, the second tank can be evaluated more thoroughly.



RECOMMENDATION:
Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Sewage Disposal System(s)

System Conditions ESM

Unable To Determine Absorption Field Location
The location of the absorption field could not be determined during the inspection. This may occur due to field depth, site conditions, vegetation coverage, or lack of available system information. Recommendation:It is recommended to consult with the current occupant(s) regarding system information.
Notes : Once Corrections are made to the system we will be able to evaluate the absorption field

RECOMMENDATION:
Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspectors Signature: *Steve Johnson*

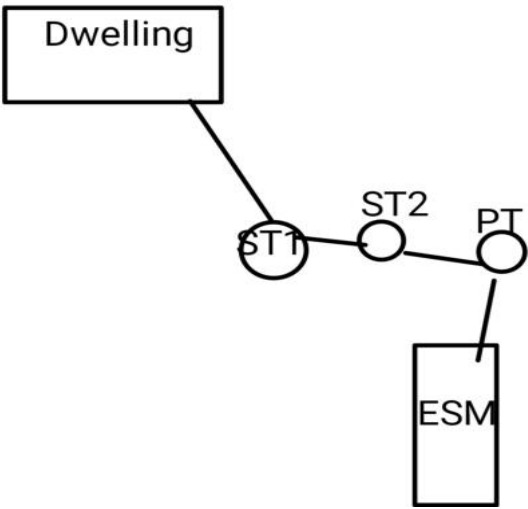
Date: 07/09/2026

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SEWAGE DISPOSAL SYSTEM(S)

ON-LOT SEWAGE DISPOSAL SYSTEM SKETCH

Below is the property sketch of the On-Lot Sewage Disposal System *HOMECHek*®, has inspected. It is important to note that the sketch is not to exact scale. Indicate the following:



Sketch Key

- Septic Tank - ST.
- Pump Tank - PT.
- Elevated Sand Mound - ESM.

System Description

Type : ESM (Elevated Sand Mound)

An elevated sand mound system consists of a dwelling's sewer, septic tank, a possible second tank, a pump tank, and an above ground (elevated sand mound) leaching or absorption system. The dwelling's sewer brings waste to the septic tank where solids are separated from the liquid by settling and flotation. Bacterial action breaks down the sewage. Sewage liquid (effluent) is carried to the pump tank where it is pumped up into the elevated sand mound. The liquid effluent is equally distributed to all parts of the above ground (elevated sand mound) leaching or absorption field system.

Inspection Process

- Viewed Inside Septic Tank Through Main Manholes:
- Dynamic Flow Test: The dynamic flow test usually consists of operating the house plumbing if present to include: toilet(s), sink(s) bathtub(s), shower(s), laundry(s), and/or dishwasher(s) through the system. The dynamic flow test puts the system under a normal operating load.

Septic Tank Type & Condition

- Concrete Single Compartment

Abnormally Low Sewage Level Observed In Septic Tank

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RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Septic Tank Type & Condition #2

- Concrete Single Compartment

Abnormally Low Sewage Level Observed In Septic Tank

The sewage level within the septic tank was observed to be abnormally low at the time of inspection. Low sewage levels may indicate leakage, structural deterioration, cracks, missing drain plugs, or other tank defects depending upon the tank material and age.

Notes : As shown in the photo, the liquid inside the tank is clear, indicating that no effluent from the first tank is entering it, as this is not possible. Once the first tank is further evaluated and corrections are made, the second tank can be evaluated more thoroughly.



RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Septic Tank Capacity

- 1000

Septic Tank Capacity #2

- 500

ESM Dosing Pump Inspector's Remarks

The dosing pump could not be inspected due to insufficient liquid in the tank, preventing it from activating. Further evaluation and necessary corrections are required before the dosing pump can be assessed for functionality.



ESM Pump Tank Alarm Inspector's Remarks

Once the system is corrected and the pump tank ejector pump is operational we will be able to check the tank

System Conditions ESM**Lateral Cleanouts Below Grade – Unable To Inspect**

One or more lateral cleanouts associated with the elevated sand mound system were located below grade and could not be accessed or inspected at the time of inspection. Proper access to lateral cleanouts is important for maintenance, servicing, and evaluation of system conditions.

**RECOMMENDATION**

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

Unable To Determine Absorption Field Location

The location of the absorption field could not be determined during the inspection. This may occur due to field depth, site conditions, vegetation coverage, or lack of available system information. Recommendation: It is recommended to consult with the current occupant(s) regarding system information.

Notes : Once Corrections are made to the system we will be able to evaluate the absorption field

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspector's Statement

• **On-Lot Sewage Disposal System Is Not In Satisfactory Working Order.** The On-Lot Sewage Disposal System currently installed did not appear to be in satisfactory working order at the time of the inspection. Conditions were observed that indicate deficiencies and/or malfunction of the system that may affect proper operation and performance. Corrective measures may be required to restore the system to satisfactory operating condition. Any repairs, modifications, or replacement of system components may require permits and authorization by the local authorities and/or the local Sewage Enforcement Officer (SEO). Further evaluation by a qualified septic specialist is recommended. Address any repairs or corrective actions as needed.

Onlot Sewage Disposal System Inspector's Remarks

The current occupants should update their history form to reflect the date of the last system pumping, which was not performed today, 7/9/26.