



# RAINBOW SEPTIC

SERVING 20 YEARS!! TRAVIS . WILLIAMSON . BASTROP . HAYS COUNTIES  
RESALE INSPECTIONS . PUMPING . INSTALLATIONS

512.380.9024  
[info@rainbowseptic.com](mailto:info@rainbowseptic.com)  
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## On-Site Sewage Facility Inspection Report

prepared for

**Eric Cook**



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## Scope of Inspection

### **Please Read the Scope of the Inspection and the Inspection Report Carefully**

They are intended to provide you with information concerning the scope and limitations of this septic inspection and the condition of the septic system at the time of inspection. If any item is unclear, you should request the inspector provide clarification.

All septic systems have two basic components—a septic tank and a disposal field. Depending upon the type of system, there may also be pumps, alarms, floats, control boxes, spray heads, a chlorinator, filters, diverter valves, vacuum breakers and clean outs.

### **Scope of Inspection to be Performed on this Day**

Provided access and permission are given, this inspection includes the following: (1) uncovering the openings to the septic tank(s), pumping out the contents and inspecting the tank(s) for structural integrity, (structural integrity cannot be determined if the tank is not pumped at time of inspection), (2) the disposal field will be inspected to determine whether there is visible evidence of surfacing sewage, proper vegetation and surface drainage. (distribution and disposal field lines located beneath the surface are not excavated to look for content or defects) (3) all system components, ie: lids, baffles, pumps, alarms, control boxes, spray heads, chlorinator, filters, diverter valves, vacuum breakers—will be inspected for visible defects, operability and setbacks. If feasible, a water load test will be performed to observe and monitor the flow of water through the system to identify any visual flow impediment. All components will be run in normal mode. Any records/reports provided by the licensing authority or homeowner will be attached.

### **Limitations of Septic Inspection**

This Report will reflect the inspector's observation as to condition of the accessible features of the septic system which are present and visible at time of inspection. All the equipment is operated in normal modes. The inspector will issue a written report indicating which items are not functioning, not accessible and/or missing. If a system component is not accessible or cannot be located, it will not be inspected. **This report is a functionality inspection only, and does not guarantee or warrant, expressed or implied, that the system is properly licensed with the Licensing Authority, nor whether or not the premises or system have been modified since or during original construction. Neither the inspector nor Rainbow Septic is responsible for discrepancies between records provided by the licensing authority or property owner, nor responsible for the actual installation or modification of the OSSF system or premises and is not liable for any losses or damage incurred by such discrepancies. For more information about its licensing history, status, or any modifications to the original premises or the original septic system, contact the owner of the premise and the Licensing Authority.**

Not all conditions may be apparent on the inspection date due to weather conditions, inoperable, inaccessible, or subsurface components, patent or latent defects in materials, workmanship, improper maintenance, or other conditions of the system, or any other problems which may occur or may become evident after the inspection time and date. Clues and symptoms often do not reveal the extent or severity of the problems. System conditions change with time and use. As the system ages, its efficiency decreases. The useful life of most septic systems is 25-35 years. Age, substantial increase or decrease in water use, extended periods of rainfall, catastrophic climatologically events or change, or failure to adequately operate or maintain the system can cause future failure.

Rainbow Septic and Inspectors are neither insurers nor guarantors of future performance of the system, nor do they insure or warrant against defects in the system's operation, components or modifications. Rainbow Septic and inspectors are rendering a professional service, the essence of which is providing advice, judgment, opinion, or similar professional skill. The client has sole rights of distribution of this report during the real estate transaction. After the transaction is complete the report becomes the sole property of Rainbow Septic.

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**Licensing Authority:** Travis County--512-854-6434

This report does not guarantee or warrant, expressed or implied, that the system is properly licensed with the Licensing Authority, nor whether the premises or system have been modified since original installation. Neither the inspector nor Rainbow Septic are responsible for discrepancies between records, provided by the licensing authority or property owner, and the actual installation or modification of the OSSF system or premises; and is not liable for any losses or damage incurred by such discrepancies. For more information about any modifications to the original premises, to the original septic system, or its licensing history or status, contact the owner of the premise and/or the Licensing Authority. **We recommend this be done prior to purchasing the property**

**Year Installed:** 1983 **The useful life of most septic systems is 25-35 years. It is important to use water conservation measures on all septic systems especially during rainy weather and particularly on older smaller systems. Any increased water load over and above the current household water load or the capacity of the septic design could cause system failure.**

## System Components

Occupied: Yes

**Trash Tank**

**Pump Tank**

**Material**

**Disposal Field**

@ 1000 approx.gal.

@ 500 approx.gal.

Concrete

Soil Absorptive

## Condition

**N/P =Not Present    NI =Not Inspected    I =Inspected/Functioning    R =Not Functioning/ Not Accessible /Missing**

<b>NP</b>	<b>NI</b>	<b>I</b>	<b>R</b>	<b><u>Tanks</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SepticTank(s) / Compartments <u>2</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inspection Port Lid(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Baffles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Effluent Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Root Infiltration
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improvements over Tank

<b>NP</b>	<b>NI</b>	<b>I</b>	<b>R</b>	<b><u>Disposal Fields</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Performance Test -- <u>0</u> minutes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distribution Lines
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal Field
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switch Valve
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Surfacing Effluent
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improvements over Disposal Field

<b>NP</b>	<b>NI</b>	<b>I</b>	<b>R</b>	<b><u>Mechanicals</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical/Control Box
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High Water Alarm
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Effluent Pump
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Float Switches

4603 Charles Avenue Austin, TX

May 31, 2024



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<b>NP</b>	<b>NI</b>	<b>I</b>	<b>R</b>	<b>Other</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer Clean Outs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Greywater/Unauthorized Discharge
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surface Drainage
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rain Gutters
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setbacks—Property lines, wells, structures, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backflush of Water Softener into OSSF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler System-- Setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backflow Preventer on Sprinkler System

## **Inspection Summary:**

**This OSSF needs repair(s).**

## **Summary Recommendations & Repairs:**

- Sewer clean out next to the house is not accessible so the line between the house and septic tank was not visually inspected for defects or overflow.**
- The inspection port lids on the outlet chamber of the trash tank and the pump tank are not secure and watertight. Install risers on each opening.**



- The inlet tee is lying in the trash tank. Install a new baffle.**

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4. The outlet tee baffle (holding the effluent filter) is loose and not secure restricting the removal of the filter.  
Secure baffle.



5. The high-water alarm was not accessible and not inspected. Locate the high-water alarm and inspect.
6. Upon initial inspection the pump tank was overfull, and the effluent pump was inoperable.
7. Due to the pump not operable unable to water load test the disposal field to determine if it is accepting the water properly and check for surfacing effluent.
8. The electrical wires at the pump tank are exposed. For safety recommend hardwiring this electrical source.





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9. The previously collapsed concrete divider wall is laying in the inlet chamber of the trash tank. Remove concrete pieces.



## REPAIR ESTIMATES

*To avoid conflict of interest Rainbow Septic does not provide repair estimates.*

*Code requires septic repairs to be performed by a Licensed Septic Installer.*

*As a courtesy we have listed below, contractors referred to us by our clients. Searching the internet for "Septic Service" is another good source.. It is your discretion whom you use for repairs*

Texas Septic Srv - 512.247.1406 [texassepticservices@yahoo.com](mailto:texassepticservices@yahoo.com) (maintenance contracts, also)

3-T Septic - 512.645.8052 [jesse.septic@gmail.com](mailto:jesse.septic@gmail.com)

Synergy Onsite -512-706-5422 [service@texassepticrepair.com](mailto:service@texassepticrepair.com) (maintenance contracts, also)



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## General Comments:

- The attached records from the licensing authority indicate the OSSF was installed to service a 2483 sq. ft / 3 bedroom home. It appears the home has been enlarged to approximately 2627 sq. ft /3 bedrooms. According to the attached system records it does not appear that this enlargement was permitted as required by code and the system may be out of permit. Contact the Licensing Authority, Travis County--512-854-6434 or a septic engineer/designer to determine if this system needs to be enlarged or replaced. Water loads over and above the design capacity of the system could lead to hydraulic overload and system failure. It is recommended that these licensing issues be addressed prior to making any repairs or performing further inspections as the governing authority may require this system to be replaced or modified to bring into compliance.**

*As a courtesy we have listed below, septic designers referred to us by our clients.*

*Searching the internet for "Septic Designer" is another good source..*

*It is your discretion whom you choose*

*Jon Maass - 512-638-1326*

*Jim Bettridge - 512- 844-7020*

- Septic tank(s) pumped at time of inspection.**
- It is important to keep all surface lids secure at all times to prevent unauthorized access by people or animals. Failure to do so could lead to injury and/or drowning. Recommend where applicable install secondary safety lids on any inspection port opening on the surface.**
- Recommend cleaning the effluent filter in the outlet baffle of the trash tank on a regular basis to prevent system backup. (See picture in # 4 above)**
- Important to keep the drainfield berm intact to divert uphill drainage away from the field to prevent soil erosion and field saturation.**
- Roots from trees and bushes growing in and/or around the disposal field clog lines and reduce the life of the field. Remove trees and bushes where possible. Root treatment is recommended on an ongoing basis.**
- Water source is municipal**
- Code prohibits use of a garbage disposal on a septic system. If one is present recommend using sparingly**
- Important to keep heavy livestock and vehicular traffic off the septic system.**
- Important to keep good grass growing and mowed over the disposal field to prevent soil erosion and to aid in absorption of effluent.**
- Important not to dig or plant in disposal field or install any impervious cover to prevent damage to field lines. Do not put impervious cover over the field or tank**

## Attachments:

- System Records

Tom Wilkins

Tom Wilkins, Inspector  
Installer 1 – TCEQ #OS0029891  
TOWA OSSF Basic Aerobic Maintenance Provider



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## Helpful Hints

**Septic systems should not be treated as normal city sewer. Water conservation and proper maintenance is important.**

Since it is not practical for the average homeowner to inspect the septic tank to tank to determine the need for cleaning, a regular cleaning schedule of **cleaning the tank three to five-year intervals** should be established.

**Septic tanks should be cleaned before sludge accumulates** to a point where it reaches the bottom of the outlet baffle. If sludge or scum accumulates to this point, solids will leave the tank with the liquid. This can clog the perforations in the drain field pipes reducing the life of the system and leading to system failure.

**Do not build a driveway, sidewalk, storage building, pool, deck, or any other structures over the tanks or disposal field.** Do keep your system accessible for inspections and pumping, while at the same time protect it from unauthorized entrance. Make sure that your service contractor has access.

**Keep vehicle and heavy livestock traffic** of the system.

**It is important to keep groundcover growing and mowed over the drain field.** Good groundcover prevents uphill drainage from eroding the soil off the drain field pipes leading to effluent surfacing. The groundcover aids in absorption of the effluent moving towards the surface & keeping the grass mowed allows proper evaporation and drying of the field(s). If the effluent is disbursed by spray heads, keep vegetation trimmed low within the entire radius of the spray heads. Important to protect spray heads from damage.

Keep deep-rooted vegetation away from the septic system. Tree roots can damage tanks and clog field lines.

Your system is designed to treat only human waste/sewage. Normal household soaps, detergents, bleach, and cleaning agents will not impair system functioning. However, use moderation when using such materials.

Using **in-sink garbage grinders excessively and discarding of grease** down the sink should be avoided because it causes rapid buildup of sludge or scum resulting in a need for more frequent cleaning. Grease can clog pipes leading to system failure

**Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.** Doing this will waste water and impose an undesired solid load on the treatment system—especially an aerobic system.

**Chemical additives, or so-called enzymes, are not necessary for the proper operation.** Some of these additives may even be harmful—especially to aerobic systems.

It is highly recommended not to back flush a water softener into a septic system. This heavy concentration of salt causes corrosion of system components and kills helpful bacteria—especially aerobic systems.

Installing a **sprinkler system** over a drain field causes hydraulic stress on the drain field. Recommend removing. Do divert other surface water, like roof & pool drains and sump pumps away from the system. The system is not designed to handle flows other than normal household wastewater.

Call a service professional whenever you experience problems with your system, such as sewage back up, activated alarms, or surfacing effluent. Don't attempt to clean or perform maintenance. Don't make or allow unauthorized repairs or changes to your system unless first obtaining the proper permits from the governing authority.

Wastewater is still heavily laden with bacteria. The surfacing of this liquid constitutes a HEALTH HAZARD to those who might be exposed to it. Call for repairs immediately

Additions of square footage and/or bedrooms to your home must be permitted with the governing authority to maintain a valid License to Operate prior to making changes.

Do keep detailed records about your system, including a map of where it is, and also general information, such as License to Operate, model name, service agreement, records of service visits, and maintenance performed.

**By law, the only household water that may be diverted off the septic system is washer machine water. This water, called greywater, must be discharged through a flexible plastic hose with a lint trap on the end. The discharge/greywater must not leave the property or create a nuisance. Some jurisdictions no longer allow greywater diversion.**





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## **WATER CONSERVATION MEASURES**

Leaky faucets, toilets, & water purifiers should be repaired as quickly as possible to prevent hydraulic load. RO systems add water load to the septic system—recommend removing.

Check toilets for leaks that may not be apparent. This can be done by adding a few drops of food coloring to the holding tank. Do not flush. If the color appears in the bowl within a few minutes, then the toilet components need adjustment or replacement.

To reduce the amount of water used when flushing the toilet install a new 1.6-gallon toilet or a toilet tank dam. Or you may fill and cap a one-quart plastic bottle with water and lower it into the tank.

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously while brushing teeth, washing hands, rinsing kitchen utensils, or cleaning vegetables.

To reduce water consumption, use low flow faucet aerators that restrict the flow. Ask your city, county or local government about their programs to conserve water.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

**Avoid using tidy bowl products, especially on aerobic systems**