

FILE # Lynnfield 22425

## TITLE V INSPECTION

Dean G. Luscomb II & Sons  
288 Maple Street  
Middleton, MA 01949  
978-774-4065

Title V License # SI848

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SUBSURFACE SEWAGE DISPOSAL SYSTEM INSPECTION FORM

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PROPERTY OWNERS NAME Frontiero

PROPERTY ADDRESS 345 Main Street

Lynnfield, MA

DATE OF INSPECTION February 24, 2025

NAME OF INSPECTOR Dean G Luscomb II



Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**  
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

345 Main Street  
 Property Address

Frontiero  
 Owner's Name

Lynnfield MA 01940 February 24, 2025  
 City/Town State Zip Code Date of Inspection

**Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.**

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Inspector Information**

Dean G. Luscomb II  
 Name of Inspector

Dean G. Luscomb II & Sons  
 Company Name

288 Maple Street  
 Company Address

Middleton MA 01949  
 City/Town State Zip Code

978-774-4065  
 Telephone Number S1848 License Number

**B. Certification**

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

- 1.  Passes
- 2.  Conditionally Passes
- 3.  Needs Further Evaluation by the Local Approving Authority
- 4.  Fails

*Dean G. Luscomb II*  
 Inspector's Signature

February 24, 2025  
 Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

**Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.**



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## C. Inspection Summary

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

### 1) System Passes:

- I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

yes

### 2) System Conditionally Passes:

- One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old\* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

No

\* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

- Y       N       ND (Explain below):



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## C. Inspection Summary (cont.)

### 2) System Conditionally Passes (cont.):

Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

broken pipe(s) are replaced  Y  N  ND (Explain below):

obstruction is removed  Y  N  ND (Explain below):

distribution box is leveled or replaced  Y  N  ND (Explain below):

NO

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

broken pipe(s) are replaced  Y  N  ND (Explain below):

obstruction is removed  Y  N  ND (Explain below):

NO

### 3) Further Evaluation is Required by the Board of Health:

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

**a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:**



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NO

**C. Inspection Summary (cont.)**

- Cesspool or privy is within 50 feet of a surface water
- Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

**b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:**

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
- The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
- The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
- The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well\*\*.

Method used to determine distance: \_\_\_\_\_

\*\* This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

c. Other:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**4) System Failure Criteria Applicable to All Systems:**

You must indicate "Yes" or "No" to each of the following for all inspections:

- | Yes                      | No                                  |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool |

NO



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**C. Inspection Summary (cont.)**

**4) System Failure Criteria Applicable to All Systems: (cont.)**

NO

- | Yes                      | No                                  |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Required pumping more than 4 times in the last year <b>NOT</b> due to clogged or obstructed pipe(s). Number of times pumped: _____.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of the SAS, cesspool or privy is below high ground water elevation.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within a Zone 1 of a public water supply well.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within 50 feet of a private water supply well.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. <b>[This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]</b> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>The system fails.</b> I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.   |

**5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.**

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

NO

- | Yes                      | No                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 400 feet of a surface drinking water supply   |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 200 feet of a tributary to a surface drinking water supply  |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area – IWPA) or a mapped Zone II of a public water supply well |



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**C. Inspection Summary (cont.)**

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

**6. You must indicate "yes" or "no" for each of the following for all inspections:**

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Pumping information was provided by the owner, occupant, or Board of Health  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Were any of the system components pumped out in the previous two weeks?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Has the system received normal flows in the previous two week period?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have large volumes of water been introduced to the system recently or as part of this inspection?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Were as built plans of the system obtained and examined? (If they were not available note as N/A)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the facility or dwelling inspected for signs of sewage back up?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the site inspected for signs of break out?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Were all system components, excluding the SAS, located on site?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The <b>size and location of the Soil Absorption System (SAS)</b> on the site has been determined based on: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing information. For example, a plan at the Board of Health.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)]   |



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**D. System Information**

**1. Residential Flow Conditions:**

Number of bedrooms (design): 3 Number of bedrooms (actual): 3  
 DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 330 gpd  
 Description:  
 Town and owner.

Number of current residents: 2  
 Does residence have a garbage grinder?  Yes  No  
 Does residence have a water treatment unit?  Yes  No

If yes, discharges to: \_\_\_\_\_  
 Is laundry on a separate sewage system? (Include laundry system inspection information in this report.)  Yes  No  
 Laundry system inspected?  Yes  No  
 Seasonal use?  Yes  No

Water meter readings, if available (last 2 years usage (gpd)): Town Water  
 Detail: 2023 36,000 } 69,000 gal ÷ 730 Days = 94.52 gal per day  
2024 33,000 }

Sump pump?  Yes  No  
 Last date of occupancy: current  
 Date





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**D. System Information (cont.)**

**2. Commercial/Industrial Flow Conditions:**

*No*

Type of Establishment: \_\_\_\_\_

Design flow (based on 310 CMR 15.203): \_\_\_\_\_ Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): \_\_\_\_\_

Grease trap present?  Yes  No

Water treatment unit present?  Yes  No

If yes, discharges to: \_\_\_\_\_

Industrial waste holding tank present?  Yes  No

Non-sanitary waste discharged to the Title 5 system?  Yes  No

Water meter readings, if available: \_\_\_\_\_

Last date of occupancy/use: \_\_\_\_\_ Date

**Other** (describe below): \_\_\_\_\_

**3. Pumping Records:**

*yes*

Source of information: Pumps every 2 yrs. Last pumped 11/2023

Was system pumped as part of the inspection?  Yes  No

If yes, volume pumped: *0* gallons

How was quantity pumped determined? \_\_\_\_\_

Reason for pumping: No need at this time. Stay on schedule



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**D. System Information (cont.)**

4. **Type of System:**

*yes*

- Septic tank, ~~distribution box~~ <sup>*No D-Box*</sup> soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):

Approximate age of all components, date installed (if known) and source of information:  
 System is from 1978 - 47 years old.

Were sewage odors detected when arriving at the site?  Yes  No

5. **Building Sewer** (locate on site plan):

*yes*

Depth below grade: 14"  
 feet

Material of construction:  
 cast iron     40 PVC     other (explain): \_\_\_\_\_

Distance from private water supply well or suction line: \_\_\_\_\_  
 feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

Main line and joints are in good condition, no signs of any problems.



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**D. System Information (cont.)**

**6. Septic Tank** (locate on site plan):

Depth below grade:

3"  
feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain)

1000 gallons

*yes*

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

Yes  No

Dimensions:

5' x 5' x 8' - 1000 gallons

Sludge depth:

1"

Distance from top of sludge to bottom of outlet tee or baffle

34"

Scum thickness

1"

Distance from top of scum to top of outlet tee or baffle

6"

Distance from bottom of scum to bottom of outlet tee or baffle

15"

How were dimensions determined?

by measurements

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

The tank and baffles are in good general condition. The tank is running at it's correct working height.



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**D. System Information (cont.)**

7. **Grease Trap** (locate on site plan):

NO

Depth below grade: \_\_\_\_\_ feet

Material of construction:

concrete     metal     fiberglass     polyethylene     other (explain):

Dimensions: \_\_\_\_\_

Scum thickness \_\_\_\_\_

Distance from top of scum to top of outlet tee or baffle \_\_\_\_\_

Distance from bottom of scum to bottom of outlet tee or baffle \_\_\_\_\_

Date of last pumping: \_\_\_\_\_ Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. **Tight or Holding Tank** (tank must be pumped at time of inspection) (locate on site plan):

NO

Depth below grade: \_\_\_\_\_

Material of construction:

concrete     metal     fiberglass     polyethylene     other (explain):

Dimensions: \_\_\_\_\_

Capacity: \_\_\_\_\_ gallons

Design Flow: \_\_\_\_\_ gallons per day



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**D. System Information (cont.)**

**8. Tight or Holding Tank (cont.)**

Alarm present:  Yes  No

Alarm level: \_\_\_\_\_ Alarm in working order:  Yes  No

Date of last pumping: \_\_\_\_\_ Date

Comments (condition of alarm and float switches, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* Attach copy of current pumping contract (required). Is copy attached?  Yes  No

**9. Distribution Box (if present must be opened) (locate on site plan):**

Depth of liquid level above outlet invert \_\_\_\_\_

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

No

No



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**D. System Information (cont.)**

10. **Pump Chamber** (locate on site plan):

*NO*

Pumps in working order:  Yes  No\*

Alarms in working order:  Yes  No\*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* If pumps or alarms are not in working order, system is a conditional pass.

11. **Soil Absorption System (SAS)** (locate on site plan, excavation not required):

*yes*

If SAS not located, explain why:

The SAS was located by asbuilt drawings and previous title v from 2/24/2017.

The Top is 1' Below grade Bottom is 6' Below grade

Type:

- leaching pits number: 1 - 5' deep x 7' diam
- leaching chambers number: \_\_\_\_\_
- leaching galleries number: \_\_\_\_\_
- leaching trenches number, length: \_\_\_\_\_
- leaching fields number, dimensions: \_\_\_\_\_
- overflow cesspool number: \_\_\_\_\_
- innovative/alternative system

Type/name of technology: \_\_\_\_\_



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**D. System Information (cont.)**

**11. Soil Absorption System (SAS) (cont.)**

*yes*

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):  
 The SAS is in good general condition.

*The leaching pit has no standing liquid in it at this time.*

**12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):**

*NO*

~~Number and configuration~~ \_\_\_\_\_

~~Depth - top of liquid to inlet invert~~ \_\_\_\_\_

~~Depth of solids layer~~ \_\_\_\_\_

~~Depth of scum layer~~ \_\_\_\_\_

~~Dimensions of cesspool~~ \_\_\_\_\_

~~Materials of construction~~ \_\_\_\_\_

~~Indication of groundwater inflow~~  Yes  No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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## D. System Information (cont.)

13. **Privy** (locate on site plan):

NO

Materials of construction: \_\_\_\_\_

Dimensions \_\_\_\_\_

Depth of solids \_\_\_\_\_

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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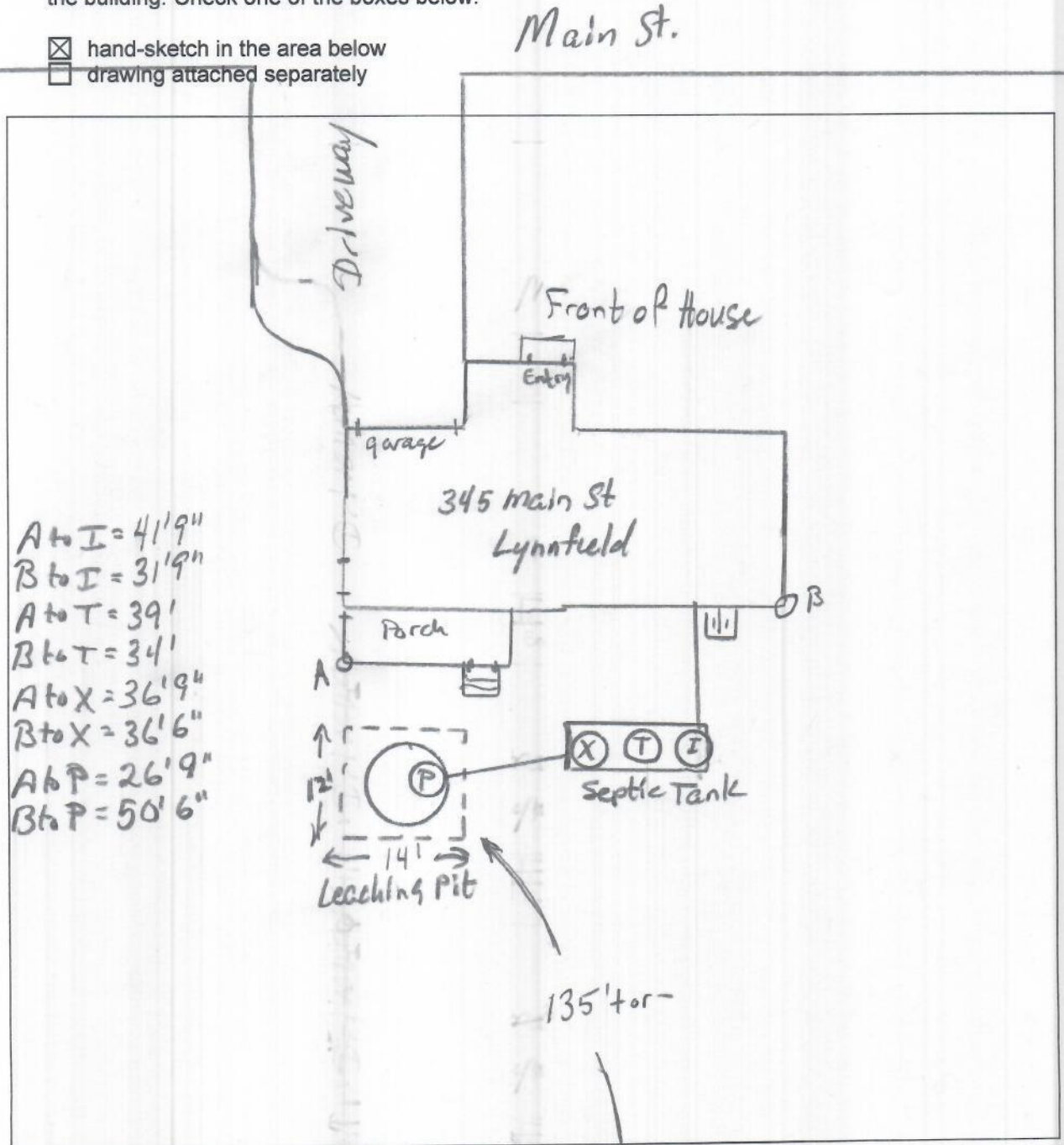
Owner information is required for every page.

## D. System Information (cont.)

### 14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately





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## D. System Information (cont.)

### 15. Site Exam:

- Check Slope *Level to Slite*
- Surface water *wet Land area 135' tor - Away*
- Check cellar *Dry*
- Shallow wells *None*

Estimated depth to high ground water: 8.5' +/-  
feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record  
If checked, date of design plan reviewed: 5/22/78  
Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:  
Permit, asbuilt and previous title v from 2017.
- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:  
Wakefield 136

You **must** describe how you established the high ground water elevation:

Deep hole test done 5/16/78 showed depth to ground water at 8' 6" below grade by J. MacDowell R.S. The bottom of the pit is 6' below grade and was empty today. It also was empty on 2/24/17 at the time of the last inspection.

**Before filing this Inspection Report, please see Report Completeness Checklist on next page.**



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## E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

4 (Failure Criteria) and 6 (Checklist) completed

D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included