



## Home Inspection Report



21 Main Street, South Bend, IN 46611

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**Inspection Date:**

Sunday September 18, 2016

**Prepared For:**

**Prepared By:**

Jay Ingle  
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**Report Number:**

FF-2016

**Inspector:**

Jay Ingle

**License/Certification #:**

IN--HI01500070

**Inspector Signature:**



# Well/Septic

## Well Head/Casing

**Location** Off northwest corner of house

**Depth if known**  N/A

**Well head material**  PVC  Metal

**Protected from surface water**  Yes  No

**Distance from septic** 100+ ft from edge of drain field:  Yes  No 50+ ft from septic tank:  yes  no

**Well head above ground**  Yes  No Measurement: 12in

**Cap tightly sealed**  Yes  No

**Physical condition**  Satisfactory  Cracked/damaged  N/A

## Comments

## Photos



## Pump/Pressure Tank

**Pump type**  Submersible External:  Pump house  Inside home Age If Known:  N/A

**Main supply line into house**  PVC  Copper

**Pressure tank**  Rusted  Waterlogged Switch Rating:  30/50psi  40/60psi

Observed pump cycle pressure parameters: 38-62 psi

Tank 2psi Less Than Low Pressure Parameter:  Yes  No

**Comments** Bladder in tank maybe stretched, currently well is cycling nicely, switch is opening and closing smoothly, no arcing. If pump starts short cycling or running constantly while using water, you will need a new pressure tank.

## Photos



# Well/Septic

## Water Treatment Systems

**Water Softener**  Present  Not Present  leaking  Plugged In  Loop Installed

**Brine tank**  Present  Not Present Salt in tank:  Yes  No  Not tested  Recommend additional  
 Leaking

**Other Treatment Systems**  Iron Filter  Reverse Osmoses  Activated Charcoal  None

**Comments** Water softener needs maintenance before using, no salt in tank, unit has been neglected leaks constantly.

## Photos



## Septic Tank

**Risers installed**  yes  no How many, where are they?: One at the inlet baffle3

**Tank lid**  tight fitting  missing  damaged/replace Material:  concrete  rubber  plastic

**Tank Material/design**  2 chamber Tank Level:  Yes  No Material:  concrete  plastic

**Contents/Capacity**  Tank appropriately sized(250 gal per bedroom)  tank holds effluent and is structurally sound  
 visible baffles appear intact and pass effluent

excessive staining above the invert of the outlet pipe

Sludge/scum Measured At:  inlet  outlet  both  Scum Level Measures 5in+

Sludge Level More Than 1/3 Tank Capacity  Have tank pumped

Outlet Effluent Filter:  yes  no  dirty  35gal Flows Through Tank, No Runback

**Comments/measurements/** 4in scum measured 2in of sludge, tank should be pumped in about a year. baffles were not visible, but i ran 100 gal through tank and it passed easily.

## Photos



## Drain/Leach Field

**Type**  Pump Assisted  Gravity  Horizontal Drain Field  Seepage Pit

# Well/Septic

## Drain/Leach Field cont.

**Type cont.** Location: Along east side of house Further Detail:

**Condition/Components** Pump And Alarm Operate:  yes  no  N/A  Sewage Is Pooling Up On The Surface  
 System Discharge Entering Into Stream/Ditch/Surface  
 Trees Planted Within 20ft Of Field Edge  Evidence Of Driving Or Parking On Field  
 Any Evidence Of Soil Disturbance Or Obstructions: None

**Soil**  Apparent Soil Settling Or Saturation Above D-box  
 Soil Probe Shows Normal Liquid Levels And Biomat  
 Soil/sediment/ Subsoil Description: 0-9in sandy loam, 9-25 sandy loam, 25-44 fine sand, 44-60 fine sand, parent material-sandy outwash.

**Age/history** Year House Built: 1975 Current System Installed: 1992

**Comments** Leach Field Observations: drain field is close to wooded area (within 20 ft). soil type is optimal for good drainage but is also subject to compaction. avoid driving or parking heavy vehicles along yard surface east of house.

## Photos



Drain field runs up east side of yard from back yard.

