SITE survey. APP

SITE SURVEY REPORT

Septic Tank Inspection

Prepared for	Mr and Mrs Hart
Date	10 Oct 2026
Site	Brook Farm Cottage
Prepared by	O. Price

FORM

Septic Tank Inspection

1. System

Project	Brook Farm Cottage: septic tank inspection (completed example)
Client	Mr and Mrs Hart
Site	Brook Farm Cottage
Site address	Brook Farm Cottage, Clun, Shropshire
Inspection date	10 Oct 2026
Owner or operator responsible for the system	Mr and Mrs Hart
Inspected by	O. Price
System	Septic tank
Discharges to	Ground through a drainage field

> General binding rules (England). The sludge must be removed before it goes beyond the maximum capacity, and the guidance says to do this at least once a year or in line with the manufacturer's instructions, using a registered waste carrier. The system must be repaired or replaced if it is not in good working order. These rules apply in England only. Wales, Scotland and Northern Ireland have their own rules: check with Natural Resources Wales, SEPA or the Northern Ireland Environment Agency.

Is the discharge point within 50 m of a private drinking water supply, or in a groundwater source protection zone 1?	No

2. Tank

Tank position (GPS)	Tank lids, lawn below the orchard · 52.421870, -3.028660 (SO 30143 80929, ±5 m)
Could the tank be opened and inspected?	Yes
Lids and covers	Damaged
Sludge level	Near capacity
Date last desludged	2 Jun 2025
Days since desludging	495

> More than a year since the tank was desludged.

Was it emptied by a registered waste carrier?	Yes
Tank defects	Damaged inlet or outlet baffles
Motor, pump and alarm (treatment plant)	Not applicable

Photos of the tank



3. Drainage field and pollution

Drainage field or outlet (GPS)	Distribution chamber, then each end of the drainage field · 52.421710, -3.028510; 52.421520, -3.028120; 52.421390, -3.028740
Signs at the drainage field or outlet	Pools of water

Photos of the drainage field or outlet



Problems found at the tank	3
Signs at the drainage field or outlet	1

Desludged in the last year	No, over a year
Result	Needs maintenance
Are maintenance records and the manual kept, to pass on if the property is sold?	Yes

4. Actions and sign-off

Are further actions needed?	Yes

Further actions 1: Desludge the tank (last emptied June 2025) using a registered waste carrier, and keep the waste transfer note.

What needs doing?	Desludge the tank (last emptied June 2025) using a registered waste carrier, and keep the waste transfer note.
Who will do it?	Marches Drainage
Due date	24 Oct 2026
Status	Open

Further actions 2: Replace the cracked inspection lid and the damaged outlet baffle.

What needs doing?	Replace the cracked inspection lid and the damaged outlet baffle.
Who will do it?	Marches Drainage
Due date	24 Oct 2026
Status	Open

Further actions 3: Re-check the drainage field for standing water two weeks after desludging and after the next dry spell.

What needs doing?	Re-check the drainage field for standing water two weeks after desludging and after the next dry spell.
Who will do it?	O. Price
Due date	14 Nov 2026
Status	Open
Inspector name	O. Price
Position or company of the inspector	Drainage engineer, Marches Drainage

Inspector signature



Signing records what was found on the day. It is not a guarantee of condition and does not replace any examination, test, design check or repair needed from a competent person.