



PO Box 110, Port Royal, VA 22535  
 Office Number: 540-695-4019  
 Virginia Master Onsite Sewage System Installer  
 DPOR License #1944002033

## Septic Inspection Contract

Thank you for choosing us to perform the Septic Inspection for your home sale/purchase. Please complete the required information and *return it to our office by 3pm the day before the scheduled inspection* to allow for processing time. If not received, PSWW will not be able to perform the inspection.

Property Address:		Date Scheduled:	Arrival Window:
To be set by PSWW once form is completed			
Person Ordering Inspection:	Representing the Buyers <input type="checkbox"/>	Representing the Sellers <input type="checkbox"/>	
Email:	Buyer's Name:	Seller's Name:	
Phone:	Buyer's Email:	Seller's Email:	

THE FOLLOWING INFORMATION IS REQUIRED AND WILL NEGATE THE CONTRACT IF NOT FILLED OUT COMPLETELY.

Title Company:	POC @ Title Company: Email for Title Co:	Contingency Date:	Closing Date:
Will anyone be meeting technicians at the property? <input type="checkbox"/> Yes - if yes, please reach out to our office prior to arrival time to ensure that technicians are still on schedule <input type="checkbox"/> No			
Door Code:	If no one will be meeting the technicians please provide a door/lockbox code in case it is needed for a Bacterial Water Sample. Also, on occasion it is needed to flush a transponder to locate the septic tank or inspect the pump panel if located inside.		

### Pricing Schedule for Septic Inspections in the counties we serve:

Stafford, Hanover (as far as Ashland), Caroline and Spotsylvania Counties	\$800.00
King George, estmoreland, Essex, Louisa (as far as the town of Mineral) Culpeper (as fas Brandy Station), Orange (as far as Unionville)	\$995.00
Price variations are due to wastewater disposal locations which are determined by the county that the property is located in.	

### Services Requested:

<input type="checkbox"/> Septic Inspection w/Pump-Out, Tank Inspection, Dbox Excavation and Inspection, Camera Inspection of all header lines and drainfield trenches/laterals (limited hand digging up to 2') + A complete septic system inspection requires pumping of the septic tank. Declining a pump-out constitutes a limited inspection, and such limitations will be clearly reflected in the inspection report.	
<input type="checkbox"/> Mechanical Well Head Inspection, above grade (if done in conjunction w/ septic inspection)	\$100.00
<input type="checkbox"/> Bacterial Water Test (Water potibility if done in conjunction w/ septic inspection)	\$100.00
<input type="checkbox"/> LNN (Lead, Nitrate & Nitrite - 5 business day turnaround from the lab) <i>*Expedited results can be available with additional cost</i>	\$200.00
Total Cost of Requested Services:	

### **When to expect the report:**

Reports will be sent by the close of business the day following the inspection, if not sooner. Our technicians are limited as to what questions they can answer during the inspection. This is to lessen fragmented information between the field and the office. All information, including pictures collected during the inspection, are reviewed by supervisors before the report is released in its entirety to the ordering party.

### **Appointment Times:**

We will do our best to keep the appointment date and arrival window. If weather conditions prevent the inspection, we will reschedule as quickly as possible as we understand that you may be under a contingency deadline.

### **Return Site Visit/INCOMPLETE INSPECTION – Limited hand digging up to 2’ – Not Reasonably Accessible:**

To stay on schedule, if the septic tank or distribution box is found to be deeper than 2 feet, or if the drainfield trenches are deeper than 5 feet, we will need approval to return with a small excavating machine to inspect the distribution box, septic tank, and/or drainfield trenches. This requirement also applies if the septic tank located in hard, compacted soil, gravel, asphalt, patios, stone pathways, or landscaped areas that are not reasonably accessible. The cost of a return visit will range from \$500-\$750, depending on the size of the machine required. This cost is in addition to the initial inspection fee.

### **Ways to pay Inspection Fees and/or repairs:**

At closing - If clients would like to pay their invoice at closing, PSWW must be provided with the name of the title company and the point of contact information so we can forward the invoice to them to confirm receipt. If the contract is voided for any reason, or the home is taken off the market, the invoice must be paid immediately.

Cash or Check – If clients are meeting our technicians at the property, they are welcome to pay in cash or by check and we will send a paid receipt along with the report.

Credit Card/Debit Card – invoices can be paid online. A link can be sent to their email address which will direct them to a secure site. A 3.5% credit card processing fee does apply.

Once the inspection has been performed out it must be paid for. If the contract is voided for any reason, or the home is taken off the market, the invoice must be paid immediately. It is the responsibility of the ordering party to notify PSWW.

### **Ms. Utility (VA811) and Private Utilities’:**

All properties inspected by PSWW are marked by Ms. Utility. This is a precautionary measure to protect the property and our technicians. Nothing is needed by the property owner or agents, and no one needs to be present. There is no charge for this service. The Utility Location Technicians will not need access to the inside of the home. Private Utilities: PSWW is not responsible for private utilities lines not listed on the Miss Utility ticket. This includes, but is not limited to, water pipes serving an irrigation system, well, or fountain; propane lines servicing the home, garage, pool heaters, grills or fireplaces, and electrical wiring to include landscape lights, satellite wiring or communication lines of any kind that may be servicing a garage, outbuilding, chicken coops, or barns.

### **Trip Fee/Property Accessibility at distressed properties:**

If technicians arrive at the property and cannot perform the inspection due to vehicles, boats, RV’s, locked gates, lawn ornaments, fountains, pools, sheds or excessive amounts of debris or overgrowth of trees, shrubbery or landscaping that impedes access to the septic components, a trip fee of \$250.00 will be applied.

### **Cancellations:**

Inspections can be cancelled up to 8:00 a.m., the morning of the inspection. Please call, text or email our office. Texts can be sent to the office number, 540.695.4019 or email: info@patriotsepticandwater.com. If the cancellation is made after our technicians are enroute to the property, the trip fee of \$250.00 will apply.

Signature of authorized representative/party responsible for payment: \_\_\_\_\_

Printed name of authorized representative: \_\_\_\_\_

Date: \_\_\_\_\_

By signing above, all parties, including the buyer(s) and seller(s), acknowledge and agree that, pursuant to the ratified real estate contract, Patriot Septic & Water Works (PSWW) is authorized to access the property for the purpose of conducting the septic system inspection.