

Septic System Checklist & Information Sheet

Most counties in Colorado require a "Septic Use Permit" to be obtained from the county prior to Closing. It is best Sellers start this process before listing the home for sale to avoid the Closing to be delayed. Typically, those Use Permits are valid for 90 days.

Does the permitted capacity meet the Buyer's needs?

Don't have the septic pumped on a vacant property because then there is nothing to inspect. The company who does the inspection will have to fill up the tanks to be able to do the inspection...which doesn't make sense.

Where are the access covers? Make sure they are cleared/exposed before the ground freezes up.

Where is the leach field? This area has limited use because the septic waste will be slowly released into this area and absorbed.

The cost to have a septic system pumped is about \$500.

The septic system inspection is about \$300.

Remind Buyers that not everything can go down the drains. Only products which are safe for septic systems.

A Septic Alarm can be installed to notify the homeowner that the Septic Tanks are full.