

CHECKLIST: SEPTIC SYSTEMS EDUCATING BUYERS

Real estate professionals should educate their buyers about septic systems when representing buyers interested in purchasing properties with septic systems. The following checklist identifies some items real estate professionals should discuss with their buyers about septic systems. It is not an exhaustive list of all septic system-related matters that may relate to a potential real estate transaction, but is provided to assist real estate professionals in their rural residential practice.

WHEN REPRESENTING BUYERS	Done
Educate buyers about septic systems <ul style="list-style-type: none"> • Provide buyer with information regarding septic systems 	<input type="checkbox"/> <input type="checkbox"/>
Educate buyers about septic tanks	<input type="checkbox"/>
Educate buyers about disposal fields and/or treatment mounds <ul style="list-style-type: none"> • Can deteriorate • Limited lifespan (and costly to repair) • Requires proper soil and location 	<input type="checkbox"/>
Educate buyers about sewage lagoons <ul style="list-style-type: none"> • Smell • Size of property • Soil specific 	<input type="checkbox"/>
Educate buyers about open discharge systems <ul style="list-style-type: none"> • Only appropriate for remote rural areas • Prohibited if expected volume exceeds 3 cubic meters (660 gallons) per day 	<input type="checkbox"/>
Educate buyers about holding tanks <ul style="list-style-type: none"> • Some municipalities restrict the use of holding tanks • Ongoing cost of sewage removal • Less maintenance required than other septic systems 	<input type="checkbox"/>