

J. Peabody & Son Septic Inspections Septic System Inspection Report

Prepared for: Duncan Leach
Location: 1023 Pleasant St. Blue Hill ME
Date of Inspection: 10/8/26

Inspected by:

John Peabody, Maine State Certified Septic Inspector # 918

499 Broadway # 301
Bangor, ME 04401
207-745-7120

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Summary

J. Peabody & Son Septic Inspections completed an inspection of the subsurface wastewater disposal system serving the subject property. The inspection included a review of property owner, municipal and state records as appropriate and a visit to the property. The information contained in this document accurately describes the conditions observed relative to the specific items referenced in this report that existed on the inspection date. No warranty is made or implied that the conditions described herein are representative of past conditions; will continue beyond the inspection date; or that the subsurface wastewater disposal system will function in compliance with the Maine Subsurface Wastewater Disposal Rules. No inference can be made regarding the condition, status, or functionality of any system characteristic not specifically described in this report.

This summary should be referenced along with the field report attached.

Conclusion

The system is currently unacceptable for use, with the following notations:

1. The outlet baffle inside of the septic tank has deteriorated beyond its useful life. A new outlet baffle is recommended to be installed, and the outlet cover should be replaced at the same time.
2. The septic tank is recommended to be pumped out.

Other comments:

3. The leach field appears to be one perforated pipe into the side yard. This doesn't appear to be a leach field that is up to today's codes and standards. The current leach field is still functioning, and no effluent was observed at grade during the hydraulic load test.

J. Peabody & Son Septic Inspections**Septic Inspection Report**

Client:	Duncan Leach
Phone number:	207-266-7075
Email Address:	duncan.leach68@gmail.com
Address of Inspection:	1023 Pleasant st Blue Hill ME
Inspection Date/Time:	10/8/26 10:00 AM

Weather:	Overcast 55deg F
Travel Dist. (mi one way):	45
Est. Time to Site: (mins)	1:03
Year System Installed:	unknown
Number of Bedrooms:	2
Front faces:	north
Multiunit?	no
Extra kitchens or inlaw?	no
HHE 200 report available?	Not Available
Entry by?	seller
Attended by?	seller & realtor
Vacant or Occupied?	vacant
Referred by:	realtor
Inspected by:	John Peabody
General Comments	System is unacceptable for use.

Septic Report - Key

Key:	Rating	Definitions:
A	Acceptable	Item is acceptable and generally meets current building construction standards.
AOC	Area of Concern	This is an item that may need monitoring or further investigation. This may also be an item that met codes at time of construction, but does not meet today's codes and standards.
MI	Maintenance Issue	This is a typical maintenance item that should be anticipated for most any system this age.
SI	Safety Issue	There is a safety issue here and regardless of cost to repair, this should be resolved as soon as possible.
MD	Major Defect	There is a major defect here which carries a significant cost to repair.
NI	Not Inspected	Area not available for inspection, or is not present in this home.

Septic	Rating	Description	Comments
Septic Tank(s)			
plumbing/piping to tank		satisfactory	older, cast iron pipe has diminished inside dimensions due to rust and debris.
tank material & condition		concrete	satisfactory
location		west	
estimated size (gals)		satisfactory	1000 gal
inlet cover removed		no	
baffle		acceptable	viewed with pipe camera
outlet cover removed	MI	broken or damaged	
baffle	MI	poor condition; repairs recommended	
screen		none	
pumping recommended	MI	recommended	
pump up system		none	
Distribution Box	NI		
material & condition		none observed	
type			
location			
cover removed			
baffle			
Leach Field	AOC		
piping accessed?		yes	perforated pvc pipe system
location		in side yard	
consistent with design		design not available	
large enough for home?		unable to confirm	without a septic design
clogs or areas of leaks?		none observed	
condition of stone, etc.		not visible	
vegetation growth?		poor condition	bushes, brush, etc should be kept trimmed at leach field
hydraulic load test?		acceptable	ran approx. 150 gallons into tank/leach field; no leaks, breakouts, or problems observed.
other			
Well	A		
		satisfactory	
Other			
setback from water body		n/a	

Septic Pictures



Septic Tank Location



Inlet Cover and Baffle



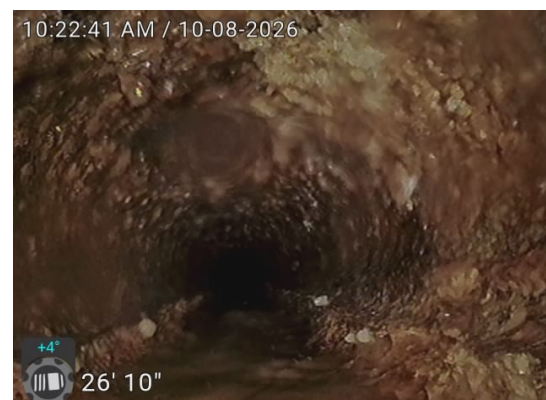
Outlet Cover and bad Baffle



Piping From House to Tank



pipe from house to tank



pipe from house to tank

Septic Pictures (2)**view of leach field area****pipe to leach field****perforated pipe****drop in pipe****perforated pipe**