

Septic System FAQs

For Home Buyers, Home Sellers, and Realtors®

In a real estate transaction, a poorly operating septic system can be a deal-killer. Conversely, a well-operating septic system can help make a sale, all *other* things being equal.

Consequently, Buyers and their Realtors® should ask the following questions when considering the purchase of a home. Sellers and their Realtors® should be prepared to answer these questions, before listing a house for sale.

Does this house have a septic system?

Where is it? What's it look like? Is it visible? Is it accessible for ease of servicing?

How does it work?

How old is it?

How do I find out whether it's in good repair or not?

Does this system need maintenance? Who should maintain it? How much does that cost?

If I live in a house with a septic system, do I have to do anything differently?

Do septic systems smell? Are they annoying?

What happens when a septic system has a problem and stops working?

What's this control panel for? What do I do if the alarm goes off?

If I need to repair my system, who do I call?

If I need to replace my system, what should I look for and how much does it cost?