

Thinking about buying a home that has a septic tank or treatment plant?

What you need to know if you're thinking about buying your new home if it has a private drainage system.

Why should you consider a Pre-Purchase Drainage Survey?

Moving home can stretch you financially, and it's even worse for first-time buyers who typically have less cash to play around with after moving in.

No one wants unexpected operational or maintenance problems, and that's why it's worth getting a pre-purchase drainage survey. It highlights operational problems before you buy, removing the surprise of costly repairs.

We often speak with new house buyers faced with extensive drainage repairs just months after moving home. Had they arranged for a pre-purchase drainage inspection beforehand, they'd have been able to discuss the findings with the seller. They could even have negotiated the cost of repairs off the sale price, if there wasn't time for the vendor to fix the problem.

Did you know that all discharges from a private system must comply with either the General Binding Rules or have an Environmental Permit?

The Environment Agency has strict rules on how a private system should be installed, maintained and operated. This means that the vendor must provide you with a drawing showing the location of the system, a breakdown of the required maintenance and copies of the annual de-sludges from a waste carrier company.

What is a Pre-Purchase Drainage Survey?

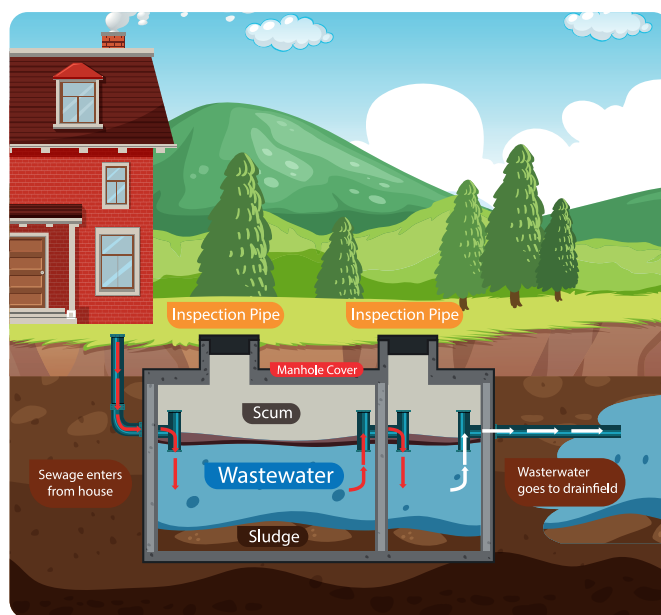
This survey is for a property which has a non-mains solution via a septic tank or treatment plant with discharge to ground, stream, deep soakaway, drainage mound or a cesspool where there is no discharge to ground.

If there are any defects such as a failed soakaway, or an undersized septic tank, then we will provide a fully costed solution for a new system that meet the Requirements of Building Regs Part H and the General Binding Rules.

A full report is created highlighting any problems giving you the information required to negotiate the cost of the repairs off the asking price.

Our service will include:

- Lift and record all manholes.
- Test on the soakaway (if there is one).
- CCTV of the upfront pipework from the property to the site and identify location of buried manholes.
- Organise and supervise the de-sludge of the septic tank and inspecting the tank using our GoPro camera.
- If there is a wastewater treatment plant, we will take a sample of the treated effluent to check operation. We do not undertake a de-sludge of the treatment plant as these have strict de-sludge frequencies.
- If there is a borehole that supplies drinking water, we will take a sample of the water from the kitchen tap and have this tested at an accredited lab for compliance with the Private Water Drinking Regulations 2016.
- Preparation of a report and issued quickly, using our new reporting software.



Our report will include:

- Identify fluvial / coastal and surface water flood risk issues.
- Identify whether the discharge is in a groundwater Source Protection Zone.
- The distance to nearest sewer.
- The distance to nearest borehole held on British Geological Survey.
- Compliance with the General Binding Rules or whether an Environmental Permit is required.
- We will state whether the drainage system is operational or needs replacing – fully costed remedial works.

Does a property surveyor check my drains or septic tank?

The short answer is they do not.

What happens if remedial works are required?

The vendor must ensure there is a legally compliant and operational drainage system serving the property. In our experience the vendor rarely wants to do any remedial works before they leave the property. There is usually a condition on the sale where the remedial works needs to be completed within six months of the completion date. The vendor's money for the repair works sits in a solicitors account and we would draw down from that.

What happens after you move into the property?

We offer gold, silver and bronze service packages where we organise and supervise the de-sludge and store the waste transfer notes, as well as washing down and inspecting the system. We will record the maintenance using our new forms on Reflow - providing evidence of maintenance by a reputable company when you come to sell the property.

What should I do next?

Call us to book in your survey today.

Premier Water Solutions 10 Ltd has more than 20 years of experience in the wastewater industry and have the skillset to assist from the very beginning at the planning stage right through to complete installations.

For further information on our services, please visit www.premierwatersolutions.co.uk