

Septic system Report

2305 Solomons Island Rd, Huntingtown, MD 20639

CLIENT Calvert Buyers Group LLC	INSPECTION DATE August 11, 2026	WEATHER Dry, 82°F — no rain in preceding
OCCUPANCY Vacant	INSPECTOR James W. Calloway	SERVICE AREA Huntingtown and surrounding

8
SERVICEABLE

3
MONITOR

0
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

The property is served by a conventional gravity septic system: a 1,000-gallon concrete tank (pumped and inspected during this visit), a concrete distribution box, and two trench laterals. The tank, baffles, and effluent filter were in serviceable condition; the D-box was level with equal distribution. A hydraulic load test of approximately 150 gallons was accepted without surfacing. The system was functional at the time of inspection. Pumping every 3–5 years and water-conservation practices are recommended.

SCOPE & COMPANY PROFILE

SYSTEM INFORMATION

System type & age

Conventional gravity system installed 1998 per Calvert County permit records; serves a 3-bedroom dwelling (450 gpd design flow).

SERVICEABLE

As-built / records review

County health department as-built on file matches located components; no repair permits on record.

SERVICEABLE

OBSERVATIONS & DIAGNOSTICS

TANK

Tank condition

Front yard, 12 ft from foundation

1,000-gallon two-compartment concrete tank; no cracks, spalling, or infiltration observed after pump-out.

SERVICEABLE



Tank lid & riser exposed

Inlet & outlet baffles

SERVICEABLE

Concrete inlet baffle intact; outlet baffle fitted with a functioning effluent filter (cleaned during service).

Sludge & scum levels

MONITOR

Pre-pump sludge measured 40% of liquid depth — at the threshold where pumping is indicated; tank was pumped during this visit.

Recommendation: Pump every 3–5 years depending on household use.

DISTRIBUTION

D-box condition & leveling

SERVICEABLE

10 ft downhill of tank

Concrete D-box is level; equal flow to both laterals confirmed by observation during dosing.

LEACH FIELD

Surfacing effluent

SERVICEABLE

Rear yard

No surfacing effluent, odors, or spongy soils observed over the trenches.

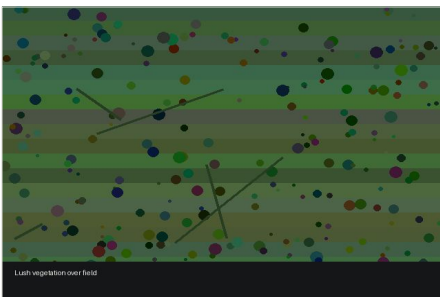
Vegetation & ponding

MONITOR

Trench 2

Vegetation is modestly lush over trench 2 than surrounding lawn, with no ponding — monitored condition only.

Recommendation: Re-check at the next service interval.



Vegetation over trench 2

Hydraulic load test

SERVICEABLE

Approximately 150 gallons introduced over 45 minutes; accepted without backup or surfacing.

CONCLUSIONS & RECOMMENDATIONS

CONCLUSIONS & RECOMMENDATIONS

Functional status at time of inspection

SERVICEABLE

The system was functional under the flow conditions applied on the date of inspection.

Pumping & maintenance

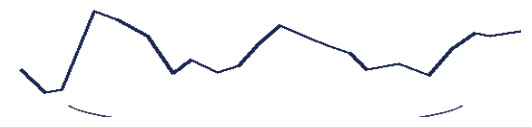
MONITOR

Maintain 3–5 year pumping, clean the effluent filter annually, and keep vehicles and structures off the field.

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report TFW-2026-0150 for 2305 Solomons Island Rd, Huntingtown, MD 20639.

INSPECTOR

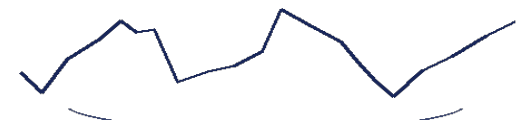


James W. Calloway

Calvert County-certified onsite wastewater evaluator

Signed 8/18/2026, 11:42:00 PM

CLIENT



Calvert Buyers Group LLC

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Onsite sewage disposal evaluations in Maryland are overseen by county health departments under MDE guidance. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

This evaluation reports the condition and apparent function of the system at the time of inspection under the flow conditions applied. It is not a certification, a warranty of future performance, or a determination of code compliance.