

City of De Soto  
Building Inspection Department

Procedure for: Residential Private Sewage Disposal System -  
Resale Inspections

- \* Complete Resale Inspection Application Form, there is a \$100 fee to cover the inspection costs. (form is available @ [www.desotoks.us](http://www.desotoks.us) or De Soto City Hall)
- \* A licensed sanitary disposal contractor is hired by the applicant to pump the tanks. (list is avail. on request)
- \* A scheduled time is coordinated with the sanitary disposal contractor, inspector, homeowners and real estate agents, etc. for the inspection.
- \* The septic tank/pump tank lids need to be uncovered prior to the inspection.
- \* Note: City Code requires that all tanks have an at-grade riser and lid with an approved locking device installed. The manhole cover/s must be installed before the final inspection report will be issued. (see example)
- \* On completion of the inspection a written report is issued to the applicant.
- \* Should any repairs be needed, they will have to be completed before the system can be approved. Permits could be required from a licensed installer for any repair work.
- \* Any inspection provided shall be performed as a courtesy only and shall not constitute nor be deemed a warranty, and neither the administering official or municipality shall be liable for any failures of the system or for claims arising out of the inspection.

What to expect in the Inspection Process

- \* The inspector will gather any system information available ahead of the scheduled inspection.
- \* The inspector may ask questions at the time of inspection of the current homeowner (if avail.) about the system, usage and history.

Page 2 cont.

- \* The septic tank is checked for structural integrity, inlet and outlet tees or baffles, tank size, one or two compartments, liquid level and anything else that might be pertinent.
- \* If there is a pump tank, it must be checked also. Pump, filters, floats and alarm must be in good working condition.
- \* The lateral field is located by the inspector and probed if needed. Any septic effluent surfacing or any other evidence of failure will be noted by the inspector.
- \* The inspector must have access to the house to verify whether the laundry wastes are drained into the septic system and that any sump pumps or foundation drains are not connected to the system.
- \* Roof and outside foundation drains and water runoff areas are located to verify that they are routed away from the tanks and septic dispersal field.
- \* The city official will have an information package available for the future homeowner on care and maintenance of the Private Sewage System and this is an opportune time, if available, to ask any questions, do's and don'ts or any other system education topics they may have.