

# Inspection Report

**Brianna Adams**

**Property Address:**

1116 Ocean BLVD  
Rye NH 03871



**Russell Inspection Services**

**Peter C Russell #57**

**PO Box 191**

**Alton Bay NH 03810**

**603-740-4062**

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<b>Date:</b> 3/5/2026	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 4930-
<b>Property:</b> 1116 Ocean BLVD Rye NH 03871	<b>Customer:</b> Brianna Adams	<b>Real Estate Professional:</b>

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### **Standards of Practice:**

New Hampshire

#### **In Attendance:**

Customer representative

#### **Type of Building:**

Duplex Residential

#### **Style of Home:**

Contemporary

#### **Approximate Age of Building:**

Over 50 Years

#### **Map and Lot Number:**

Map 194 Lot 81

#### **Bedrooms:**

Four

#### **Occupancy:**

Vacant

#### **Temperature:**

Below 32

#### **Weather:**

Cloudy

#### **Ground/Soil Surface Condition:**

Snow Covered, Frozen

#### **Rain in last 3 days:**

Yes, Snow

# 1. Septic System

## Styles & Materials

**Septic Tank:**  
1000 Gallons  
Concrete

**D-Box:**  
Video Scoped

**Appliances:**  
Clothes Washer  
Dish Washer

**Inlet Baffle:**  
Concrete

**Outlet Baffle:**  
Concrete

**Effluent Disposal Area:**  
Stone and Pipe

**Surface Condition:**  
Snow Covered

**Treatment Tank Cleaning/Pumping:**  
Recommended in 12 months

**Water Supply:**  
Public Water Supply

**Bedrooms:**  
Four

		IN	NI	NP	RR
<b>1.0</b>	<b>Septic Plans and Approvals</b>			•	
<b>1.1</b>	<b>Visible Inspection of Inside Tank</b>	•			
<b>1.2</b>	<b>Distribution Box (D-Box)</b>	•			
<b>1.3</b>	<b>Effluent Disposal Area (EDA)</b>	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**1.0** A search of public records revealed there are no plans readily available for this system, therefore, the age of the system is unknown. A request for a record search of the state archives may successfully produce a plan but could take several weeks to complete.

**1.1** The 1000 gallon concrete treatment tank is located approximately five feet from the brick walkway. There is a riser and cover for the inlet end of the tank within five feet of grade, however, the outlet end of the tank is three feet below grade.

A visual inspection of the treatment tank revealed normal liquid levels and both baffles are intact. The sludge/scum levels appear to be less than 2/3 of the tanks capacity, therefore, I recommend the tank be pumped in one year and subsequently every 3-5 years thereafter.



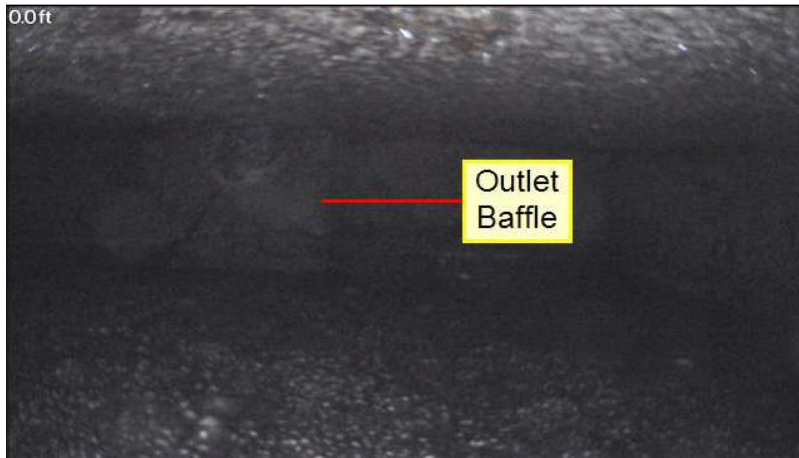
Tank location



Tank location



Tank access



Outlet baffle intact

**1.2** The D-Box (Distribution Box) was evaluated using a sewer camera. Normal liquid levels were observed with no apparent defects present.



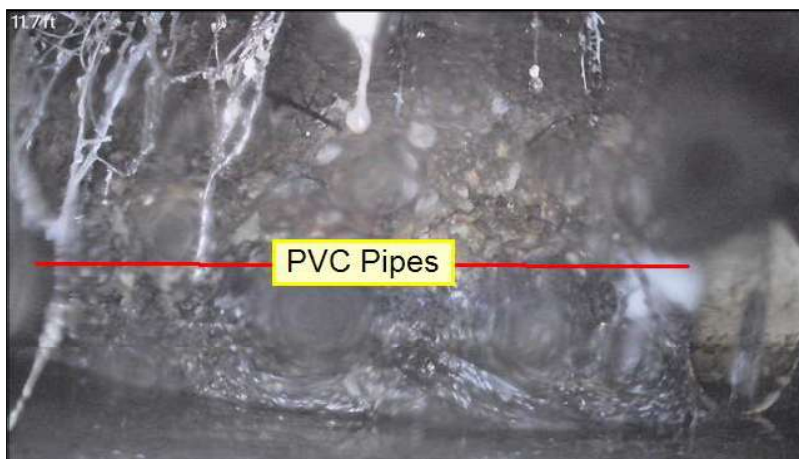
View of main sewer line



Sewer line intact



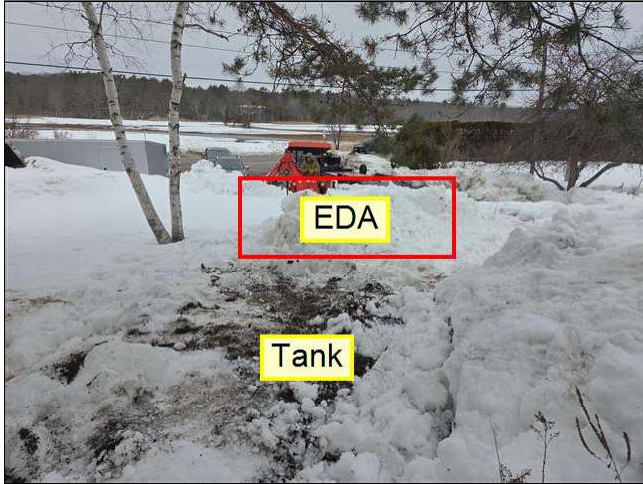
View inside D-Box



View of PVC Pipes/D-Box

**1.3** The effluent disposal area is located just beyond the treatment tank in the yard in front of the driveway. The EDA consists of two or three rows of PVC perforated pipe installed on a bed of crushed stone. One inspection hole was dug at the middle/end of the EDA where conditions were normal. No significant staining or standing effluent was observed. Overall I found the system to be in satisfactory condition.

Due to the age of the system and lack of state approvals a test pit was dug to determine if there is two feet of clearance from the bottom of the EDA and the seasonal high water table. This soil analysis was successfully completed by Jason Robidoux of Septic Designs of NH. Please see Septic Designs of NH report attached.



View of EDA



View of EDA/dry



View of inspection hole



Dry conditions observed



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This evaluation is useful in determining the general condition of the system and is not intended to predict how long the system will continue to function. The report is based upon observations and conditions that existed only at the time of the evaluation and must be construed as an opinion. Therefore, conclusions reached and system longevity cannot be guaranteed due to unforeseen conditions or information that was not provided or available at the time of inspection, such as, but not limited to, multiple septic systems on the property, whether active or abandoned. The inspection of the septic system is limited to readily visible accessible components. This evaluation is based primarily on a water flow test and conditions visually apparent at the grounds surface and through holes dug. Vacancy, limited use of the system, overgrowth of the EDA (effluent disposal area) frozen ground conditions, soil conditions, depth of system components and snow cover can severely restrict the ability to access system components. The information and conclusions in this report are the opinion of the inspector based on his current knowledge at the time of the inspection.

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## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Test Pit Letter](#)

END OF REPORT

**Peter Russell**

