



De Soto Building Inspections Private Wastewater Resale Inspection Procedure

Steps to get a Resale Inspection

1. A licensed sanitary disposal contractor is hired by the applicant to pump the tanks and a time and date are scheduled between the contractor, homeowner, and real estate agents associated with the sale of the property. **Date and time must be set minimum of 48 hours from time of application to the City of De Soto for resale inspection permit to allow for adequate research of the system and scheduling of the inspection.**
2. Complete Online Resale Inspection Application Form and pay the \$100 fee associated with resale inspections. (Form is available on Building Department page of www.desotoks.us or paper copies available at City Hall)
3. The septic tank and any pump tanks present need to have the lids uncovered prior to inspection if a riser and lid are not present at time of inspection.
 - *Note: The City of De Soto requires that all tanks have an at grad riser and lid with an approved locking device installed. The manhole cover(s) must be installed before the final inspection report will be issued.*
4. On completion of the inspection a written report is issued to the applicant and any other people necessary that are associated with the sale of the property. i.e. real estate agents.
5. 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.

Note: 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 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 available) about the system, usage and history.
- 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 all wastewater from the home is plumbed into the private wastewater system and that any sump pumps or foundations 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 lateral dispersal field.
- The city official will have an information package available for the future homeowner on care and maintenance of the Private Wastewater System and this is an opportune time, if available, to ask any questions. i.e. Do's and Don'ts or any other system education topics they may have questions about.

**Building Inspection Department
Cameron Maughmer
Building Inspector
913-210-9186
building@desotoks.us**