



# Rhode Island Septic Homebuyer Checklist

Buyer due diligence before offer, inspection, and closing

Homebuyers · Realtors · Home inspectors

## Before you make an offer

- Confirm whether the property uses septic, cesspool, sewer, or another onsite wastewater setup.
- Ask where the tank, lids, distribution box, and leach field are located.
- Ask when the system was last pumped, inspected, repaired, replaced, or permitted.
- Check whether additions, bedroom count, or accessory use match system records.

## Records to request

- Pumping receipts and maintenance logs.
- Inspection reports, dye tests, camera inspections, or system evaluations.
- Permits, as-built drawings, engineering plans, or DEM/local correspondence.
- Repair invoices for baffles, lids, risers, alarms, pumps, or replacement work.

## During inspection

- Confirm what the septic inspection includes and excludes.
- Ask whether tank access is available without digging.
- Request written notes for repair, replacement, or follow-up recommendations.
- Keep copies of all records with the purchase file.