



Open House Septic Red-Flag Checklist

Quick buyer checklist for showings

Homebuyers · Buyer agents · Realtors

Look and ask

- Is the property on septic or sewer?
- Are there odors near the yard, basement, or drains?
- Are there soggy spots or standing water?
- Are tank lids, risers, or access points visible?
- Are there additions or bedroom changes?

Use red flags correctly

- Request records and professional inspection.
- Ask for last pump date and known issues.
- Flag unknowns before the inspection contingency expires.
- Use a qualified septic professional for next steps.