



## **Septic Inspections for Real Estate: Fast Turnaround, DEH Certified**

### ***Why It Matters in Real Estate Transactions***

Septic system inspection and certifications are crucial real estate transaction requirements because they protect buyers, sellers, lenders, and the environment by ensuring that onsite wastewater systems are functioning properly and comply with San Diego County Department of Environmental Health.

#### **1. Protects Buyer Investment and Seller Liability**

A septic system is a major component of a property's infrastructure. Undetected failures can result in heavily costly repairs ranging from several thousand to tens of thousands of dollars. A professional inspection provides buyers with a clear understanding of the system's location and condition before closing, reducing the risk of unexpected expenses. Sellers will be protecting themselves from potential future damages due to undiscovered or undisclosed tank or system failure.

#### **2. Ensures Regulatory Compliance**

San Diego County has strict environmental and public health requirements governing onsite wastewater treatment systems (OWTS). Certification confirms that the system meets current county standards or identifies necessary upgrades. This is especially important in areas with sensitive groundwater or environmental concerns.

#### **3. Facilitates Smooth Transactions**

Many lenders and escrow companies require septic system certification as a condition of financing or closing. Having a completed inspection and certification upfront helps prevent delays, renegotiations, or failed transactions due to last-minute discoveries.

#### **4. Supports Property Value and Marketability**

A certified, properly functioning septic system enhances property value and buyer confidence. Sellers who proactively provide inspection documentation demonstrate transparency and reduce buyer hesitation, often resulting in smoother negotiations.

#### **6. Clarifies Maintenance Needs**

Inspections often include recommendations for maintenance, pumping, repairs, or system upgrades. This information is valuable for both buyers and sellers in understanding ongoing maintenance responsibilities and costs associated with the septic system.