



SALES, SERVICE and DESIGN

9608B Fountain School Rd. Union Bridge, MD 21791

Ph: 301-829-9047, batonsitemd@gmail.com

Re: 8022 McKenstry Dr
Laurel, MD 20723

On December 1, 2022 BAT Onsite, LLC was called by Darrell Kelly from HGHI Contractor Corporation to locate and evaluate the Onsite Wastewater System that serves the above referenced property. The following is the information we discovered:

- The Onsite Wastewater System is located in the back yard
- The septic tank is about 1' out from the edge of the deck, approximately midway in relationship to the length of the back of the house. Based on dimensions taken and my experience with local precasters, the tank is a mid-seam 1,200 gal concrete tank.
- The liquid level in the tank was approximately 5" above the normal operating level.
- There is an above ground pool placed 2' from septic tank and about 3' from beginning of drainfield trench.
- There was a 4" SCH 40 "T" outlet baffle installed in the tank with approximately 12' of Sch 40 pipe feeding one drain field trench.
- The drain field trench was hydraulically overloaded, the perforated pipe had been installed with the drain holes turned up, and there was no sign of a paper barrier or any other soil to stone barrier covering the stone.
- Attached to this report is a drawing reflecting what we found at this property.

Conclusion (Some of the following criteria is a general consensus throughout the State of Maryland. Specifics can vary from County to County):

- The septic tank is too close to a permanent structure on the house. A septic tank is required to be at least 10' from the outside wall of a house, or any porch or deck.
- The above ground pool is located too close to the Onsite Wastewater System. Any pool is required to have a 20' separation distance from any part of the Onsite Wastewater System (unless the County administers a variance).
- The drainage trench is currently overloaded. This generally means that the system has failed and needs to be replaced. There can be other causes for this condition, for example:
 - leaky fixtures (toilettes, faucets, etc.)
 - water treatment systems
 - heavy domestic uses (laundry, bathing, etc.).

It is the opinion, by this inspector, that the trenches are failed due to age and need to be replaced.



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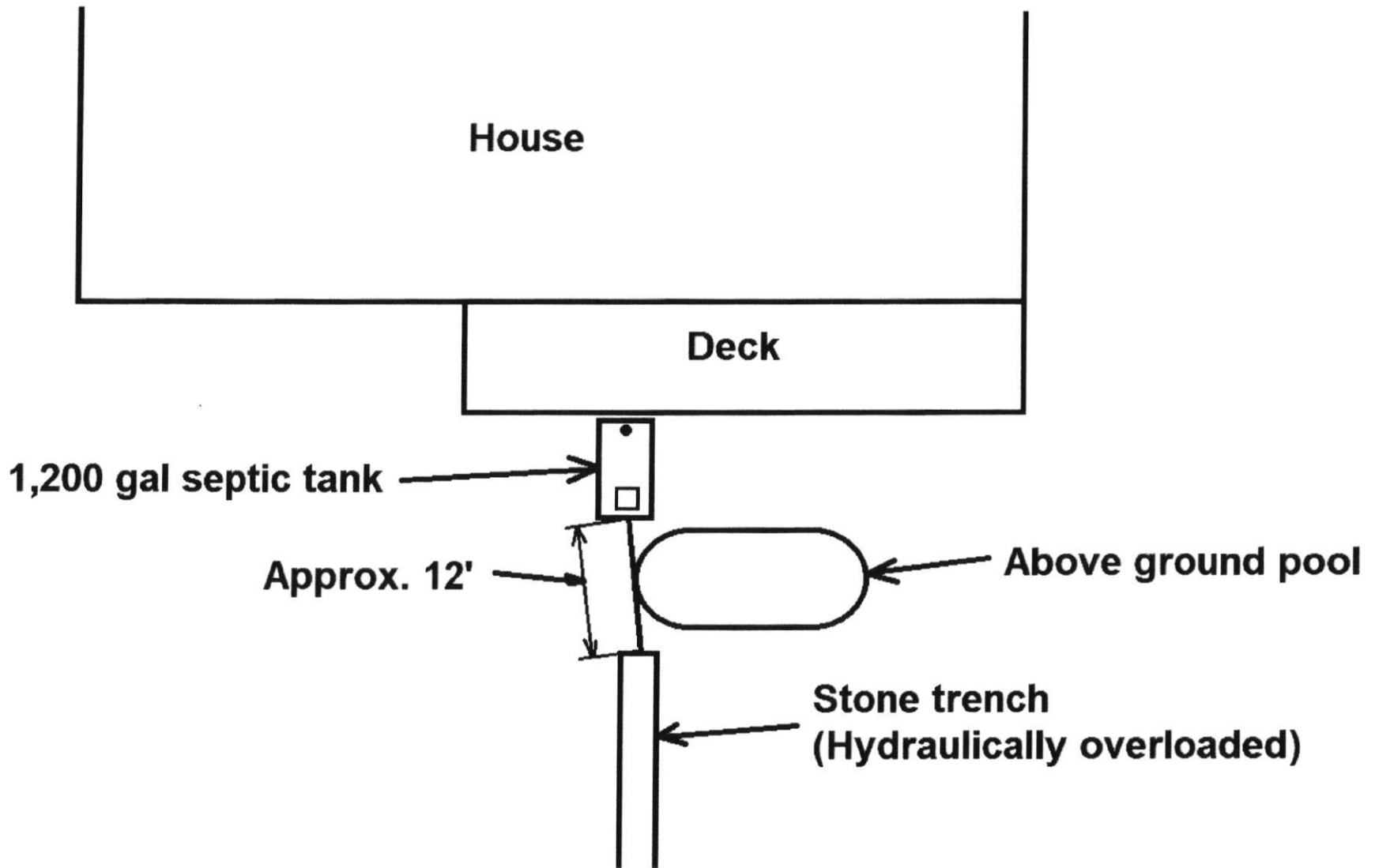
The next steps:

To repair/replace the existing system someone (BAT Onsite, LLC or others) will have to obtain a Septic Repair Permit from Howard County. Howard County is the authority to direct corrective measures to be taken. After the permit is administered, typically, we would schedule a "Perc" test and soil evaluation with Howard County. Howard County would then give us the design criteria to design the system repair. BAT Onsite would then prepare a design drawing and submit this drawing to Howard County Health Department. After the design is approved by the Howard County Health Department, BAT Onsite can then give the customer a firm price for the repair of the Onsite Wastewater System.

I had to reach out to Howard County Health Department due to them recently being mandated to make changes to their permit/perc test/installation protocols. In my inquiry to Howard County, I was informed that your property is adjacent to public sewer. I am informing you of this to prepare you for the discussion about this option that may be available to you. Every subdivision has different requirements and/or mandates when it comes to this option. You will have to discuss/negotiate this option with Howard County.

If you have any questions please feel free to give us a call.

Thank you for your business!
Eddie Harrison, owner
BAT Onsite, LLC



8022 McKenstry Dr.
Septic Layout

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