

SEPTIC, WELLS & RURAL SYSTEMS



Rural properties can work a little differently. The key is knowing what systems serve the home - and what questions to ask.



START WITH THE BASICS

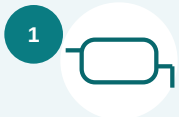
Not every rural home is connected to municipal sewer, water, natural gas, high-speed internet or public road maintenance. That is not automatically a problem - but buyers should understand the systems before they own them.

- ✓ Identify which systems serve the exact property
- ✓ Ask for records, service history and known issues
- ✓ Use qualified inspectors or specialists when appropriate
- ✓ Understand maintenance responsibilities after closing



SEPTIC SYSTEMS

Know where it is, how it works and what condition it is in.



1 LOCATE THE SYSTEM

Know where the tank and drainfield are located before you buy. Access and future use of the yard may depend on it.



2 ASK FOR HISTORY

Look for pumping, maintenance, repair or installation records if available.



3 GET IT EVALUATED

A septic inspection can help identify visible or functional concerns before closing.



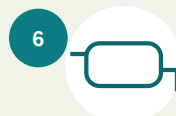
4 WATCH FOR WARNING SIGNS

Slow drains, sewage odors, wet areas or unusually lush growth near the system deserve attention.



5 PROTECT THE DRAINFIELD

Heavy vehicles, structures and major landscaping changes can affect the area where the system disperses wastewater.



6 PLAN FOR MAINTENANCE

Septic systems require ongoing care. Ask the inspector or service professional what maintenance is appropriate for that system.



PRIVATE WELLS: KNOW YOUR WATER



When a property uses a private well, the homeowner is responsible for understanding the water source and the equipment that delivers it.

WHAT TO CHECK BEFORE CLOSING

Water quality and the well system both matter.

1



IDENTIFY THE WELL

Find the well head and ask about the well depth, age and available records.

2



TEST THE WATER

Consider water-quality testing through an appropriate qualified laboratory or professional.

3



CHECK THE EQUIPMENT

Ask about the pump, pressure tank, treatment equipment and signs of leaks or low pressure.

4



UNDERSTAND TREATMENT

Some properties use filters, softeners or other treatment systems. Ask what they do and how they are maintained.



QUESTIONS WORTH ASKING

- Has the water been tested recently?
- Has the well ever run low or required repair?
- Is there water-treatment equipment, and who maintains it?
- Where are the well components located, and is access clear?

Do not assume clear-looking water tells you everything you need to know.



OTHER RURAL SYSTEMS TO UNDERSTAND



The house may be perfect - but everyday life also depends on utilities, access, communication and backup plans.

LOOK BEYOND THE HOUSE

These details can affect daily life more than buyers expect.

1



PROPANE / HEATING

If the home uses propane or another fuel source, ask who owns the tank, how fuel is delivered and what equipment serves the home.

2



INTERNET & CELL SERVICE

Verify service at the exact address. Rural availability can differ from one road - or even one property - to the next.

3



PRIVATE ROADS & DRIVEWAYS

Ask who maintains the road, whether access is shared, and what winter, gravel or drainage maintenance may be your responsibility.

4



BACKUP POWER

A generator or other backup plan can be valuable when a rural property depends on electric well pumps, heat, refrigeration or animal systems.

5



DRAINAGE & WATER FLOW

Walk the land. Look at low areas, culverts, ditches, creek crossings, driveway drainage and where stormwater goes.

6



TRASH & SERVICES

Some rural addresses use private trash service, drop-off sites, delivered fuel or other services that work differently than city utilities.

RURAL DOESN'T MEAN DIFFICULT - IT MEANS KNOWING YOUR SYSTEMS



Many people love rural living because of the privacy, land and space it offers. The goal is simply to understand how the property works so the lifestyle you are buying matches the lifestyle you expect.



RURAL PROPERTY BUYER CHECKLIST



Before you fall in love with the view, make sure you understand the systems that keep the property running.

QUESTIONS TO ASK BEFORE YOU BUY

A little homework now can prevent a lot of guessing later.

1



SEPTIC

Where are the tank and drainfield? Are records available? Has the system been evaluated?

2



WELL

Where is the well? What equipment serves it? Has the water been tested?

3



HEAT & FUEL

What heats the home? Is there propane, fuel oil, electric heat or another system? Who owns the tank if there is one?

4



INTERNET

Which providers serve this exact address? What type of service and realistic speeds are available?

5



ROAD ACCESS

Who maintains the road and driveway? Is access shared? Can moving trucks, trailers or emergency vehicles reach the home easily?

6



POWER & BACKUP

What happens if the electricity goes out? Does the property rely on electric pumps, gates, animal systems or other critical equipment?



OUR GOAL: KNOW HOW THE PROPERTY WORKS BEFORE IT BECOMES YOURS

Rural systems are not a reason to avoid a property. They are simply part of the due diligence that helps you buy with confidence.

