CleanFlow Septic
CLEARER INFORMATION. SMARTER DECISIONS.

FICTIONAL SAMPLES

Ontario BCIN Registered - On-Site Sewage Systems

SAMPLE A / NO SEPTIC RECORDS PROVIDED

# Septic Property Risk Screen

An information gap to resolve - not a finding that the system has failed.

**AMBER**

DATA CONFIDENCE

**LOW-MEDIUM**

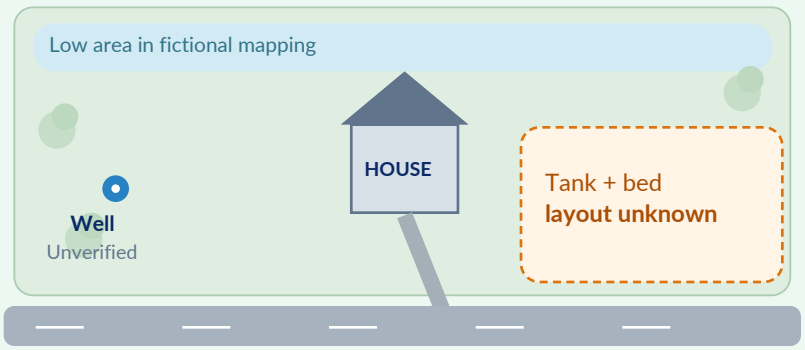
Evidence quality, not system health.

Missing approval and history leave important questions open. No failure is established.

| HOME | SERVICES | RECORDS | SITE VISIT |
|---|---|---|---|
| 4 bedrooms | Well + septic | None supplied | Not performed |

## PROPERTY CONTEXT - ILLUSTRATION

Not a map, survey or measured layout




## AVAILABLE IN THIS EXAMPLE

- **S1 Listing**
  4 bedrooms; well + septic
- **S2 Mapping context**
  Low-lying area at rear

### STILL UNVERIFIED

Permit, layout, service history and current physical condition.

## WHAT COULD CHANGE YOUR PURCHASE DECISION

### Approved use unknown

Four bedrooms are listed, but there is no supplied approval to compare. [S1]

### History unsupported

Age, servicing and repairs are unverified. Missing records do not mean no permit exists.

### Site context unresolved

The low area does not establish groundwater level, setbacks or bed performance. [S2]

**Your next move: request records and arrange inspection access in parallel.**

Ask the seller for the system history. Identify the local records authority; do not wait for paperwork to reserve an inspection.

All source inputs and diagrams are fictional. No property search or site inspection was performed. Not a condition, capacity, compliance or future-performance guarantee. Buyer action plan: pages 3-4.

SAMPLE B / RECORDS REVEAL A SPECIFIC QUESTION

# Septic Property Risk Screen

More documents can reveal a problem to investigate - not simply produce a better rating.

**AMBER**

DATA CONFIDENCE

## HIGH - DOCUMENTS

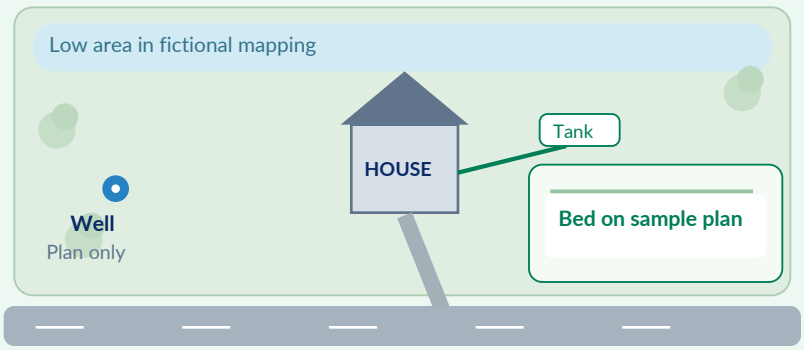
Evidence quality, not system health.

A 3-bedroom approval and a 4-bedroom listing differ. The reason still needs verification.

| LISTING | 2009 PERMIT | 2024 RECEIPT | SITE VISIT |
|---|---|---|---|
| 4 bedrooms | 3 bedrooms | Pumping only | Not performed |

### PROPERTY CONTEXT - ILLUSTRATION

Not a map, survey or measured layout




### AVAILABLE IN THIS EXAMPLE

- **S1 Listing**
  4 bedrooms; well + septic
- **S2 2009 permit / plan**
  3-bedroom design + layout
- **S3 2024 pump receipt**
  Pumping documented

### STILL UNVERIFIED

Later approvals; alterations; current physical condition.

### WHAT COULD CHANGE YOUR PURCHASE DECISION

**3 bedrooms vs. 4**

Check the listing and later approvals. This comparison alone does not prove undersizing. [S1-S2]

**Pumping is not inspection**

The receipt documents pumping in 2024, not today's tank or bed condition. [S3]

**Plan is not the current site**

Verify later changes and actual layout. A drawing does not prove present performance. [S2]

**Your next move: resolve the bedroom / approval discrepancy.**

Ask for later approvals or a corrected explanation. A designer / local authority addresses approved use; site inspection addresses current condition. [5]

S1-S3 are invented documents; the layout is illustrative, not field-verified. No defect or required upgrade is established. A desk screen alone is not a basis to waive a septic condition. General sources: page 4.

BUYER ACTION PLAN PREVIEW / ONE WORKED EXAMPLE

# From a finding to your next move

See how the issue in Sample B becomes a focused question in a purchase.

## THE EVIDENCE / TWO DOCUMENTS, ONE DISCREPANCY

**CURRENT LISTING**

**4** bedrooms

Bedrooms advertised in the listing

**SUPPLIED 2009 APPROVAL**

**3** bedrooms

Bedrooms shown in the supplied approval

### A discrepancy to resolve - not proof of failure.

The supplied documents do not explain the difference. This comparison alone does not establish undersizing, a required upgrade or a repair cost.

## ONE EXAMPLE QUESTION TO SEND TO THE SELLER / AGENT

? "The listing shows four bedrooms, but the supplied 2009 approval shows three. Is there a later septic approval, or does the listing need clarification? Please send the supporting documents."

## TWO DIFFERENT QUESTIONS NEED TWO DIFFERENT REVIEWS

### What use was approved?

A designer / local authority can address approval and capacity questions. The missing history still needs checking. [5]

### What condition is it in today?

An on-site septic inspection addresses accessible components and current observations. Ask what could not be verified.

### Your property may need different questions.

Your paid report connects the available evidence to your property-specific next steps. The buyer checklist supports that review; it does not replace it.

Worked example based only on fictional Sample B. Discuss contract wording, deadlines and any negotiation with your agent / lawyer. The screen does not change your purchase agreement. [1,2]

YOUR PROPERTY / WHAT THE $75 REVIEW ADDS

# Now make it about your property

These examples show the approach. Your address determines the findings.

THIS PUBLIC SAMPLE

## Fictional evidence. A worked example.

Shows how a finding becomes a question. It has not assessed your property.

YOUR $75 RISK SCREEN

## Your property. Its available information.

Research, findings and follow-up questions tied to the address you submit.

WHAT YOU RECEIVE / THE VALUE IS IN APPLYING THE REVIEW

### 01 Evidence you can trace

The sources checked, what they support and which information remains unavailable.

### 02 Issues worth resolving

Potential risks and inconsistencies, with missing information kept separate from defect claims.

### 03 Questions for the right people

Focused seller and inspector questions, plus matters for a designer or the local authority.

### 04 A buyer action plan

Prioritized next steps based on your findings, plus a buyer checklist for transaction discussions.

**Scope:** Available-information desk review, not an inspection or compliance clearance. Formal authority records requests, site visits, pumping, design, legal advice and repair quotes are separate. Available records and findings vary by property.

## Get a Risk Screen for your property

Return to the page you opened this sample from to enter the address.

**$75**
FIXED PRICE

GENERAL GUIDANCE / SELECT A SOURCE TO READ MORE

[1] RECO | Buyer's checklist
[2] Ontario | Homebuying & inspections
[5] RVCA | Septic approvals / renovation review
RVCA is a regional example; confirm the local authority.

General sources are not evidence for fictional properties. No site search or inspection was performed for these samples. A desk screen is not a guarantee of condition, capacity, compliance or future performance.