



Bureau of Environmental Health
 8930 Stanford Boulevard, Columbia, MD 21045
 Main: 410-313-2640 | Fax: 410-313-2648
 TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
 Facebook: www.facebook.com/hocohealth

Maura . Rossman, M.D., Health Officer

RECEIPT DATE: 12/30/2025 **ONSITE SEWAGE DISPOSAL SYSTEM** P 5-90306

PERMIT

INSTALLATION APPROVAL DATE: 1/22/2026 ^{SP} A _____

SEWER HOUSE CONNECTION

PROPERTY ADDRESS: 3447 Huntsman Run, Ellicott City, MD 21042

SUBDIVISION: _____ LOT: 11 TAX ID: 03-302970

CONTRACTOR: South Carroll Backhoe EMAIL: sbackhoe@comcast.net

CONTRACTOR ADDRESS: 4410 Salem Bottom Road, Westminster, MD 21157 PHONE: 410-795-5670

PROPERTY OWNER: Maria Beigel EMAIL: _____

OWNER ADDRESS: 3447 Huntsman Run, Ellicott City, MD 21042 PHONE: _____

NUMBER OF BEDROOMS: 4 CONNECTED TO PUBLIC WATER: YES NO

LOCATION:	INSTALL 4" SEWER LINE PER APPROVED SITE PLAN.
NOTES:	

ISSUED BY: S. Page ISSUE DATE: 1/21/2026 EXPIRATION DATE: 1/21/2027

- NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM.

NOT TO SCALE

Existing Drywell



ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH _____ INLET _____ BOTTOM _____

NUMBER OF TRENCHES _____

TOTAL LENGTH _____

ABSORPTION AREA _____

DISTRIBUTION BOX LEVEL _____

DISTRIBUTION BOX BAFFLE _____

DISTRIBUTION BOX PORT _____

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL N/A

MANUFACTURER N/A

CAPACITY Ex 1250 GAL

SEAM LOC N/A

TANK LID DEPTH 3'

BAFFLES New 6" Front & Ex back manhole

BAFFLE FILTER N/A

MANHOLE LOC Ex Back

6" PORT LOC Front

WATERTIGHT TEST N/A

SLOTTED N/A

DATE ON LID N/A

PUMP/SEPTIC TANK LEVEL

MANUFACTURER _____

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

SLOTTED _____

DATE ON LID _____

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: MZK

SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: (YES) NO

PRE-CONSTRUCTION NOTES:

1/21/2026 - Design Plan Approved. (SP)

CONTROL PANEL DATA

CONTROL PANEL HEIGHT _____

(MIN 30")

INSPECTION DATE _____

INSPECTION: PASS/FAIL (CIRCLE ONE)

INSTALLATION NOTES:

1/22/2026 - Installer onsite for inspection. Long drop installed @ front line, 22". Full HD installed near foundation. SCHED 40 PVC used. 6" Front baffle installed @ front of tank. 6" Port installed at the front of tank. OK to backfill. (SP)

FINAL INSPECTOR S. Page

DATE OF APPROVAL 1/22/2026

House Sewer replacement

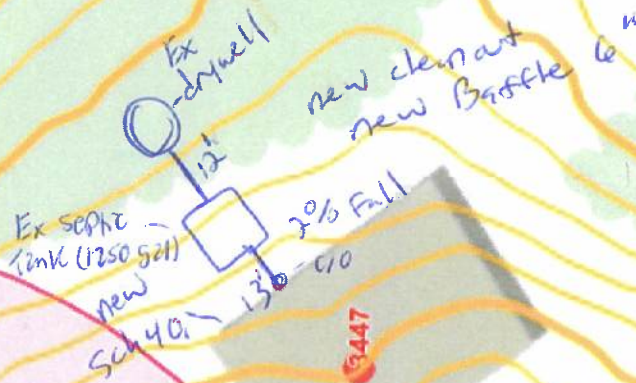
3447 Huntsman Run

South Carroll Backhoe

Marla Beigel - Homeowner

South Carroll Backhoe - Designer

13108



3447

Approved Septic System Plan
Howard County Health Department


Signature

11/21/2026
Date

O-well
40-73-172

HUNTSMAN RUN

HUNTSMAN RUN

HUNTSMAN RUN

HOME LAND

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p: 443-995-5385 | info@homelandhealthyhomes.com | www.homelandhealthyhomes.com

Date: December 18, 2025 Name of Evaluator: David Vincent Time: 8:00 AM Property Address: 3447 Huntsmans Run Ellicott City, MD 21042 Recent Weather Conditions: Snow	Ordered By: Zugell Jamison Buyers: Leanna Biegel Homeowner Interview: The homeowner interview was requested and was received prior to the inspection.	Occupied: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Length of Time Vacant: 11/15/2025 # of People Living in Home: N/A # of People moving in: 2 Property Age: 1977 System Age: Unknown Last Date of Cleaning: 6/5/2023 Recomm'd Pumping Freq: 3-4 Years
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Liquid level in tank is: <input type="checkbox"/> Above Normal <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal	Bottom Solids Depth: 16 Inches
Depth of tank: 35 & 28 Inches	Type of Tank Access: 6" Cleanout & Riser
Maintenance appears: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	# of Bedrooms: 4
Effluent Filter present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Previous high liquid level: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to well: ~100 Feet	

Records Search: Howard County does not appear to have septic records on file for this property.

Were there any impermeable surfaces above the septic system (i.e. driveway)? Yes No

Type of Tank	Tank Composition and Size	Type of Absorption System
<input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Leaching Field <input type="checkbox"/> Raised Mound
<input type="checkbox"/> Aeration System		<input checked="" type="checkbox"/> Drywell (Number of: 1) <input type="checkbox"/> Cesspool
<input type="checkbox"/> Other:	Tank Size: ~1,000 gallons	<input type="checkbox"/> Unknown:

System Component	Condition	Comments
Septic Tank	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	The septic tank is composed of concrete and has a capacity of approximately 1,000 gallons. Access to the tank consists of a 6" terracotta cleanout 10" below grade over the front end of the tank and a riser to grade over the back end of the tank; the tank is 35" below grade on the front end and 28" below grade on the back end. There is a deck installed above the tank; this may shorten the life expectancy of the system and could make repairs more difficult. The back baffle is in place and is composed of terracotta. There are currently 16" of solids in the tank, indicating the tank should be cleaned again in within a year. There is minor root intrusion in the tank; the condition should be monitored as remediated as necessary. There is visible root intrusion within the cast iron front line. The line will need to be remediated by a licensed contractor, which may include excavation or replacement. Please see camera inspection report for additional information.
Absorption System	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	The absorption system is acceptable, with concern. One drywell with a drainfield extending from it was located during the inspection. The drywell has access at grade consisting of a 6" terracotta cleanout. The drywell was found to have approximately 6' of total liquid depth with approximately 1' of liquid depth remaining. The drainfield was probed and found to be dry to a depth of at least 10" from the top of the stone. Approximately 300 gallons of water were introduced into the system with no sign of a back-up. Due to the age of the system and the house being vacant at the time of the inspection, buyers should budget for future repairs and replacement. Please see camera inspection report for additional information.

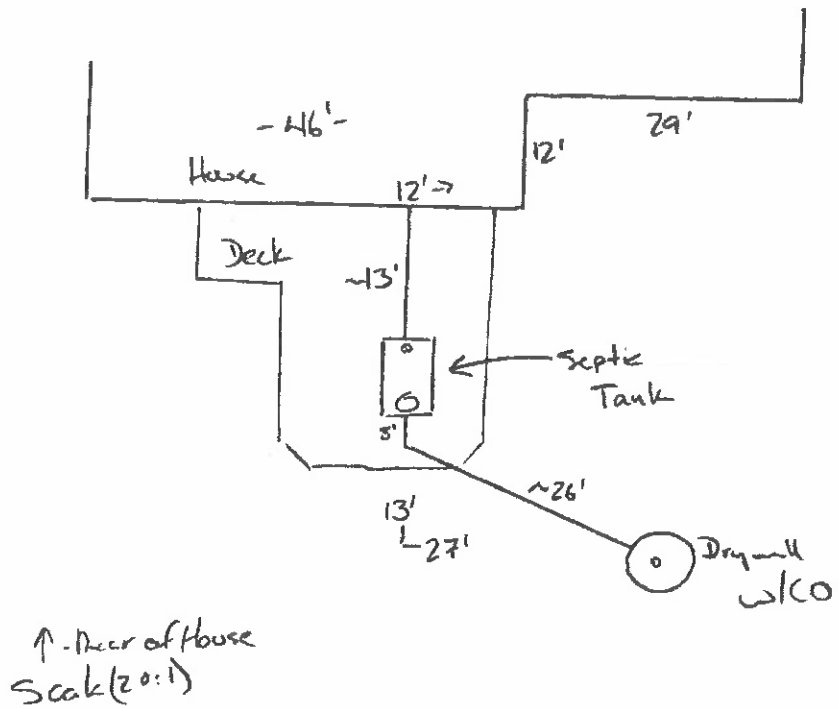
11/21/2026 - confirmed w/ David Vincent via phone conversation that tank does not need to be replaced, only front line leaking into septic tank. (SP)

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Sketch of 3447 Huntsmans Run Ellicott City, MD 21042



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Location
3447 Huntsmans Run
Ellicott City MD 21042

Inspector
David Vincent
Environmental Inspector



Thursday, December 18, 2025

The camera was introduced into the front line via the cleanout over the front end of the tank and was progressed to the house. The front line is composed of cast iron. There is visible root intrusion in the line; the line will need to be remediated, which may include replacement. The camera was introduced into the back line via the riser over the back end of the tank and was progressed to the drywell. The back line is composed of PVC. The drainfield line was unable to be scoped.

Camera inspection was performed for the purpose of property transfer.

This is a subjective and visual inspection only, based upon many unknown and unseen factors. This report does not WARRANT nor Guarantee continued functional septic system operations. Payment and/or use of this evaluation signify understanding and acceptance of the above clauses. Please see septic evaluation report for more information.

Descriptions & Terms

Cast iron pipe- typically last 40-50 years. Is prone to pitting. Pitting is corrosion of metal that can cause holes and or deterioration to develop over time. Heavy pitting can cause clogging points.

PVC pipe- May be installed if property is newer than 1982 and can last over 100 years. PVC is impervious to root penetration however, a crack or a joint that is not properly sealed can allow root intrusion. Generally white or green in color.

Root Intrusion- Roots infiltrate a sewer line in different ways depending on the composition of the pipe. Roots should not be present in a sewer line as they can cause clogs and or blockages. Herbaceous roots, from some shrubs and grasses, appear to be "nest like" and can fluctuate in size depending on season. Woody Roots are thick roots from trees and shrubs. These roots do not fluctuate depending on season. Roots are attached to waste water as it is full of nitrogen and other nutrients. When roots are removed from a sewer line it is possible to find additional defects with the pipe that may cause additional remediation requirements.

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Sketch of System

Please See Sketch Document

DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptances of the above clauses, as well as any noted faults with the system.

Representative's Signature:



Date: 12/18/2025

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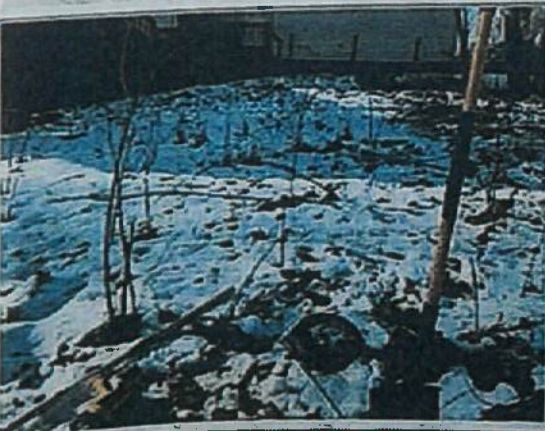
Picture 1:

This picture shows the location of the septic tank riser, as well as the deck above the system.



Picture 2:

This picture shows the terracotta back baffle.



Picture 3:

This picture shows the location of the drywell.



12/18/2025 10:48:40 AM

0"

Start of the front line.



12/18/2025 10:49:01 AM

7' 7"

There is an upward bend.



12/18/2025 10:49:36 AM

13' 6"

Visible root intrusion in the line.



12/18/2025 10:51:09 AM

21' 7"

The cleanout in the basement was reached.



12/18/2025 10:51:45 AM

14' 2"

Build-up visible in the line.

10:55:32 AM / 12-18-2025



12/18/2025 10:55:33 AM

Start of the back line.

0"

10:55:42 AM / 12-18-2025



12/18/2025 10:55:42 AM

There is a left turn.

2' 0"

10:56:41 AM / 12-18-2025



12/18/2025 10:56:41 AM

The drywell was reached.

31' 9"

10:56:54 AM / 12-18-2025



12/18/2025 10:56:54 AM

31' 9"

10:57:05 AM / 12-18-2025



12/18/2025 10:57:06 AM

The drywell was measured to have approximately one foot of liquid depth remaining.

32' 10"

[32' 10"]