



INSPECTION REPORT

Date & Time: **November 08 2019** Inspection address: **88 Kelly road**

Client name: **Walt Bush/Eve Johnson** Client address:

Client phone: **250-613-0260** Client email:

Buyers Realtor: Sellers Realtor:

Phone : Phone:

Tank:

| | | | | | |
|-----------------------|-------------|-------------------------|----------------|--------------------------|---------------|
| Tank Volume(Gallons): | 750 | Tank Material: | Plastic | # of Compartments: | 1 |
| Risers: | No | Lid Type: | Plastic | Shape of Lid: | Round |
| Depth to Access: | 4" | Filter: | Yes | Clean out: | No |
| Compartment crust: | None | Compartment sludge | 1" | Colour / Consistency: | Dk Brn |
| Is it water tight: | Yes | Run back from field: | No | Flow condition at Inlet: | Good |
| | | Inlet Baffle condition: | Good | Outlet Baffle condition: | Good |

Overall Condition: **Good No issues found,**

DISTRIBUTION BOX: **Unable to locate**

D-box material: # of Septic Runs: **Speed levelers:**

Size of runs(pipes) Visual wet area: **Slope:**

Trees in Proximity: Sludge in D-Box: **All runs equal:**

Passes Flood Test: **Yes**

Overall Condition: **Good no issues past or currently**

Technician recommended upgrades and comments: **Clean filter every 6 to 12 months**

A Septic Inspection versus a Warranty

A septic inspection is just what the name indicates, an inspection of a septic system... usually for a home being purchased. The purpose of the inspection is to determine the condition of the various aspects of a septic system. While an inspection performed by a certified septic company will determine the condition of the major components of a septic system, no inspection will pick up every minute latent defect. The company's ability to find all defects is limited by access to various parts of the system, lack of information about the property or the system and terrain features such as retaining walls, decks and/or buildings. As such our Technicians do their best to determine the condition of the system and to report every detail pertaining to the condition of the septic system. The inspection that is issued is an opinion as to the condition of the septic system. This opinion is arrived at by the best technical methods available to the septic industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the system are in sound condition and will remain in sound condition for a specific period of time. The service that we have provided you is an inspection. We make no warranty of the septic system. If you desire warranty coverage, please see your insurer for details about any warranty plan to which their firm may have access.

Septic Filter Cleaning and cleaning schedule

Typically most new septic systems have a septic effluent filter, but not all existing septic systems have a septic filter. In most cases one can be installed on a pre-existing septic system. Installing a septic effluent filter on a waste-water disposal system can be a comparatively inexpensive, cost-effective step to **add extra protection for the drain field** and extends the probable life of the drain field. Septic filters are placed either in the septic tank at the outlet tee or in some cases in a separate chamber outside of and close to the septic tank. If the cover for the septic filter is not easily accessible, excavate to expose it and install any necessary surrounding riser and ground-level cover. In other words, make the task as easy as possible so that the septic filter inspection and cleaning process is painless and will be done on time. These steps will more than pay for themselves in keeping the septic system working and maximizing the life of the drain field.

Septic filter maintenance is essential to keep the septic system working properly. Failure to clean the filter can lead to slow drainage, clogged drains, and backups at the septic tank or house. However, as the filter clogs it can cause a sluggish release of effluent into the drain field and it can even result in a septic system backup. For this reason if you install a septic effluent filter, regular inspection (monthly) and filter cleaning on schedule are very important.

These steps involving use of effluent filters, pumping the septic tank on schedule, conserving water use, and watching what you flush down the toilet comprise a list of key steps to get the most life out of waste-water treatment and disposal systems.