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dba
CERTIFIED SEPTIC INSPECTION
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JULY 8, 2013
OUR FILE #SSIMANSELLROAD277

Ms Sabrina Port
305-2057 Kaltasin Road
Sooke, B.C.
Phone# 250-858-2841
Email: sammport2@gmail.com

**RE: Performance Inspection of the Onsite Sewerage System at
277 Mansell Road, Salt Spring Island, B.C.**

Dear Ms Sabrina Port

I attended on July 8, 2013 to carry out an inspection of the onsite
sewerage system serving this home noted above.

A performance inspection was carried out to determine the size,
condition and overall performance of the system.

During the **performance inspection** the following items were noted:

Tank Location

- Location of septic tank is approximately 20 feet from the home.
- The septic tank lids are 8 inches below ground level under wooden covers.

Operating System

- Septic tank is a 600gallon 2 compartment, Dan's precast concrete tank.
- The 600gallon tank is of proper size for the daily flow rates from this residence when it was installed.
- The outlet lid was removed to inspect the tank's interior. The tank is in good condition and will need to be pumped out soon.
- An effluent filter was found in the outlet "T". This is to help prevent solids from entering the distribution box. The effluent level was high in the septic tank due to the filter being plugged. It was cleaned at time of Inspection.
- The pump chamber is in good condition and the pump is working properly.
- The absorption field was located approximately 115 feet from the septic tank uphill from the home and the 3 runs of infiltrators are 6 inches below ground level at approximately 45 feet each in length.
- The upper infiltrator was exposed in two locations to inspect the soil at the bottom of the infiltrator and the interior of the infiltrator. It is in good condition.

Recommendations

- The septic tank lids should be left accessible to aid in the servicing of the effluent filter located in the outlet "T". This filter should be cleaned at least once per year.
- Septic tank should be pumped out soon and then again every 3-5 years, or as needed.

Please see attached photographs in regards to the system.

Disclaimer

This report represents my professional opinion as a certified residential septic inspector.

This inspection report is furnished as an aid in determining the physical condition of the inspected septic system.

This inspection report does not guarantee or warranty future performance.

The inspection report excludes and does not intend to cover components that are inaccessible (by reasonable hand digging) or are otherwise not observable.

I certify that this report is current and accurate as of the date of inspection.

Thank you for the opportunity to help you with this matter. If at any time you have a question, please don't hesitate to call me.

David M. Milner
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Private Inspector of Residential Systems
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