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Septic Review for J A Custom Homes

A septic review was performed at 788277 Grey Rd. 2, Clarksburg. On December 1st 2023 the system was excavated in two places exposing the existing system installed in the 1970's. The 1500 gallon tank was inspected and the fluid levels are still in the normal range. The tank baffles are in good condition. An effluent filter is recommended to be installed. Distribution piping is a 4" PVC perforated with a clear stone bed under, around, and above the pipe. The washed stone is clean and free of any Black Biomat which would slow down drainage. The soil that the septic is installed in currently is very sandy and test hole showed no water table at the 1 metre depth. A soil test will be done to determine the drainage capacity for future design recommendations. The dwelling is large and of high sewage use, but the septic seems to be functioning well for its age. The builder, Scott Fleming has explained to me that there is no additional sewage flow added with the construction improvements. A relocation of the washrooms for convenience is being proposed but should not impact the septic by adding more daily sewage flow.

In conclusion my recommendation to Mr. Fleming is to use the system, upgrading the effluent filter. If at any time the system fails to accommodate the usage, an upgraded system must be installed at the owner's expense.

Jason Stephens, Stephens Excavating is not responsible for any cost towards a new system in the event of replacement. I/We do not accept any responsibility of a failure on the existing septic. This review of the septic was conducted and deemed to be functioning. If usage patterns change or fixture additions are added, an updated system is recommended in the future.

Yours,

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