



PO Box 26027, Langley, BC V3A 8J2
604-534-8242 or 604-850-130

Inspection Report

Name: Gerry St. John

Address: 574 252 St Langley B.C.

Phone: [REDACTED]

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Date: Oct 9 2018

Cody Adam

cody_adam_stunt@hotmail.com

Ace Tank Service / <http://www.ace-septic-tank-cleaning.com/>



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Checklist

Legend: P = Pass; C = Caution; R = Recommend; F = Fail; N/A = Not Applicable	P	R	C	F	N/A
Septic Tank					
Tank lids are accessible at surface	✓				
Lids and risers in good condition and sealed against water intrusion	✓				
Septic tank in good condition and structurally sound	✓				
Outlet baffle present and in good condition	✓				
Inlet baffle or tee present and in good condition	✓				
Solid particle filter installed in outlet baffle					✓
Liquid level in tank above or below outlet invert	✓				
More than 12 inches of solids present in tank	✓				
Tank shows signs of previous high level events	✓				
Evidenced by scum sludge adhering to underside of lid or sitting on top of baffles	✓				
Tank size appears to be as per design documents or meets the standard of the time it was installed	✓				
Piping					
Pipes and connections between house, septic tank and lateral components appear to be sloped correctly, with no evidence of dips, settling, crushed sections or improper joints	✓				
Pipes blocked or partially blocked with sludge or other debris	✓				
Pipes blocked with roots	✓				
Pipes filled or partially filled with liquid	✓				

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Pump Chamber & Controls					
Tank lids are accessible at surface					✓
Lids and risers in good condition and sealed against water intrusion					✓
Solids or debris present in chamber					✓
Chamber size appears to be as per design documents and meets the standards appropriate for when installation occurred					✓
Pump present and operating correctly when float is activated					✓
High water alarm float present and sounds/lights when float activated					✓
Junction boxes, wiring and transducer cables in good condition and secured against corrosion and chafing. Loose wires not interfering with pump or control floats					✓
Control panel in good condition with all fuses or circuit breakers intact or in the on position					✓
Wiring or ducting intact and appears to meet electrical safety standards					✓
Pump controls respond to manual operation and appear to sequence correctly					✓
Secondary Treatment System					
Tank lids are accessible at surface					✓
Lids and risers in good condition and sealed against water intrusion					✓

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Solids or debris present in tank					✓
Treatment unit appears to be as per design documents					✓
Air pump present and appears to be operating					✓
Other system pumps present and appear to operate					✓
High water and/or pressure alarm present and functioning correctly when float switch activated					✓
Junction boxes, wiring and transducer cables in good condition & secured against corrosion and chafing. All loose wires free from interfering with pump or control floats					✓
Control panel in good condition with all fuses or circuit breakers intact or in the on position					✓
Wiring or ducting intact and appears to meet electrical safety standards					✓
Pump chamber effluent appears to be clear and odourless, indicating some treatment is occurring					✓
Chlorine dispenser present and contains chlorine					✓
Ultraviolet light present and operating					✓
Sand Mound and/or Pressure Distribution					
Disposal system matches design documents or meets standards at time of construction					✓
Sand mound or disposal field shows evidence of wet or spongy areas, has standing water or other evidence of effluent failure					✓
Field show evidence of vehicle or livestock damage					✓
Inspection ports in drain rock bed show evidence of pooling or evidence of previous high water (scum or water present in pipe)					✓

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Inspection ports in sand or trench show evidence of pooling or evidence of previous high water (scum or water present in pipe)					✓
Inspection ports present at lateral ends to access lateral clean-outs					✓
Removing caps and activating pump shows good volume of clarified effluent exiting all laterals					✓
Gravity Distribution Septic Field					
Treatment system appears to be constructed and sized as per design documents	✓				
Distribution box height correct for leveling devices in laterals	✓				
Distribution box lid is accessible at surface	✓				
Lid and riser in good condition and sealed against water intrusion	✓				
Distribution box whole and in good condition	✓				
Distribution box clean with no sludge buildup Cleaned October 9th 2018	✓				
Liquid level in box above outlet invert disposal field shows evidence of wet spongy areas, standing water or other evidence of effluent failure	✓				
Field shows evidence of vehicle or livestock damage	✓				
Inspection ports in sand or trench show evidence of pooling or evidence of previous high water (scum or water present in pipe)					✓
Camera inspection of lateral lines show evidence of pooling or previous high water (scum or water present in pipe)	✓				
Pipes blocked by tree roots	✓				
Pipes blocked or partially blocked with sludge or debris	✓				

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Disposal field appears to be subject to surface water, runoff or other drainage issues	✓				
Pipes in disposal field appear correctly sloped, with no evidence of dips, settling, crushed sections or improper joints Small dips; this is normal for gravity systems. This is caused by the ground shifting and causing a belly in the pipe that carries water			✓		



Location of 1st septic tank (top part of the house comes here)

Tank Services

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2nd septic tank (bottom of the house comes here)

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Sludge and scum level in both tanks were minimal

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Distribution box (lower field); this photo was before the field got cleaned



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Same box after the cleaning

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New distribution box installed for the upper field (the old box was deteriorating)

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New d-box back filled

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Upper field (no heavy machinery along this hill side)



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Lower field

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