

SEPTIC MANAGEMENT ASSOCIATES, L.L.C.

Septic System Maintenance & Management Programs

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SEPTICS
1866-737-8487

June 29, 2012

Re: Onsite Wastewater Treatment System Inspection
→ 900 Robbinsville Allentown Road
Block, Lot

B 41.01 L 1.01

Septic Management Associates inspected the onsite wastewater treatment system (septic system) at the above property on 6/29/12. This letter provides you with a report of the inspection. Based upon the preliminary information you provided and the field inspection, we found the onsite wastewater treatment system and disposal system to be in **Unsatisfactory Condition** on the date it was inspected with the following **concerns**:

The system at the subject property consists of a septic tank, pump tank and disposal field. The tank was located and the lid opened for inspection. The tank was sludge judged and found to contain little to no sludge as it had been recently pumped. The septic tank lid was stained which was an indication of previous high water levels, most likely due to the fact that the pump had been turned off.

The septic tank itself has only three feet from normal water level (outlet invert) to the bottom of the tank and the top of the tank is approximately three feet in the ground. Due to the inaccessibility, (without pumping the tank) the inlet and outlet baffles were not visible at the time of this inspection. In addition, based on N.J.A.C. 7:9A and earlier rules, the septic tank is undersized for a 5 bedroom dwelling and it is approximated that the septic tank is 750 gallons, however the length and width of the tank are unknown. Confirmation/clarification of the tank capacity can be verified by past pumping receipts.

The septic system contains a pump tank that contains a pump that pumps the effluent to the disposal field. The pump has three floats. One is the alarm float, which did activate and the alarm is located in a nearby shed. Please note: if the alarm were to activate in a malfunctioning situation, it would be very hard to hear in the house due to its location. The floats were worked manually to ensure proper functioning, and they were satisfactory. In addition, during the inspection water was run via a bathtub and the floats worked satisfactory (i.e. floats and pump cycle worked as intended).

The electrical outlet in the pump tank is not accessible and does not meet code. The electrical outlet should be on the exterior, mounted and protected from the weather elements. No electrical junctions are permitted in the tank.

The area of disposal field was identified to Septic Management Associates, LLC by the current homeowner. Four (4) hand augers were performed within the identified area. Hand augers were performed to an approximate depth of 18" to 24" inches or to the top of stone. Please note: due to the native soils (i.e. weathered shale and rock) it was unclear if this was top of the stone bed or hard rock refusal. However, no saturation or water was present in any of the hand augers performed.

The homeowner has represented that an overflow pipe was found and removed at some point. He stated the overflow pipe was in the vicinity of the septic tank. It is our experience that an overflow line is used to aid in the drainage of the septic tank due to the pump tank being non-operational. Septic Management Associates, LLC recommends confirmation / clarification of the overflow line by the homeowner.

This is a report and NOT a Warranty

Septic Management Associates provides no warranty, express or implied, including any warranty of merchantability or fitness for purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or waters of the state of New Jersey.

This evaluation report offers opinions based upon observations on this date. It does not offer a warranty or guarantee relative to future system performance as such is dependent on lifestyle of the occupants and system maintenance, and Septic management Associates LLC shall not be held liable for future septic system issues.

Please note that there are alterations that can be made to enhance and extend future performance, including but not limited to filters, aerobic treatment, etc. Please contact our office if you would like any additional information on these items.

A copy of this report will be forwarded to the appropriate local health department. While a unsatisfactory rating has been assigned to this report recent changes in NJAC 7:9A allow for the local health department to make a determination of adequacy for the system inspected at the property.

Please do not hesitate to call or write if any additional information or clarification is required. Thank you very much for your consideration.

Sincerely

Septic Management Associates LLC

SEPTIC MANAGEMENT ASSOCIATES, LLC.

Residential & Commercial Systems • Maintenance Programs • Alternative Technology Options • Failing Systems