

DAVID MILNER

dba

CERTIFIED SEPTIC INSPECTION

112 BEAVER POINT ROAD

SALT SPRING ISLAND, B.C.

V8K 1Y9

OFFICE # 250-653-4636

CELL # 250-538-7477



JANUARY 26, 2012

OUR FILE #SSISCOTTPOINTDRIVE365

Mr Rich Ballantyne
365 Scott Point Drive
Salt Spring Island, B.C.
V8K 2R2

**RE: Performance Inspection of the Onsite Sewerage System at
365 Scott Point Drive, Salt Spring Island, B.C.**

Dear Mr Rich Ballantryne

I attended on January 26, 2011 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 tank is approximately 20 feet from Northwest corner of the home.
- Septic tank lids are 4 inches below ground level.
- Septic tank is 4 feet below ground level.

Operating System

- Septic tank is a 600 gallon, two compartment precast concrete tank.
- Septic tank outlet lid was removed to inspect the interior of the tank.
- The liquid layer in the tank is 44 inches deep and the scum layer is 4 inches. Septic tank does not need to be pumped out at this time.
- The septic tank outlet "T" baffle is in poor condition. The top and sides of the tank are in good condition.
- Distribution box was located approximately 50 feet from the septic tank. It is approximately 12 inches below ground level.
- Distribution box lid was exposed and removed. The "D" box is in poor condition.
- Pipe camera was sent down the three distribution lines, they were found to be clear with very little bio-mass.
- Upper 2 lines are 40 feet in length and lower line is 25 feet in length, for a total of 105 feet of distribution line.
- Septic field is working properly.

Recommendations

- Corroded distribution box needs to be replaced.
- A septic system Installer should be contacted for their services.
- Septic tank should be pumped out 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.

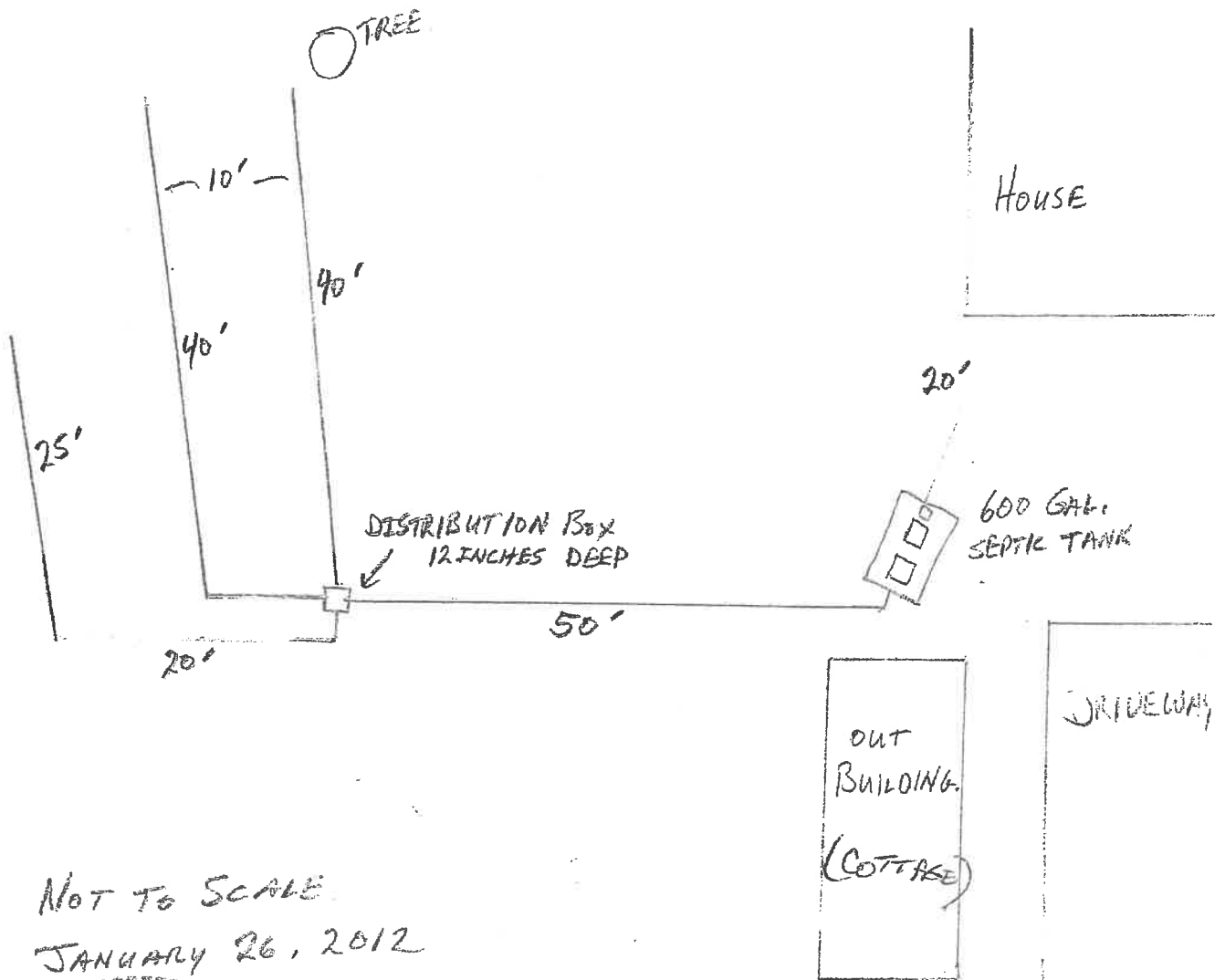
The inspection report excludes and does not intend to cover components that are inaccessible (by reasonable hand digging) or are otherwise not observable.

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
Onsite Wastewater Practitioner
Private Inspector of Residential Systems
ASTTBC Member Number OW0495

365 SCOTT POINT DRIVE



NOT TO SCALE

JANUARY 26, 2012

