BLAKELY PROPERTY SERVICES

May 1, 2026
File No.: BPS3953

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Project Information	
Assessment Type	**Sewage System**
Property Location	**2369 Lookout Drive, Cumberland, Ontario**
Dwelling Type (Age)	**Single Family Home (1999)**
Purpose	**Pre-Sale Assessment**
Assessment Date	**April 30, 2026**

Introduction

Blakely Property Services Inc. (BPS) has carried out a field investigation at the above-noted location to determine the condition of the existing sewage system components.

The fieldwork for the sewage system consisted of a review of any existing documentation, an assessment of the exposed interior plumbing, an internal assessment of the septic tank, an internal assessment of the pump chamber and the putting down of a series of auger holes and test pits to determine the condition of the leaching bed.

Background Information

No documentation for the installation of the existing sewage system was available for review, however, it is assumed that the sewage system was installed in 1999, at the same time as the construction of the home. The existing sewage system is inferred to consist of a Class 4 (Conventional) sewage system. The subject home was vacant at the time of these works.

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Observations

Interior Plumbing

No “non-sewage” fixtures were found to be discharging into the sewage system at the present time.

Septic Tank

The location of the concrete septic tank with respect to the house foundation and drilled well conforms to the present regulations, the Ontario Building Code, 2024 (OBC). The top of the tank is buried approximately 0.15 m below the ground surface. A wood riser and cover assembly, which extends to the ground surface, has been installed over each of the tank lids (2) to allow for routine servicing access.

The access lids to the primary and secondary chambers of the tank were uncovered and opened. Based on a visual inspection, the tank appears to be structurally sound and watertight at the present time. However, deterioration of the concrete was noted on the inside face of the tank walls in the secondary chamber of the tank. The concrete centre wall is presently in good condition. The concrete inlet and outlet baffles are intact and functional at the present time.

It is not known when the septic tank was last pumped. At the time of these works, the liquid in the secondary chamber of the tank was clear of any sewage solids and located at the normal operating level.

Fig. 1 – Septic Tank Location

Fig. 2 – Primary Chamber

Fig. 3 – Secondary Chamber

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Pump Chamber

The liquid from the septic tank drains, via gravity, into a concrete pump chamber equipped with an effluent pump, which is used to pump the effluent to the leaching bed. A wood riser and cover assembly, which extends to the ground surface, has been installed over the tank lid to allow for routine servicing access. The risers were observed to be in poor condition. The access lid to the pump chamber was opened.

Based on a visual inspection, the pump chamber was observed to be structurally sound and watertight. However, deterioration of the concrete was observed on the inner walls of the tank, which is not unexpected for a tank of this age and is not considered to be problematic.

The effluent pump was not operational and the discharge assembly from the pump has been disconnected from the forcemain. At the time of these works, the effluent from the pump chamber was slowly draining, via gravity, into the broken forcemain connection.

Fig. 4 – Pump Chamber Location

Fig. 5 – Inlet Pipe

Fig. 6 – Liquid Flowing out of Forcemain

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Leaching Bed

No surficial signs of hydraulic problems associated with the leaching bed were observed. The ground surface over the leaching bed is suitably shaped to shed surface water.

Based on the probe hole results, it appears that the leaching bed consists of a conventional absorption trench style leaching bed containing approximately 120 m of distribution pipe (12 runs of 10 m). The location of the leaching bed with respect to the existing structures and drilled well conforms to the present OBC regulations.

Three (3) hand-dug test holes (TH) were excavated in the leaching bed area. The soil conditions encountered at the test hole locations are as follows:

Test Hole	Depth (m)	Soil Profile
TH 1 (Front-Right)	0-0.20	Topsoil
	0.20-0.60	Sand Cover Fill
	0.60-0.85	Clear Stone
	0.85-1.10	Sand Fill
TH 2 (Middle)	0-0.20	Topsoil
	0.20-0.60	Sand Cover Fill
	0.60-0.85	Clear Stone
	0.85-1.10	Sand Fill
TH 3 (Rear-Left)	0-0.20	Topsoil
	0.20-0.55	Sand Cover Fill
	0.55-0.80	Clear Stone
	0.80-1.10	Sand Fill

The depth and quality of the cover materials at each of the test hole locations is considered to be acceptable. A PVC distribution pipe, which is embedded in clear stone, was encountered in each of the test holes located in the leaching bed. At the time of the fieldwork, no evidence of a biomat (black staining) was observed in the clear stone layer or in the underlying sand stratum, which is an indication that the effluent has not been located in these strata for prolonged periods. In addition, no ponded effluent was encountered in the test holes for the total investigated depth. Typically, in a properly functioning leaching bed, the distribution pipes and clear stone layer are unsaturated for the majority of the time, as was observed. However, the leaching bed was not in regular use at the time of these works (i.e. house vacant) and higher liquid levels may occur under normal operating conditions.

Fig. 7 – Leaching Bed Location

Fig. 8 – Test Hole 1

Fig. 9 – Test Hole 2

Fig. 10 – Test Hole 3

Findings

- The leaching bed is functioning adequately from a hydraulic standpoint. However, the bed was not in regular use at the time of these works and any hydraulic problems, if they exist, may not be obvious.

- The leaching bed is approximately 27 years old and the average life expectancy of a bed of this type is approximately 30 years. Usage and maintenance will greatly affect the life expectancy.

- The septic tank is showing signs of age with the deterioration of the concrete on the inside face of the tank walls in the secondary chamber of the tank, above the operating level. However, the tank remains structurally sound at the present time. The tank should be monitored on a regular basis (i.e. tank pump-out frequency) to ensure it remains structurally sound.

- The risers over the lid to the pump chamber were observed to be in poor condition.

- The effluent pump was not operational and the discharge assembly from the pump has been disconnected from the forcemain. At the time of these works, the effluent from the pump chamber was slowly draining, via gravity, into the broken forcemain connection.

Recommendations

- It is recommended that the effluent pumping system be serviced and repaired by a qualified service provider. In addition, it is recommended that the service provider ensure the forcemain is clear of any sewage solids/scum between the pump chamber and the leaching bed. Also, it is recommended that the riser assembly over the lid to the pump chamber be replaced.

- It is recommended that the septic tank be inspected and pumped every three (3) to five (5) years, depending on the applied flow.

- As an upgrade to the existing outlet baffle, it is recommended that an OBC approved effluent filter be installed on the outlet pipe in the septic tank. The filter will reduce the passage of sewage solids into the leaching bed and help to extend the life of the bed. These works may be carried out at the time of the next regular pumping event.

- As a means of prolonging the life of the leaching bed, good water practices should be carried out (i.e. prevent overloading the leaching bed by carrying out numerous laundry loads in succession). In addition, the fats, oils and grease should not be discharged into the sewage system.

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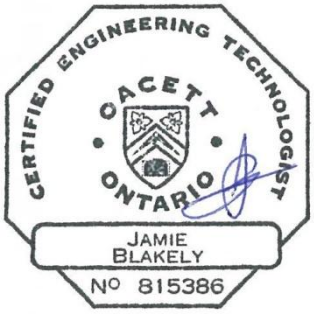
Statement of Limitations

This assessment report is limited to the visual observation and evaluation of the condition of the sewage system components as they existed at the time of the on-site fieldwork. The report does not constitute a warranty, guarantee, or representation regarding the future performance, capacity, or suitability of the sewage system for any particular purpose. The findings and recommendations are based solely upon the observations made at the specific test hole locations identified in this report. As such, this assessment does not provide an exhaustive evaluation of the entire sewage system, and conditions may vary significantly throughout the system. This report does not address the capacity of the sewage system components, conformance with the present regulations or any potential negative impacts to the local potable water supply.

I trust this submission satisfies your present requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Yours Truly,



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