



Operation and Maintenance Inspection Report

Class IV/V Residential Sewage Treatment Systems

Customer Name: Gordons Real Estate Brokerage	Address: 967 Denridge Rd	Town: Selby, ON
Phone:	Postal Code: K0K 2Z0	Other: C/O Jessica
Inspector Name: ANDREW TULETT	Company: Limestone Drain & Sewer Service	BCIN: P:121876 O:202610
Phone: 613-483-3799	Address: 3056 Sydenham Rd	Town: Elginburg, ON, K0H1M0

Sewer line, treatment unit, pump chamber, distribution system, and dispersal bed.

Yes	No	N/A	Description
☒	☐	☐	All wastewater appears to be directed into the septic system
☒	☐	☐	No water from any clean source outside the structure is entering the septic system
☒	☐	☐	No standing water inside inlet pipe, pipe deficiencies, or signs of backup
☒	☐	☐	Septic tank lids are at/close to grade
☒	☐	☐	Lids and risers appear to be intact, tight fitting, and water sealed
☒	☐	☐	Protrusions through tank walls are sealed appropriately
☒	☐	☐	Septic tank appears to be watertight, effluent level not below outlet pipe
☒	☐	☐	Septic tank appears to not be full, scum layer not above inlet pipe
☒	☐	☐	Inlet and outlet baffles are in place, partition wall in good condition
☒	☐	☐	Scum layer is no more than 6" deep
☒	☐	☐	Sludge layer is no more than 12" deep
☒	☐	☐	No standing water or solids inside outlet pipe to dispersal area
☒	☐	☐	Outlet pipe and header tee/distribution box appear to be intact
☒	☐	☐	Dispersal area is free from pooling, mushiness, swampiness, or over-greening
☒	☐	☐	Dispersal area is free from sewage odours

			IF SYSTEM IS EQUIPPED WITH A MECHANICAL PRESSURE/PUMP SYSTEM
☐	☐	☒	Chamber lid is secure, intact, and appears watertight
☐	☐	☒	No evidence of solids inside pump chamber
☐	☐	☒	Electrical components are intact, secured, and clear from any float device
☐	☐	☒	Float, pump, dosing timer, and alarm function as designed
☐	☐	☒	Outlet lines are secure, joints intact, and appear watertight
☐	☐	☒	Protrusions through chamber walls are sealed appropriately

Approximate date system was last serviced/pumped: Unknown

Flow testing (25 Gallons of water introduced into tank)

☒	Pass	Sewage has unrestricted flow to inlet of treatment unit
☐	Fail	Sewage has restricted/no flow to inlet of treatment unit
☐	N/A	Not applicable

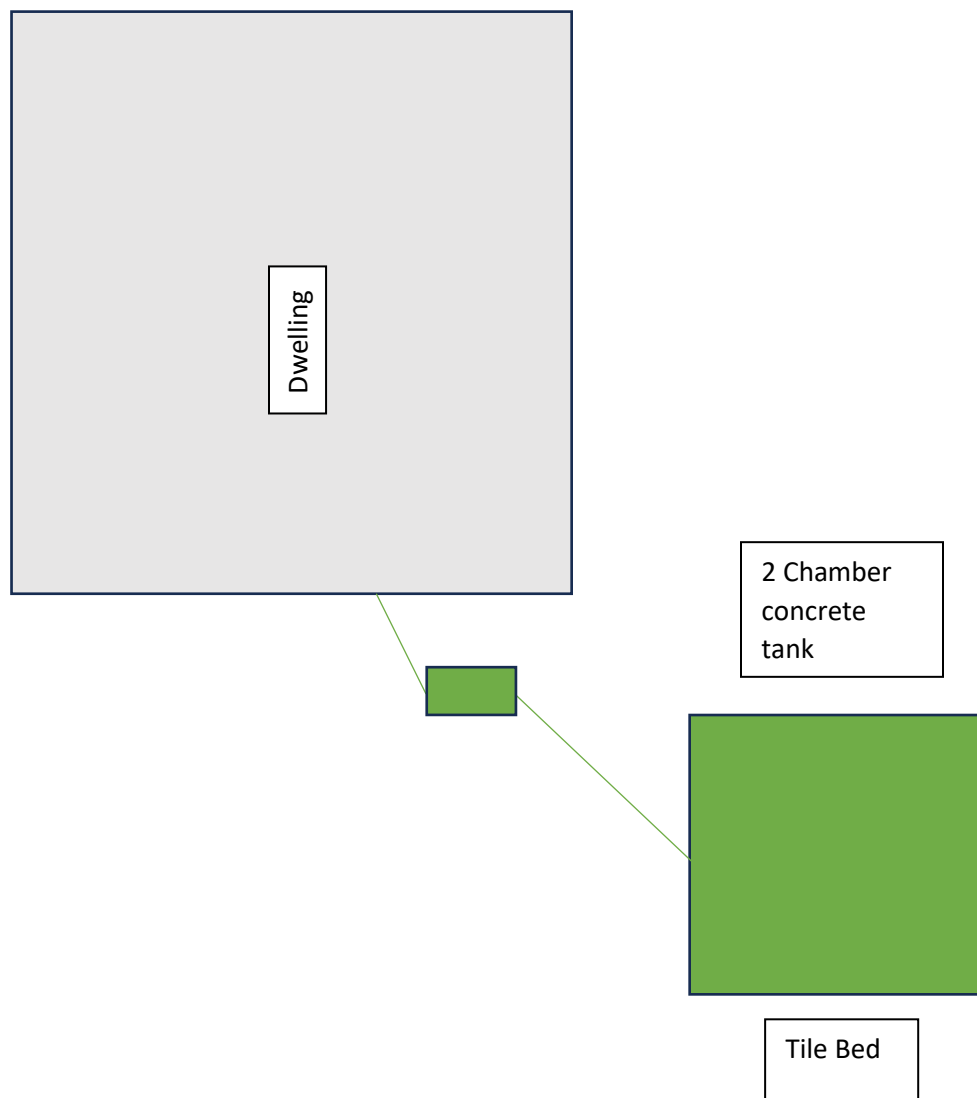
Hydraulic Load Testing (120 Gallons of water introduced into dispersal system)

☐	Excellent	No noticeable rise in effluent level during filling
☒	Good	Maximum effluent level rise of 1" with immediate decline to initial level after end of filling
☐	Satisfactory	Maximum effluent level rise of 2" with decline to initial level within 15 minutes after end of filling
☐	Marginal	Maximum effluent level rise of 3" with decline to initial level within 30 minutes after end of filling
☐	Poor	Effluent level rise of more than 3" with decline not reaching initial level within 30 minutes after end of filling
☐	Fail	Effluent level rise of more than 3" with no noticeable decline within 30 minutes after end of filling
☐	N/A	Not applicable

Effluent Dye Testing (for suspected horizontal effluent shed if applicable)

☐	Pass	Effluent: has unrestricted flow and is contained to dispersal area with no pooling in drain lines or evidence of breakout.
☐	Fail	Effluent: does not enter dispersal area, pools inside drain lines, or shows evidence of breakout.
☒	N/A	Not applicable

Provide a rough sketch of the location of the sewage system components and adjacent structures:



Deficiencies and specific remedial action recommended:

Gravity fed sewage system. On the date of inspection the following was observed:

Concrete 2 chamber tank in good condition. Inlet & outlet baffles installed. Interior chamber partition wall in good condition. Flow test showed no restriction of conveyance of sewage between dwelling and tank. Camera inspection of inlet line showed 1 minor pipe bulge, but it did not appear to restrict the flow of sewage from dwelling to tank. Hydraulic load test passed with no noticeable elevation of effluent level in dispersal field. Outlet line camera inspection showed 1 vertical deflection/sag in outlet line immediately after tank. Remainder of outlet line showed no deficiencies.

Date and time of report:

July 21st 2026

Inspector signature:



Photographs:





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11:20:01 AM / 07-17-2026

18' 4"

11:20:18 AM / 07-17-2026

12' 8"

11:20:44 AM / 07-17-2026



11:21:09 AM / 07-17-2026

27' 6"

Disclaimer

*Report limitations. This inspection is intended to reduce, not eliminate risk. Defects may exist that are undetectable by visual equipment. This report does not lessen the risk that repairs, or replacement may be required in the future. This report is intended only as a general guide to help the recipient and associated parties make their own evaluation of the overall condition of the system and is not intended to reflect the value of the premises. The report expresses the personal opinions of the inspector, based upon their visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, removal of equipment, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or otherwise difficult to inspect are excluded from the report. The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the system and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this system or its improvement and no involvement with trades people or benefits derived from any such repairs, replacements or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability shall be limited to the inspection fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of a life-threatening emergency. The intended recipient, requester, and all present and future parties directly associated with the system agree to hold harmless both the inspector and the inspecting organization from all liability above the maximum amount allowable resulting from the observations noted in this report. The information contained in this report is confidential and exclusive to the intended recipient and may not be copied or distributed unless permission has been granted by them.