

Job #48056

Septic Inspection

Licensed On-Site Septic System Installer/Inspector conducts a visual inspection of the septic tank and leaching field. A "demand" test is performed on the leaching field, the technician assesses the systems ability to accept a consistent demand of effluent, running approx 5gpm of water in the outlet pipe for approx 20 mins. All tank lids must be exposed prior to inspection.

Tank Type

Identifies which standard construction material applies.

Concrete



Tank Capacity

Volume calculation based on interior dimensions (length, width, liquid depth).

Unknown see pump record

System Type

Gravity fed leaching field

Manhole(s)

Manholes are the individual access points for the tank. Usually one over the inlet and outlet.

Flag



Lid

The lid is the entire top section of the tank

Flag



Accessibility

Are the manholes accessible for pumping/maintenance

Pass

Inlet Baffle

The inlet baffle is a tee fitting on the inlet pipe which directs solids below the scum layer

Pass

Outlet Baffle / Effluent Filter

The outlet baffle is a tee fitting on the outlet pipe which helps to limit solids from entering the field. Some newer systems have an effluent filter

Flag



Partition

Most tanks have a partition wall in the tank which separates the solids and liquids

Pass

Demand Test

The inspector observes the effluent level in relation to the outlet pipe. Effluent should flow out the outlet and not raise the tank level, which may indicate a low or no flow situation with the field requiring maintenance/repair.

Effluent level remained consistent for duration of demand test

Leaching Field

Visual, above ground inspection of area of leaching field. Identifies any area effluent break out.

Pass



Additional Comments

All flags identified in this report relate to the same underlying issue: significant deterioration of the concrete on the outlet side of the septic tank.

The system is approximately 20 years old. However, a combination of gases associated with the septic system and well water conditions appears to have accelerated deterioration of the concrete. This is particularly noticeable when comparing the condition of the inlet access with the outlet access, as shown in the photos included in this report.

The deterioration is most evident around the outlet side of the tank, including the area where the manhole and riser meet to create a seal, the concrete riser sections between the manhole and tank, and the outlet portion of the tank itself.

At the time of inspection, the septic system is functional and the leaching field shows no signs of failure.

However, given the extent of the concrete deterioration and the likelihood that it will continue to progress, we recommend planning for replacement of the septic tank in the near future. This is a tank only replacement on the existing field. We would recommend replacing the existing concrete tank with an appropriately sized plastic tank to reduce the likelihood of similar deterioration occurring in the future.



A1 Plumbing, Pumps & Water Treatment
224 North Murray St.
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HST #746249515 RT0001

BILL TO

Gordon's Real Estate Brokerage Ltd.
374 Prince Edward County Road 5
Prince Edward, ON K0K 2T0 Canada

ESTIMATE
108990834

ESTIMATE DATE
Sep 28, 2026

JOB ADDRESS

Gordon's Real Estate Brokerage Ltd.
1542 Moneymore Road
Tweed, ON K0K 2Y0 Canada

Job: 48056

ESTIMATE DETAILS

Septic Tank Replacement Recommendation: Upon inspection, we found that the existing septic system shows significant concrete deterioration on the outlet side of the tank. This issue has arisen due to the effects of septic system gases and well water conditions on the concrete. Despite this, the system is currently functional; however, the tank's structural integrity is at risk over time.

We recommend replacing the existing concrete tank with a modern, appropriately-sized plastic tank. This replacement will mitigate the risk of further deterioration and ensure the longevity and reliability of the septic system. Our proposal includes all necessary design, permitting, excavation, tank installation, and final utility adjustments.

Disruption to the landscape in the area of work is anticipated, and we are prepared to discuss optional landscaping restoration services if desired.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Septic Tank Replacement: Quote includes design, permit submittal, labour, material and excavation to replace existing septic tank with new, sized to meet current requirements. Quote includes final pump and abandonment of existing tank. All work to meet/exceed Ontario Building Code and performed by licensed and insured installers. This quote / plan does not address any function, sizing or regulation related to the leaching field. The quote includes back filling with native soil and rake finish. Additional fill, top soil and landscaping/grooming is not included.	1.00	\$10,900.00	\$10,900.00

As always we will leave your home and property in the best possible condition. Due to the nature of this type of work, disruption of the landscape in area of the dig is to be expected. We ask that customers remove any plants or items of importance from the area before work begins.

Should you wish for us to coordinate any additional finish landscaping (top soil, seed, sod etc...) please let us know in advance.

We are not responsible for buried private utilities that may be impacted by excavation. Standard utility locates will be completed and are included in this quote.

10 Year Complete Workmanship Guarantee

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$10,900.00
TAX	\$1,417.00
TOTAL	\$12,317.00

Thank you for choosing A1 Plumbing, Pumps & Water Treatment

Payment is due upon completion. E-transfers can be sent to:
service@a1plumbingquinte.com

CUSTOMER AUTHORIZATION

I authorize A1 Plumbing, Pumps & Water Treatment Inc. to perform the work described above. I understand and agree that payment is due in full upon completion of the work.

Sign here

Date



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Prince Edward, ON K0K 2T0 Canada

INVOICE
48056

INVOICE DATE
Sep 28, 2026

JOB ADDRESS

Gordon's Real Estate Brokerage Ltd.
1542 Moneymore Road
Tweed, ON K0K 2Y0 Canada

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Inspections complete

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Well Flow Testing: Licensed Well Technician performs a draw down and recovery test of well to provide a production (well yield) rate. Includes visual inspection of well and pump system and report. Well flow rates are subject to seasonal change. 202502-0000-045	1.00	\$250.00	\$250.00
2	Septic Inspection: Licensed On-Site Septic System Installer/Inspector conducts a visual inspection of the septic tank and leaching field. A "demand" test is performed on the leaching field, the technician assesses the systems ability to accept a consistent demand of effluent, running approx 5gpm of water in the outlet pipe for approx 20 mins. All tank lids must be exposed prior to inspection. 202502-0000-030	1.00	\$195.00	\$195.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$445.00
TAX	\$57.85
TOTAL DUE	\$502.85
BALANCE DUE	\$502.85

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