Limestone Drain & Sewer Service Ltd
PO Box 52 Elginburg ON K0H1M0
1-613-483-3799

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Info@limestonesewer.ca
limestonesewer.ca

Customer and Inspector Details

Customer Name	Gordon's Real Estate Brokerage
Inspection Address	8900 County Rd 2, Napanee, ON
Inspector Name	Andrew Tulett
Company	Limestone Drain & Sewer Service Ltd
BCIN	121876/202610
Inspector Phone	(613) 483-3799

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

All wastewater appears to be directed into the septic system	Yes
No water from any clean source outside the structure is entering the septic system	Yes
No standing water inside inlet pipe or signs of backup	Yes
Septic tank lids are at/close to grade	Yes
Lids and risers appear to be intact, tight fitting, and water sealed	Yes
Protrusions through tank walls are sealed appropriately	Yes
Septic tank appears to be watertight, effluent level not below outlet pipe	Yes
Septic tank appears to not be full, scum layer not above inlet pipe	Yes
Inlet and outlet baffles are in place	Yes
Interior partition chamber wall in good condition	Yes
Scum layer is no more than 6" deep	Yes
Sludge layer is no more than 12" deep	Yes
No standing water or solids inside outlet pipe to dispersal area	Yes

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Outlet pipe and header tee/distribution box appear to be intact	Yes
Dispersal area is free from pooling, mushiness, swampiness, or over-greening	Yes
Camera Inspection of inlet/outlet lines noted no deficiencies	Yes

Mechanical Pressure/Pump System (if equipped)

Chamber lid is secure, intact, and appears watertight	NA
No evidence of solids inside pump chamber	NA
Electrical components are intact, secured, and clear from any float device	NA
Float, pump, dosing timer, and alarm function as designed	NA
Outlet lines are secure, joints intact, and appear watertight	NA
Protrusions through chamber walls are sealed appropriately	NA

Service History

Approximate date system was last serviced/pumped	

Flow Testing (25 Gallons of water introduced into tank)

Flow testing result	Pass

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

Hydraulic load testing result	Good - MInimal rise with immediate drain down

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

Effluent dye testing result N/A

Deficiencies and Recommended Actions

Deficiencies and specific remedial action recommended

Gravity fed onsite sewage system in good operating condition. Newer poly tank in good condition, access risers and covers, inlet baffle, outlet filter, and partition wall in good condition. Flow test passed with no restriction of conveyance of sewage between tank and dwelling. Hydraulic load test passed with minimal elevation of effluent levels followed by immediate drain down. Note* upon arrivals tank levels were high due to clogged effluent filter. Please remember to clean the effluent filter at least 1x annually. Filter is located in second chamber compartment.

Report Sign-Off

Inspection Date 10-30-2026

Inspector signature



Deficiency Media

Multi Photo Field

Acknowledgment Field

Disclaimer *Report limitations. This inspection is intended to reduce, not eliminate risk. Defects may exist that are

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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.

Thank You