

AJ LIQUID WASTE HAULERS, LLC

On-Site Sewage Facility Inspection Report

Address: 560 Longview Road, Dripping Springs, TX 78620

Date: June 07, 2022

Legal Description: *Subdivision* Longview ADDN Lot 2 Block A Phase ___ Acres 5.0

System Description: Aerobic Treatment With Surface Application

Main Residence: 1,848 Sq. Foot Per Tax Records Per MLS 1,848 Sq. Foot Four Bedrooms

Other Building(s) Information: *HVAC Square Footage* Unknown *Occupied or Vacant* Vacant

System sized for 300 Gallons Per Day *Water Softener:* N/A

Was OSSF Design Obtained for Inspection No OSSF design was available at the time of inspection.

Permitting Authority Hays County Development **Permit #:** 2004-3281 (OSSF) 2021-41146 (Shed)

Number of Tanks 1 **Capacity of Each Compartment** **(1)** 400 Gallons **(2)** 1,000 Gallons **(3)** 750 Gallons

Material of Tank **(1)** Concrete **Manufacture of Tank** Ecological Tanks **Model** AS 4+75 CO (500 GPD)

Tank Notes: Upon arrival the septic tank had proper water level.

The septic tank was pumped, cleaned, and inspected. There were no cracks nor breaks inside the septic tank at the walls or the tank floor.

There is minor anaerobic decomposition of the concrete, around the inlet baffle, inside the pretreatment compartment and the inside of the pump tank due to corrosive sewer gases. Also, the concrete wall inside the pretreatment compartment, approximately 2 feet on each side of the outlet tee is missing a lot of concrete and needs to be repaired and sealed.

There is tree root infiltration inside all three compartments inside the septic tank. The roots are infiltrating the pretreatment compartment around the sewer pipe inlet port and between the main concrete lid and the pretreatment compartment.

Tree roots are infiltrating the aerobic treatment unit at all four-air drop tube access ports and between the main concrete lid and the aerobic treatment unit. Tree roots are infiltrating the pump tank at the base of the tablet feed chlorinator and between the main concrete lid and the pump tank.

Vegetative Cover Over Disposal Field Yes

P.O. Box 113

Dripping Springs, TX 78620

ajlwhllc@gmail.com

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Cell (210) 317-5634

Surface Application Irrigation Field There is a sprinkler 145 feet from the pump tank that is broken and inoperative. All the water was leaking and being discharged at the broken sprinkler. Therefore, the sprinkler(s) operation and setback could not be checked and verified.

The location of the other septic system sprinklers is unknown. There was no OSSF design available at the time of the inspection from the permitting authority.

Maintenance Required Yes. There is a service agreement is required by the permitting authority.

Sewer Pipe & Sewer Pipe Cleanout The entire 110 foot 3" sewer pipe is installed above the ground. The pipe has to be 3" or 4" SDR 26 or schedule 40 pipe. The existing pipe appears to be a black ABS type pipe. Also, the pipe is separated in a couple of places. There are three 3" clean outs at the main residence. The first clean out is 9 feet from the residence and two others each at fifty feet thereafter. Chapter 285 Code specifies the first clean out must be within 3 feet of the residence and one every fifty feet thereafter. There are two additional 3" two-way clean outs present at two other shed type buildings. Currently, there are three structures tied into this septic system.

Water Softener Cleanout None present. **Fixture Leaks noted** None at this time.

Access Lids or Risers Installed to Grade No. All three access ports are below grade. The pretreatment access port is buried 6" below grade and is inaccessible. The aerobic treatment unit access port is buried 12" below grade and is inaccessible. The pump tank access lid is installed 4" below grade.

Inlet Tee No. The 3" Sch. 40 inlet tee is missing. **Outlet Tee** Yes. 4" SDR 35. The 4" tee is loose and moves around inside the tank and needs to be cemented to the pretreatment tank outlet wall.

Effluent Pump Yes. 1/2 HP 20 GPM bottom-suction effluent pump (operational).

Aerator: Hi - Blow HP 80 air pump (inoperative). Also, there is a major ant infestation at the aerator.

Alarms The audible alarm is operational for the high-water level alarm and the aerator. The visual alarm is inoperative for the high-water level alarm and the aerator.

Floats Three floats. The primary, override and the alarm float are operational. However, all three floats are installed incorrectly. The floats are installed at the incorrect heights and the float tether lengths are supposed to be 5 inches long and they are currently 18" long.

Disinfection 3" tablet feed chlorinator. No chlorine tablets were present at the time of the inspection. The chlorine residual in the pump tank was less than .1 mg/l.

Other Components (ball valves, check valves, switching vales, etc.) The alarm test/mute switch is operational. The pump test switch is inoperative.

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Permanent & Dedicated Power Supply The septic system is currently operating with a temporary power supply. There is at least 100 wire that is plugged into what appears to be a RV power supply sub-panel. The wire is run on top of the ground and is not buried. It appears the original power supply was from the adjacent shed. Also, the power supply from the adjacent building passes through the pump tank and then is installed inside the panel. The wire is supposed to be installed outside of the pump tank and then into the base of the control panel. Currently, the wire is exposed to the sewer and chlorine gasses because it passes through the inside of the pump tank.

OSSF Setbacks in Compliance The setbacks could not be verified due to no OSSF design was available at the time of the inspection. We submitted for the design, from the permitting authority, on June 02 2022 @ 3:46 PM tracking # R001926-060222. If we can obtain the OSSF design from the permitting authority, we will gladly return and verify the setbacks.

Flow Test Water Supply GPM System Sized for Gallons Per Day Ran for Minutes

System Performance During Flow Test Not performed because insufficient and no water was present at the time of the inspection.

Inspection Summary The overall septic system performance was NOT satisfactory at the time of the inspection.

Recommended Repairs to correct the deficiencies:

- (1) Excavate the top and sides of the septic tank. Sever and remove the roots that are infiltrating all three compartments of the septic tank. Concrete and mortar all eleven root infiltration points at the septic tank. Install risers at all access ports. Cost: \$4,400.00
- (2) Trench and install a new 110 foot 4" sewer pipe. Cost: \$3,000.00
- (3) Install the missing inlet baffle, on the sewer pipe, inside the pretreatment compartment. Repair and reconstruct the missing concrete, at the concrete wall, on each side of the 4" SDR 35 outlet baffle, inside the pretreatment compartment. Cost: \$400.00
- (4) Assuming the shed/structure adjacent to the septic tank has adequate power. This should consist of two dedicated 20 AMP breakers with a minimum of five wires. Install a 60 non-fusible disconnect at the exterior of the shed and new electrical conduit and 12 AWG THWN wire between the shed and the septic system control panel to power the septic system with permanent power. Cost: \$975.00
- (5) Assuming the 1" PVC distribution pipe is intact and operational, replace the existing sprinklers with new wastewater approved sprinklers. Adjust the sprinklers as stipulated on the OSSF design. Cost: \$130.00

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- (6) Replace the inoperative aerator with a new aerator. Elevate the aerator base to keep the aerator out of harm's way from water and fire ants. Cost: \$625.00
- (7) Relace the inoperative pump test switch with a new switch. Cost: \$68.00
- (8) Replace the inoperative visual alarm bulb with anew bulb. Cost: \$15.00
- (9) Build a float holding fixture. Reinstall and adjust three floats Cost: No charge

Total Repair Costs: \$9,613.00

SPECIAL NOTES:

Please advise the current occupant the aerator and the alarm breaker will need to be turned back on in approximately in 20 days. This is usually how long it takes for the second compartment of the septic tank to fill up for it to aerate the water and not sound the air alarm.

This Aqua Safe 500 GPD septic system is sized for 300 GPD (gallons per Day) which is a four-bedroom residence not to exceed 3,500 square feet. The tax records stipulate the main residence is 1,848 sq. ft. The MLS stipulates it is a four-bedroom 1,848 square foot residence. Therefore, the septic system is at is max flow rate of 300 GPD. The two additional shed style buildings, which are plumbed into the septic tank, have to be permitted through the permitting authority. I would strongly suggest the buyers and seller's realtor verify they are permitted accordingly. If not, the buildings would have to be taken off the septic tank because it does not support the additional flow rate.

Based on what we were able to observe and our experience with on-site wastewater technology, we submit this Sewage Treatment System Inspection Report based on the present condition of the on-site sewage treatment system. AJ Liquid Waste Haulers, LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the septic system, as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer.

Customer disclaims any warranty, either expressed or implied, arising from inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.

I have studied the information contained herein and that my assessment is honest, thorough and to the best of my ability, correct.

James M. Ashman



License #: OS0027249

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