

TIMBRSHOR

On June 5, 2024 we completed the annual inspection of Timbrshor Wastewater System. All systems were inspected with the exception of the Main Treatment and Drainfield area to the East of the 4 plex and the dose pump and drainfield (F) to the South of Unit # 317 which are the responsibility of Glacier Telemetry.

The inspection included checking sludge levels, cleaning filters, operation of pumps, checking amperage draw on pumps, visual inspection of the tank components, and scum layer wherever possible.

In general, the system is in good working condition with the following noted:

Unit #201-As mentioned in previous inspections, we are not able to do a good inspection of the tank and pump for Unit # 201 since landscaping and a small rock wall limit accessibility. We would strongly recommend revision of the landscaping so that a good inspection of both the pump and septic chambers can be accessed at ground level. This tank also has an alarm float, which we activated, but could not hear an alarm. Since there was no alarm on the outside we assume there is one inside but we have no way of knowing if it is working. I am mentioning this because the septic tank is close to the home and is very shallow. If the pump should fail, or power is out for any period of time, it is very possible that sewage would back up into the home as the only accessibility to the tank is higher than floor level.

The Lodge- Pump is still very noisy which indicates that it has significant internal wear. We noted this for informational purposes only and since it is a readily available type of pump we are not recommending replacement at this time since the amperage draw is still OK. There is also a dual alarm system on the tank which adds some level of protection. We checked the exterior alarm and it is working but couldn't hear the interior. Also, the tank is low enough that most likely some effluent would surface before backup occurred into the building.

4 Plex 306, 307, 308, and 309- There are no problems with this system. I mention this because the owner called and was concerned about the sludge level. There are two septic tanks on the system. Only the first one has sludge and that is only about 12" so it does not need pumping, The second septic has no sludge. The way the system is designed, if the first tank fills with sludge should then flow over into the second tank. My opinion is that it will be several years before it needs pumping.

The grinder pump lift station down the hill next to the building is drawing high amperage but is functioning properly and sounds OK. No action needed now. We will continue to check it when in the area

Units 301, 302, and 305- The septic tank has considerable sludge as does the dose tank. No action needed at this time but if the septic is pumped the dose tank should also be pumped.

Units 312, 314, 315, and 316- Pumped out in 2023. The tank appears to have been constructed in place and I would estimate it is about 1000 gallons. Accessibility to the tank and pump house has been improved considerably. The pump is old but still working OK but will eventually fail and need to be replaced. There is an alarm and it is on a circuit separate from the pump so in the case of a pump failure there should be a warning alarm assuming there is not a total power outage. In the event of an alarm all residents should immediately cease any sewer usage as an overflow will quickly allow sewage to run down into the Lake.

Although not an immediate need, when there is a pump failure, float switch failure, or some other significant problem, we would recommend replacing the pump, float switches, and upgrading the wiring.

We also noted that freezing of the pump chamber is a possibility but since that has not been a previous problem are not recommending any corrective action at this time.

Drainfield E- The discharge line from the dose tank to drainfield E was broken so effluent was just circulating within the dose chamber. Most likely it froze during the January cold spell. We replaced the broken piping while on site as with any significant useage it would have soon overflowed.

Unit 428- Since there is a new owner we checked this system for the first time this year. The new owner had another company check the system when they purchased the home and told us all was working OK. The pump chamber and filter holes were covered so all we could do was check the inlet of the septic for sludge and it was OK. Since the controls are inside, and the owner was not prepared to let us in, we could not check alarms or other parts of the controls. The access ports for the filter and dose pump should be brought to grade to be in compliance with Lake County regulations.

IN SUMMARY: Once again, overall, the system is in good condition.

One concern we have is with Indoor alarms. In nearly all cases no one is home when we do the inspections and therefore, we can't check them. Alarms do fail and if conditions are such that backup into the home could happen it could be disastrous. From experience we can tell you that a home that has been flooded with sewage will never be the same again no matter how much cleaning or replacement is done.

If you have an indoor alarm, or no alarm, and the top of your septic tank access is above or even near the level of the lowest floor in your home then it is critical that you have a working alarm. Please check them or have one installed.

If you don't know how to check them give us a call and I'll explain how.

Don't be fooled by just pushing the TEST BUTTON, hearing the alarm, and thinking your alarm is working properly. Pushing the test button only tests the alarm. It does not verify the alarm will work properly. If there is a corroded wire, broken wire, or bad float switch the alarm will not work as required. To ensure it is working correctly the alarm can only be fully tested by activating the float switch.

Another option, and possibly even better when homes aren't occupied year around, is to install a second alarm outside or replace the Indoor with an outdoor.

Let us know if you, or others, have questions.

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