

# SOILS INC.



SOIL SCIENTISTS • ENGINEERS • WASTE WATER PROFESSIONALS

MARKHAM D. SMITH, A.O.S.E., L.P.S.S.,  
PRESIDENT

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SOILS-INC.COM

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The Reserve at Jamison's Farm

RE: Annual Septic Inspections

Dear Homeowners:

Thank you for the opportunity to complete the required inspections on your alternative septic systems throughout your community. We look forward to working with you now and long into the future. It is our mission to make this process as painless as possible for you. Soils, Inc. has been designing and maintaining alternative septic systems for well over a decade, and our knowledge of the types of systems in use at The Reserve at Jamison's Farm is extensive. Our job is to inspect each system once a year in accordance with the regulations set forth by the Virginia Department of Health. This includes an inspection of your septic system on a yearly basis, and an effluent sample analysis every five years. We follow up on each inspection by providing you a copy of the report submitted to the state (a copy of that report is automatically forwarded to the Fauquier County Health Department by the state).

We will be in the community conducting the inspections throughout the year. Our technicians wear company shirts and drive well-marked company vehicles. We will attempt to contact you before conducting the inspection on your property and we will notify you of the results of the inspections. No repairs or additional services will be completed without your authorization. We can be contacted at (540) 364-1122 if you have any questions. We also offer emergency 24/7 service, if needed. Again, thank you for the opportunity to work with you.

Sincerely,



Markham D. Smith  
President

## Onsite Waste Disposal System Homeowner Responsibilities

The long-term performance, reliability, and cost to operate and maintain an onsite sewage system is directly proportional to its use and maintenance. These systems are designed to provide a long-term, reliable means of safe wastewater treatment and dispersal. Misuse, overuse, and neglect may result in system malfunctions, costly repairs, and a shorter life span. The following suggestions apply to any onsite waste disposal system in Virginia. As the owner of an Alternative Onsite Sewage System (AOSS) you have several state mandated responsibilities. Below is the state code section detailing homeowner responsibilities.

### 12VAC5-613-140. Owner Responsibilities

It is the owner's responsibility to do the following:

1. Have the AOSS operated and maintained by an operator;
2. Have an operator visit the AOSS at the frequency required by this chapter;

Avg. Daily Flow	Initial Visit	Regular visits following initial visit
≤1,000 GPD	Within 180 calendar days of the issuance of the operation permit	Every 12 months
>1,000 GPD to 10,000		Quarterly

3. Have an operator collect any samples required by this chapter;
4. Keep a copy of the log provided by the operator on the property where the AOSS is located in electronic or hard copy form, make the log available to the department upon request, and make a reasonable effort to transfer the log to any future owner;
5. Follow the O&M manual and keep a copy of the O&M manual in electronic or hard copy form for the AOSS on the property where the AOSS is located, make the O&M manual available to the department upon request, and make a reasonable effort to transfer the O&M manual to any future owner; and
6. Comply with the onsite sewage system requirements contained in local ordinances adopted pursuant to the Chesapeake Bay Preservation Act (§ 10.1-2100 et seq. of the Code of Virginia) and the Chesapeake Bay Preservation Area Designation and Management Regulations (9VAC10-20) when an AOSS is located within a Chesapeake Bay Preservation Area.

### Notify Soils, Inc. 540-364-1122

- Report any alarms, signs of malfunction, unusual odors or back-ups in the house as soon as possible.
- If you are planning to have a large party or extended-stay visitors. Supplemental tank pumping or temporarily increasing your system output may be in order.
- When planning to leave your home unoccupied for more than two weeks.
- If you plan to have a water treatment system installed.
- When someone in your household is on extended antibiotic use or chemotherapy treatment.
- If you are planning on selling your house and when you move so that we may coordinate re-issuance of the operations permit.

## Homeowner Do's and Don'ts

### DO:

- Be conscious of what you put down the drain and toilet. If you wouldn't eat it, or it didn't come out of your body, it doesn't belong in your septic system.
- Feel free to use your dish washer; it typically uses less water than hand washing dishes.
- Wash smaller loads of laundry spread across the week.
- Use bleach, cleansers, and detergents conservatively.
- Refrain from using bowl fresheners, especially automatic dosing type with every flush.
- Check for audio/ visual alarms daily.
- Check the area around the tanks, the dispersal field, and treatment system components for offensive odors or surfacing wastewater.
- Keep all the vegetation on and around the drainfield cut down and prevent any trees from encroaching on the drainfield area.

### DON'T:

- Don't dump strong disinfectants, cleaners, bleach, or soaps other than small amounts normally used in day-to-day cleaning and laundry. (Be conservative!)
- Don't use commercial garbage disposal fresheners, cleaners, or any type of septic additive.
- Do not use "SEPTIC FRIENDLY" garbage disposals that automatically add additives to the water. This may harm your system.
- Do not drive heavy equipment over the drainfield or tanks. The only equipment that should be driven on or around these components is a small riding mower.
- **Don't ever dump or flush the following items into your system:**
  - Any type of oil, grease, paint, paint thinner, or brush cleaner
  - Baby diapers or wipes, paper towels, napkins, or tissues.
  - Sanitary napkins, tampons, or condoms.
  - Mud or sticks, hair, hair products, rags or strings, automotive fluid.
  - Citrus fruits or products such as lemons, limes, or oranges.
  - Home brewery waste, cigarette butts, coffee grounds.
  - Pesticides, herbicides, or other toxic or other hazardous chemicals.
  - Bandages, medicines or antibiotics.

