

Routine Maintenance

The type of septic system you have (gravity or pressure dosed) makes a large difference in the amount and frequency requirements of routine maintenance.	
Gravity Systems (G):	Pressure Dosed Systems (PD):
In a gravity system, the only thing involved in moving the water through the pipes is the force of gravity. These are the simplest kind of system and require the least amount of routine maintenance.	Pressure dosed systems require more maintenance than gravity systems, simply because they have more components. Most pressure dosed systems include a pump, control panel, and effluent filter.

1. Get it Pumped - Every 2-4 years (depending on use) (G or PD)

Every system needs to be pumped periodically. That is because Septic tanks act as a holding tank for solids which will eventually fill the tank and cause issues if not removed. For homes with large families we recommend pumping every 2 -3 years, while homes with less occupants can wait up to 4 years. Having your system pumped regularly is also a great way to catch any other issues that you might not know about!

2. Outlet Tee or Baffle - Check Yearly (G or PD)

Arguably the most crucial component to a septic system, the outlet tee keeps floating organic matter from going into the Soil Treatment Area (STA or leach field). Even just a few weeks with a broken or missing outlet tee can cause an STA to fail. If you have a concrete tank there may be a Baffle (a concrete wall that protects the outlet pipe from the organic matter). Concrete can corrode over time, leaving your STA vulnerable.

3. Effluent Filter – Check Yearly (PD and sometimes G)

Some systems use a filter placed in the outlet tee to protect your STA from tiny particles suspended in the septic tank. These filters work extremely well in protecting your STA but can plug if neglected for too long. When they become plugged, it can block the flow of water causing it to back up into your basement!

4. Pump & Float Switches – Check Yearly (PD)

PD systems use a pump to force the water out into the STA. There are many pros to this kind of system, but the pump and float switches can break periodically. Most pumps can last between 10-20 years if properly maintained. Float switches may need to be replaced more often. Float switches control when the pump turns on and off, and trigger the alarm to inform you that there is a problem.

5. Alarm, Control Panel, and Electrical Connections - Check Yearly (PD)

These components control your pump and tell it when to turn on and off, which it does through communication with the float switches. The latest control panels can track how many times the pump has kicked on and how long it ran for each cycle; this can give you a clue about potential problems before they occur. Regular maintenance is needed to ensure these controls are functioning properly.

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