



Triennial observation
 Pump septic tank every 3 years (or install riser and effluent filter with alarm and pump as needed)
 Pumping executed by contractor chosen by owner
 Pumper under contract with management entity, payments handled by management entity
 Repairs executed by owner and inspected by management entity, or repairs executed by certified contractor

Triennial observation
 Riser and effluent filter with alarm are installed, septic tank is pumped when monitoring shows sludge level at depth requiring pumping
 Pumping executed by contractor chosen by owner
 Pumper under contract with management entity, payments handled by management entity
 Repairs executed by owner and inspected by management entity, or repairs executed by certified contractor

Biannual observation
 Riser installed to allow sludge depth observation, effluent filter optional, septic tank pumped as needed
 Pumped by contractor chosen by owner
 Pumper under contract with management entity, payments handled through management entity
 Repairs executed by owner and inspected by entity, or executed by certified service provider
 Service provider "on call" for emergency pump replacement
 Service providers contract with management entity, payments handled through management entity

Biannual observation
 Riser installed to allow sludge depth observation, effluent filter and alarm installed, septic tank pumped as needed
 Pumped by contractor chosen by owner
 Pumper under contract with management entity, payments handled through management entity
 Repairs executed by owner and inspected by entity, or executed by certified service provider
 Service provider "on call" for emergency pump replacement
 Service providers contract with management entity, payments handled through management entity

Observation every 6 months (may be altered depending on system type used)
 Riser and effluent filter installed, tanks pumped as needed
 Pumped by contractor chosen by owner
 Pumper is under contract with management entity, payments handled through management entity
 Routine scheduled maintenance executed by inspector making routine observations
 All other work executed by certified service providers
 Service providers contract with management entity, payments handled through management entity

Observation of treatment units and dispersal fields executed once per month (may be altered by experience)
 Observation of septic tanks once per year
 Septic tanks pumped at need by pumper chosen by tank owner
 Pumper is under contract with management entity, payments handled through entity
 Billing for pumping is charged directly to owner of tank that was pumped
 Routine scheduled maintenance executed by inspector making routine observations
 All other repairs and unscheduled maintenance executed by certified service providers under contract with management entity
 Billings for routine observation, repairs and unscheduled maintenance divided among system users