

B & B Pumping - why I was fortunate to have called them

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*A learning experience and testimonial from
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***More about our background and how we're
learning to live on the Big Island at the end.***



Read this if you want to learn more about your septic tank - cess pool from a person who has just been through the process. Here's what I've learned about what to do and why to do it. Their advice was a bargain - I believe they saved me \$20,000+ with their maintenance plan and recommendations. More about that under "Landscaping". They may end up saving you thousands of dollars too.

I recommend Call B & B Pumping
if you don't know:

- if you have a septic tank or a cess pool
- when the tank was last pumped out
- if it's been more than 3 years since pumping
- what condition is the tank in
- what size tank - cess pool you have
- if Rid-X has been used regularly
- if the previous owners used the septic system responsibly
- if you're buying a house and they don't know where the septic system is, if they don't have proof when it was pumped or what condition it is in.
- if you have landscaping other than lawn where your leach field might be.



Here's what happened when they visited us.
You'll receive a fair price for services rendered and you may save thousands !!



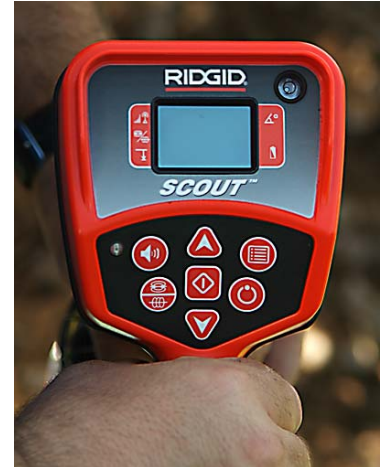
Checked out the situation

Paul took great care of us from the 1st call.

He came over to check out the situation and give us an estimate before he started.

Locating the tank

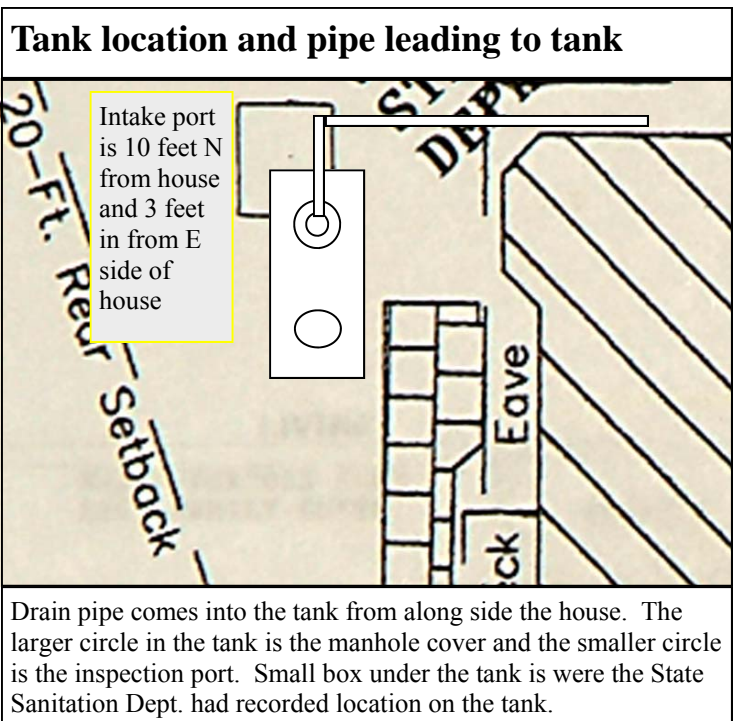
If you have an idea where your tank is, the inspection ports can often be located with a steel probe and there is no cost associated with locating the tank. However, in a situation like mine; we didn't know where the tank was for sure - even though it was on my drawings; it was not accurately located. Since it was down 3.5 feet so we couldn't find it with the regular steel probe.



Therefore we fell into the need to locate the tank. It normally costs \$125/ hour and takes .5 to 1 hour to locate the tank using the sensor. Starting at the clean out point; they attached the sensor to the end of a snake and put it through the drainpipe; tracking it's progress with the detection unit.

Once the sensor changed directions and went deeper they knew they had located the first part of the tank and we were able to start digging.

Our storage tank inspection port is 3 feet in from the E side of our house and 10 feet away from the house. The center of the man hole covers are about 8 feet apart. It's a 1500 gallon fiberglass tank. We added extenders so the man hole covers are now about 8-10 inches below the service and are covered by dirt and lawn making it very easy to access.



Excavation: Our man hole covers were over 3 feet deep. The covers need to be removed so the pumping pipe can be moved around and to inspect the tank. Digging deeper than about 1.5 feet will add an excavation charge of about \$65/person/hour - they are fast diggers OR you or friends can dig it yourself. They provide estimates so there aren't any surprises.



We added “extenders” to the manhole covers, since the tank was deep, so the next time it’s pumped out we won’t have to dig as deep to get to the manhole covers.

The outlet is at the top and the inlet is on the bottom of the photo. The depth of the tank can be see by the “wet” area of the pipe shown to the right. The “wet area starts about 3.5 feet below the grass so the bottom of the tank is about 6.5 feet below the surface.



Pumping out tank: As they pump the tank, water is added to break up the sludge, making it easier to pump. Some operators pump through the 8 in pipes. B&B doesn’t recommend this since you can’t see the interior and it’s difficult to get everything out. I agree.



Sludge is being pumped out while water is added to help break it up. Waste / waste water enters the tank through the pipe shown at the bottom.

Covering up the tank: We used good soil without rock in it to make it easier to uncover the manhole covers next time it needs to be pumped.

Landscaping and recommendations: told me a sweet bread tree in the yard was an aggressively rooted tree that would attack the leach line, filling the leach pipes in with it's roots as it sought out water. We removed the tree. To have a new leach field put in could easily run \$20,000 to



Follow up hints:

- write down and photograph the tank's location.
- get a photo taken with **THE MEN** - if you do a great job helping, they may make you the "employee of the day" AND give you a t-shirt!

Left to Right: Garrett, Karl and Paul

FOR SPECTIC TANK HUMOR click on the following link -

This good adult humor - please do not click this link unless you want to see some slightly off color humor: For some time many of us have wondered just who is Jack S___ (really spelled S_____) We find ourselves at a loss when someone says, "You don't know Jack S___!" Well here's a fun story about Jack's family history. -

<http://www.ndimaging.com/bbpumping/a.pdf>

Take the Mystery out of Septic Tanks & Cesspools: hints on caring for your system.

If you are not on a sewer system you have a **cesspool** or **septic tank**. A **cesspool** is a covered, unlined hole into which raw sewage is directly discharged. Liquids leach out promptly if soil conditions allow. Some solids decay and are leached out eventually. Some solids may accumulate over time, eventually blocking the escape of liquids, causing the familiar cesspool failure or overflow.

A properly installed and maintained **septic tank** treats and disposes of sewage on the property where it originates. A septic tank system has a storage tank where special bacteria work on waste water and decompose much of the harmful materials. Next to the tank is a drain field where wastewater trickles into the soil and more bacteria break down the pollutants. Wastewater from the home (bathrooms, kitchens, showers, laundry) flows into the septic tank, where solids settle to the bottom of the tank, and floatables and oils rise to the surface. Baffles in the septic tank prevent floatables from leaving the tank and incoming wastewater from mixing up previously settled solids. Approximately half of the solids entering the tank are decomposed by bacteria and microorganisms. As this process is slow, the remaining solids and floatables remain in the tank and accumulate over the years. As solids and floatables accumulate, thus the need to have it pumped and cleaned every 3-5 years, depending on the number of members in the household and usage throughout the year. The clarified liquid (effluent) exits from the septic tank and is discharged into the drain field. The effluent still contains organic matter and microorganisms, which can be harmful to people. If your septic tank has not been inspected or pumped out within the recommended timeframe, your system may be heading for failure. A septic system failure is costly to repair, a health hazard to you and your family and neighbors, degrades the surrounding environment, and reduces the value of your property.

Warning signs of a failing septic tank system

- Wastewater surfacing over the drain field (especially after storms) or lush, green growth over the drain field
- Wastewater back-ups in the house, slow draining of toilets or drains or wastewater odor

Never dump oils and grease down the sink or toilet – these can clog up the sides of the cesspool or interfere with the septic tank, leading to problems later on. Pour oils and grease into a container to dispose of in the rubbish.

Monthly preventative maintenance requires adding enzymes (like Rid X or packages available from B&B Pumping) that assist bacteria in breaking down waste matter. For cesspools that are already clogged or overflowing, caustic sodas can be used.

Tips for a trouble-free septic system

DON'T!:

- Go down or enter the septic tank – gases that are natural can kill within minutes
- Drive or park over the tank or drain field unless your system was specifically designed
- Plant large trees or plants next to the drain field – roots may interfere with or clog the system
- Dispose of coffee grinds, floss, disposable diapers, kitty litter, cigarette butts, oils, grease, paper towels, kitchen food scraps, q-tips, & feminine hygiene products down the toilet
- Dispose of hazardous materials & chemicals into the septic system. Paints, thinners, motor oils, pesticides & herbicides will kill all microorganisms within the septic system.

DO!:

- Have B&B pump every 3 to 5 years, depending on the number of household members and usage.
- Practice water conservation. Fix leaking plumbing fixtures, spread laundry wash loads throughout the week and make sure that wash loads are full.
- Keep records of where your septic system is located. B&B's radio detection system helps locate it.
- Divert rain runoff, roof gutters and yard drainage away from the septic system.

B and B Pumping Services LLC, 883-2400 or 981-2521 (website www.bandbpumping.com)

Karl and Steph's Background:

We purchased a home in Waikoloa Village about 4 years ago. I'm a photographer and my wife Stephanie is a teacher and helps manage our photography and real estate. We want to retire here in about ten years. Stephanie teaches 1st & 2nd grade and helps manage our photography studios. Karl used to teach economics and write policies for New York State and has been a photographer for 25 years, full time for 15 years. Our four children range in age from 20-28. We are looking to retire Hawaii so we purchased this home and started a branch of our photography business so we'd have something to keep busy with. We live here about five months a year and create family, high school senior, resort and business/web portraits.



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We are in the process of learning more about the Big Island and the people who make life here such a pleasure - we have also found a few people who seem to want to make it difficult too.



Finding quality people to help us with our home has been a challenge.

Our house was built about 1991 and we didn't have the original drawings.

We have found a landscaper/irrigation person, yard maintenance person, small equipment operator, handyman, electrician, architect /engineer, solar hot water heater installer, plumber, general contractor, cabinet maker, counter maker, painter and other craftsmen to help us enjoy our home.

This has acquainted us with the fact that some people don't always do things the proper way and if you're not careful this can cost you additional time and money to correct your mistakes.

Comments: We made a great choice calling B&B Pumping. If you don't know something call the experts and get the situation under control immediately. The bonus here is their calm and knowledge and patient approach to educating you about what they do and why they do it. Our irrigation person also heartily recommended them too! No hard sell here - just advice.

So if you've made it this far - please - for your sake - go back to page one and see if you should call them today!

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