GNC Concrete & Precast CONFIDENTIAL

INFORMATION ONLY

the HOME OWNERS GUIDE TO YOUR NEW



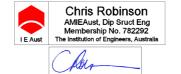
SEPTIC SYSTEM Incorporating

✓ Installation manual
✓15 year manufacturer's warranty
✓Service guide & instructions



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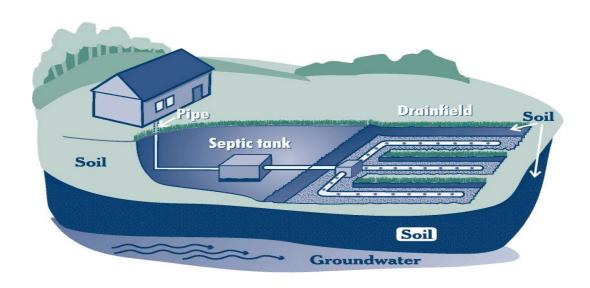


INDEX

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Your septic system is y	3				
How does it work?					
Why should I maintain my septic system?	4-5				
How do I maintain my septic system?					
What can make my system fail?					
8 Tips on How INFORMATION ONLY	10				
8 Tips on How to the Company of the	11				
Septic System mstallation Manual	12-19				
Contact Details					
What Does a GNC yearly service Inspection Include?					
15 year manufacturer's warranty terms & conditions	22				
Warranty Details MUST BE FILLED OUT AND RETURNED	23				





Your septic system is your responsibility

Did you know that as a homeowner you're responsible for maintaining your septic system? Did you know that maintaining your septic system protects your investment in your home? Did you know that you should periodically inspect your system and pump out your septic tank?

If properly designed, constructed and maintained, your septic system can provide long-term, effective treatment of household wastewater. If your septic system isn't maintained, you might need to replace it, costing you thousands of dollars. A malfunctioning system can contaminate groundwater that might be a source of drinking water. And if you sell your home, your septic system must be in good working order

your system will work properly

This guide will help y

GNC Concrete & Precast

It will help you understand
how your system wor CONFIDENTIAL take as a homeowner to ensure

How does it work?

A typical septic system has four main components: a pipe from the home, a set of septic tanks a leach drain system, and the soil. Microbes in the soil digest or remove most contaminants from wastewater before it eventually reaches groundwater. INFORMATION ONLY

Pipe from the home

All of your household wastewater exits your home through a pipe to the septic tank.

Septic tanks

The septic tanks are buried, watertight containers made of concrete. They hold the wastewater long enough to allow solids to settle out (forming sludge) and oil and grease to float to the surface (as scum). It also allows partial decomposition of the solid materials. Baffles or a two tank septic system prevent the sludge and scum from leaving the tank and traveling into the leach drain area.

Leach Drains

The wastewater exits the septic tank and is discharged into the Leach Drains for further treatment by the soil. The partially treated wastewater is pushed along into the Leach Drains for further treatment every time new wastewater enters the tank.

If the Leach Drains is overloaded with too much liquid, it will flood, causing sewage to flow to the ground surface or create backups in plumbing fixtures and prevent treatment of all wastewater.



Soil

Septic tank wastewater flows to the Leach Drains, where it percolates into the soil, which provides final treatment by removing harmful bacteria, viruses, and nutrients. Suitable soil **GNC Concrete & Precast** lewater treatment.

Tip CONFIDENTIAL

To prevent build-ups, sludge and floating scum need to be removed through periodic pump INFORMATION ONLY ing are the best and cheap order.

Finding Your System

Your septic tank & leach drain area should be clearly designated on the "as-built" drawing for your home. (An "as-built" drawing is a line drawing that accurately portrays the buildings on your property and is usually filed in your local land records.) Often tanks are hard to find because there are no visible parts. A GNC service inspection can help you locate your septic system if your septic tank has no risers and there are NO "as-built" drawings.

Why should I maintain my septic system?

When septic systems are properly designed, constructed, and maintained, they effectively reduce or eliminate most human health or environmental threats posed by pollutants in household wastewater. However, they require regular maintenance or they can fail. ALL Septic systems need to be monitored to ensure that they work properly throughout their service lives.

✓ Saving money

A key reason to maintain your septic system is to save money! Failing septic systems are expensive to repair or replace, and poor maintenance is often the culprit. Having your septic system inspected yearly by a GNC service agent is a bargain when you consider the cost of replacing the entire system. Your system will need pumping depending on how many people live in the house and the size of the system. An unusable septic system or one in disrepair will lower your property value and could pose a *legal liability*.

✓ Protecting your health and the environment

Other good reasons for safe treatment of sewage include preventing the spread of infection and disease and protecting water resources. Typical pollutants in household wastewater are nitrogen, phosphorus, and disease causing bacteria and viruses. If a septic system is working properly, it will effectively remove most of these pollutants.



Inadequately treated sewage from septic systems can be a cause of ground-water contamination. It poses a significant threat to drinking water and human health because it can contaminate drinking water wells and cause diseases and infections in people and animals. Improperly treated sewage that contaminates nearby surface waters also increases the chance of swimmers contracting a variety of infectious diseases. These range from eye and ear infections to acute gastrointestinal illness and diseases like hepatitis.

How do I maintain my septic system?

Inspect yearly & pu GNC Concrete & Precast ry year by an authorised GNC Service agent and to CONFIDENTIAL so need to be pumped out.

Your GN INFORMATION ONLY the scum and is within 300mm of the outlet, your tank needs to be pumped out.

Four major factors influence the frequency of pumping:

- 1. the number of people in your household,
- 2. the amount of wastewater generated (based on the number of people in the household and the amount of water used),
- 3. the volume of solids in the wastewater (for example, using a garbage disposal increases the amount of solids),
- 4. And septic tank size.

Periodic pumping is the way to ensure that septic systems work properly and provide many years of service.

In the GNC service report, the GNC service agent and or GNC approved pumper should note any repairs completed and whether the tank is in good condition.

Use water efficiently

The Average indoor water use in the typical single-family home is almost 300 litres per person per day. Leaky toilets can waste as much as 800 litres each day. The more water a household conserves, the less water enters the septic system. Efficient water use can improve the operation of the septic system and reduce the risk of failure.



High-efficiency toilets

Toilet use accounts for 25 to 30 percent of household water use. Do you know how many litres of water your toilet uses to empty the bowl? Most older homes have toilets with 15 to 20 litre reservoirs, while newer high-efficiency toilets use 6 litres of water or less per flush. If you have problems with your septic system being flooded with hous the toilet tank if you dor existing toilets with high Confidence & Precast or replacing your existing toilets with high

High-efficiency shower-heads or shower flow restrictors also reduce water use.

Water fixtures

Check to make sure your toilet's reservoir isn't leaking into the bowl. Add five drops of liquid food colouring to the reservoir before bed. If the dye is in the bowl the next morning, the reservoir is leaking and repairs are needed. A small drip from a tap adds many litres of unnecessary water to your system every day. To see how much a leak adds to your water usage, place a bucket under the drip for 1 hour. Multiply the amount of water in the bucket by 24 (the number of hours in a day. Times that by 365 days per year. This is the total amount of clean water traveling to your septic system each year from that little leak.



How many taps are dripping in my house?

300ml x 24 hours per day = 7.2 litres per day x 365 days per year = 2628 litres of wasted water per year per leaking tap.

Watch your drains

What goes down the drain can have a major impact on how well your septic system works.



Waste disposal

What shouldn't you flush down your toilet? Dental floss, feminine hygiene products, condoms, Nappies, cotton swabs, cigarette butts, coffee grounds, cat litter, paper towels, and other kitchen and bathroom items that can clog and potentially damage septic system components if they become trapped. Flushing household chemicals, petrol, oil, pesticides, antifreeze, and paint can stress or destroy the biological treatment taking place in the system Or might contamil GNC Concrete & Precast Iwater.

Washi By sel **INFORMATION ONLY** e. Washing small loads

nd energy. If you can't

select load size, run only full loads of laundry.

Doing all the household laundry in one day Might seem like a time-saver, but it could be harmful To your septic system. Doing load after load does not allow your Septic tank time to adequately treat wastes. You could be flooding your Leach drains without allowing sufficient recovery time. Try to spread water usage throughout the week. A new Energy Star washing machine uses approximately 35 percent less energy and 50 percent less water than a standard model.

Care for your Leach Drains

Your Leach Drains are an important part of your septic system. Here are a few things you should do to maintain it:

- Plant only grass over and near your septic system. Roots from nearby trees or shrubs might clog and damage the leach Drains.
- Don't drive or park vehicles on any part of your septic system. Doing so can compact the soil in your Leach Drains or damage the pipes, tank, or other septic system components.
- Keep roof drains, Soak Wells, and other rainwater or surface water drainage systems away from the leach Drains. Flooding the Leach Drains with excessive water slows down or stops the treatment processes and can cause plumbing fixtures to back up.



What can make my system fail?

If the amount of wastewater entering the system is more than the system can handle, the wastewater backs up into the house or yard and creates a health hazard.

You can suspect a syst GNC Concrete & Precast ound surface. By the time you can smell or see a CONFIDENTIAL e might already be done. By limiting your water use, you can reduce the amount of wastewater your system in needed, TNFORMATION ONLY

A system installed in unsuitable soils can also fail. Other failure risks include tanks that are inaccessible for maintenance, Leach Drains that are paved or parked on, storm water entering the system and tree roots that interfere with the treatment process.

Failure symptoms

The most obvious septic system failures are easy to spot. Check for pooling water or muddy soil around your septic system. Notice whether your toilet or sink backs up when you flush or do laundry. You might also notice strips of bright green grass over the Leach Drains. Septic systems also fail when partially treated wastewater comes into contact with groundwater. This type of failure is not easy to detect, but it can result in the pollution of wells, nearby streams, or other bodies of water. Check with a GNC septic system service agent or the local health department if you suspect such a failure.

Stop, look, and smell!

Failure causes

Household toxics

Does someone in your house use the utility sink to clean out paint rollers or flush toxic cleaners? Oil-based paints, solvents, and large volumes of Toxic cleaners should not enter your septic system. Even latex paint clean up waste should be minimized. Squeeze all excess paint and stain from brushes and rollers on several layers of newspaper before rinsing. Remember that your septic system contains a living collection of organisms that digest and treat waste. Think of them like your pets, Look after them and they will look after you!!



Household cleaners

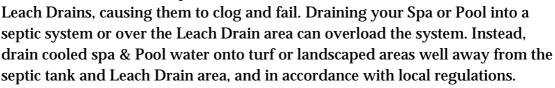
For the most part, your septic system's bacteria should recover quickly After small amounts of household cleaning products have entered the system. Of course, some cleaning products are less toxic to

Your system than others. Labels can help key you into the potential toxicity of various products. The word "Danger" or "Poison" on a

Label may indicate that the product is highly hazardous. "Warning" may tell You the product is slig CONFIDENTIAL and "Septic Safe") are terms created by advertisers. The type of product, use it only in

the disc INFORMATION ONLY

Spas & Swimming Pools
Spas & Pools are a great way to relax.
Unfortunately, your septic system was
Not designed to handle large quantities
Of water from your Spa or Pool. Emptying
Spa & Pool water into your septic system stirs
the solids in the tank and pushes them out into the



Improper design or installation

Some soils provide excellent wastewater treatment; others don't. For this reason, the design of the Leach Drain area of a septic system is based on the results of soil analysis. Homeowners and system designers sometimes underestimate the significance of good soils or believe soils can handle any volume of wastewater applied to them. Many failures can be attributed to having an undersized Leach Drain area or high seasonal groundwater table.

If a septic tank isn't watertight, water can leak into and out of the system. Usually, water from the environment leaking into the system causes hydraulic overloading, taxing the system beyond its capabilities and causing inadequate treatment and sometimes sewage to flow up to the ground surface. Water leaking out of the septic tank is a significant health hazard because the leaking wastewater has not yet been treated.



Even when systems are properly designed, failures due to poor installation practices can occur. If the Leach is not properly levelled, wastewater can overload the system. Heavy equipment can damage the Leach Drain during installation which can lead to soil compaction and reduce the wastewater infiltration rate. And if surface drainage isn't diverted away from the leach drains field, it can flow into and saturate the Leach Drains.

Septic System Dos and Don'ts

Dos

- ✓ Check with the local regulatory agency or inspector/pumper if you have a garbage disposal unit to make sure that your septic system can handle this additional waste.
- ✓ Check with your local health department before using additives. Commercial septic tank additives do not eliminate the need for periodic pumping and can be harmful to the system.
- ✓ Use water efficiently to avoid overloading the septic system. Be sure to repair leaky faucets or toilets. Use high-efficiency fixtures.
- ✓ Use commercial bathroom cleaners and laundry detergents in moderation. Many people prefer to clean their toilets, sinks, showers, and tubs with a mild detergent or baking soda.
- ✓ Check with your local regulatory agency or inspector/pumper before allowing water softener local concrete & Precast and existence are concrete with your local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector/pumper before allowing water softener local regulatory agency or inspector and allowing water softener local regulatory agency agency and allowing water softener local regulatory agency agency and allowing water softener local regulatory agency agency agency and allowing water softener local regulatory agency agency agency agency and allowed agency ag
- ✓ Keep records of repairs, system maintenance active CONFIDENTIAL
- Learn the location of your septic system. Keep a sketch of it with your maintenance record for service visits.
- ✓ Have your seinspector/con ractor. Ilicensed
- ✓ Plant only grass over and near your septic system. Roots from nearby trees or shrubs might clog and damage the drain field.

Don'ts

- Your septic system is not a Rubbish Bin. Don't put dental floss, feminine hygiene products, condoms, nappies, cotton swabs, cigarette butts, coffee grounds, cat litter, paper towels, latex paint, pesticides, or other hazardous chemicals into your system.
- Don't use caustic drain openers for a clogged drain. Instead, use boiling water or a drain snake to open clogs.
- ❖ Don't drive or park vehicles on any part of your septic system. Doing so can compact the soil around your leach drains or damage the pipes, tanks, or other septic system components.



8 Tips on How to Take Care of Your Septic system at a glance.

Your septic tank may not always be top of mind when you're considering home maintenance, but it's an important part of your home and something to not be overlooked. Properly caring for your septic tank will extend its life and value, while helping to keep septic tank costs down. Follow these nine easy steps to septic tank care, and you'll help maintain your septic tank even longer:

Septic Tank Care Tip #1: Do It's so tempting to flush rub system. When you flush iter your septic tank. Use your r



healthy for your septic tank d paper towels, you can clog

Septic Tank Care
If you pour greas

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ains. Grease

doesn't allow the soil around your Leach Drains to absorb liquids, which could cause a back-up and result in the added expense of digging a new Leach Drain.

Septic Tank Care Tip #3: Repair leaky taps.

Water that is wasted through leaky taps puts a strain on your septic tank system (not to mention, it also increases your water bill!). Be sure to repair leaky taps right away.

Septic Tank Care Tip #4: Don't pour household chemicals down the drain. Dispose of motor oil, antifreeze, paint, pesticides and potent cleaners properly. They should never be poured down the drain because they kill bacteria that break down solids in your septic tank.

Septic Tank Care Tip #5: Never drain your pool or Spa water into your septic tank system. Chlorine from your pool or hot tub can break down the important solid-busting bacteria in your system, just like household chemicals can. Additionally, adding a large influx of water into your septic tank can cause your Leach Drains to flood.

Septic Tank Care Tip #6: Arrange for a GNC inspection of your septic tank system on a Yearly basis. Be sure to have your septic tank system inspected on a Yearly basis to catch any minor repairs before they become costly ones.

Septic Tank Care Tip #7: Pump your septic tank.

Most septic tanks need to be pumped every 3-5 years. The frequency depends on how many people are in your home. The more people living in your house, the more often you should pump your septic tank.

Septic Tank Care Tip #8: Take care of your Leach Drains.

Make sure all water is diverted away from your Leach Drains. Additionally, only landscape your Leach Drain area with grass. If you want to add plants, be sure to only pick ones with shallow root systems. Finally, never park a vehicle on top of your Leach Drains. Vehicles can put a strain on your Leach Drains and may lead to ruptured Drains and compacted earth around them.

By following these eight tips, your septic tank system will last longer and work more efficiently – all while helping to prevent costly repairs.



Septic System Installation Manual

Proper installation of the GNC Septic tank is absolutely critical for maintaining structural integrity and watertightness. Many of the problems experienced with leakage can be attributed to incorrect installation procedures. In addition to damage to the tank, improper installation techniques could be a safety hazard.

Site Conditions

The installation site must be accessible to a large trucks weighing up to 36,000 kg. The construction area should be free of trees, branches, overhead wires or parts of buildings that could interfere with the delivery and installation of the on-site Septic system.

Excavation (DIAL BEFORE YOU DIG)

Prior to excavation, identify and locate all buried utilities. Follow OH&S regulations governing excavation work at all times. Excavations should be sloped to comply with all construction safety requirements

Bedding

Proper use of bed GNC Concrete & Precast orted bedding material as necessary to prov CONFIDENTIAL A good base should ensure that the tank would not be subjected to adverse settlement. Use a minimum of 50mm thickness of compacted Quarry dust or sand. Tanks MUST NOT bear on large boulders Sites with TORMATION ONLY characteristics must have specially designed bedding and bearing surfaces.

Proper compaction of the underlying soils and bedding material is critical to eliminate later settlement, which can ultimately occur in all tank installations regardless of the tank material. Potential tank settlement is measurable, predictable and preventable. Proper evaluation of the original soil, bedding materials, water table, backfill materials and potential soil-bearing stresses reduces the likelihood of later tank settlement. Set the tanks level to provide the proper elevation drop from the inlet to the outlet.

Worker safety is of primary importance. If it is necessary to have a worker enter the excavation to check elevation or compact bedding materials, use proper excavation methods that will prevent the sidewalls from collapsing. Alternatively, trench boxes may also be used if necessary.



Tank Placement

Confirm the tank's orientation prior to placement in the excavation. Check the bedding material and ensure that inlet penetrations face the residence.

SEE LIFTING BELOW BEFORE ANY LIFTING IS DONE

After placement, check that the tank is level. The slope of the sewer line and tank elevation should meet local plumbing and building codes.

Lifting Devices

and ensure an adequate saf capacity of commercial lifting

Verify lifting apparatus suc GNC Concrete & Precast hooks for capacity, CONFIDENTIAL

ng products. The the devices.

ALL GNC Concrete & Precast septic System components have approved swift lifts installed at all lifting points.

"WARNING

DO NOT EVER LIFT TANKS BY THE INLET OR OUTLET OPENING LEACH DRAINS THROUGH THE INSPECTION CAP HOLES. SERIOUSE INJURY OR DEATH COULD OCCUR.

All lifting devices and apparatus MUST meet AS3850 – 2003. The Swift Lift Lifting Eye must be proof load tested every12 months in accordance with AS3850-2003.

Manufacturers of standard lifting devices should provide test data to allow selection of the proper lifting device. Because of their brittle nature, **NEVER USE REINFORCING BARS** as lifting devices. Use ONLY SWIFT LIFT CLUTCHS for lifting in septic tanks and leach Drains.





Joint Seals

For two-piece tank lids, use high-quality joint sealants or a cement and water mixture. Surfaces should be clean. Care must be taken to determine that tank sections installed on site have been properly sealed. Inspecting the joint area to determine that the tank sections have been properly seated helps prevent soil materials from entering the joint area during backfilling operation. Properly seal manholes and risers to pre GNC Concrete & Precast

Backfilling

Place backfill in uniform layers less (600 mm) thick. Backfill should be free of any large stones (greater than 35 mm in diameter or other debris.

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Fig #1 below shows a typical installation layout showing a two tank system with two runs of leach drains.

FIG#1

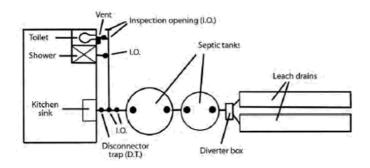


Fig #2 below shows a cut away section of a two tank system, detailing the flow of the waste, through the first large tank and then in to the Small tank before it enters the leach drain system.

FIG#2

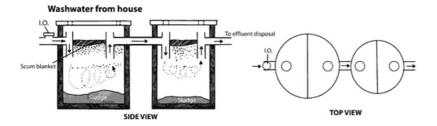
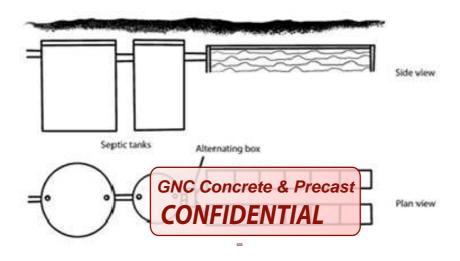


Fig #3 below shows a cut away section of a two tank system showing a twin run leach drain section.

FIG#3





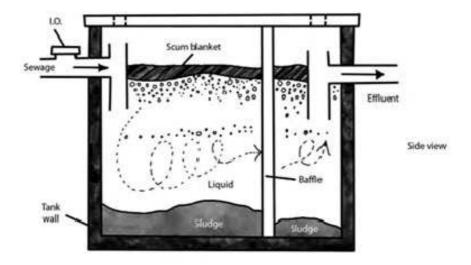
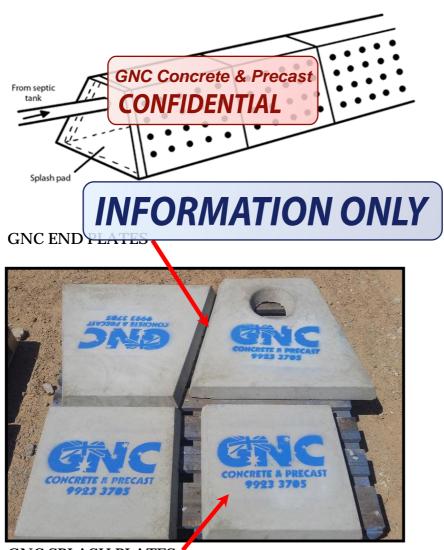


Fig #5 below shows the outlet pipe entering the leach drain section through the end plate with a splash plate installed to prevent undermining of the leach drains.

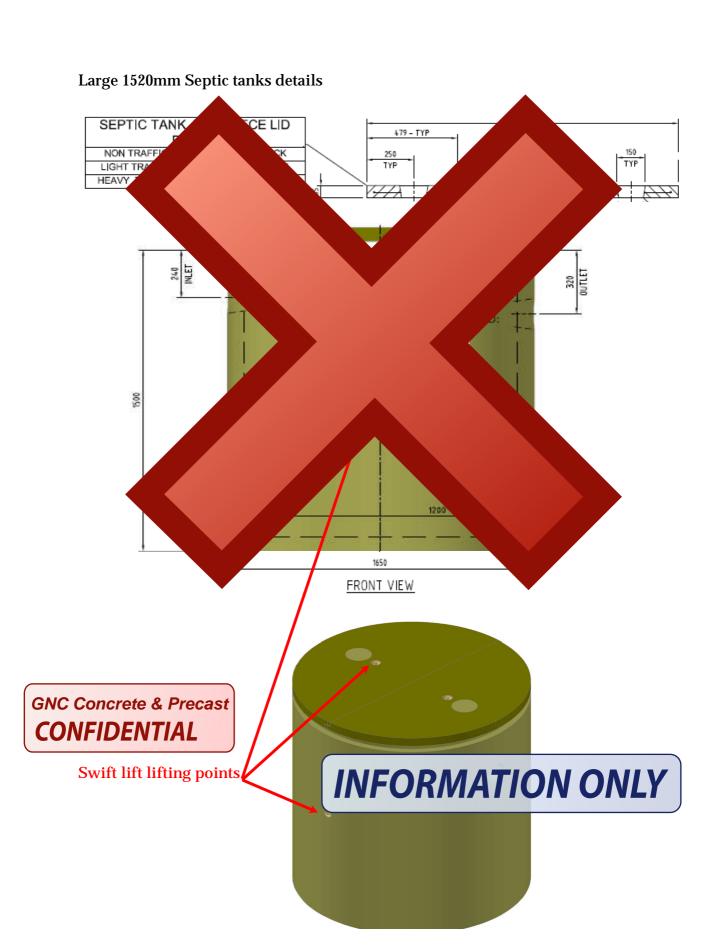
FIG#5



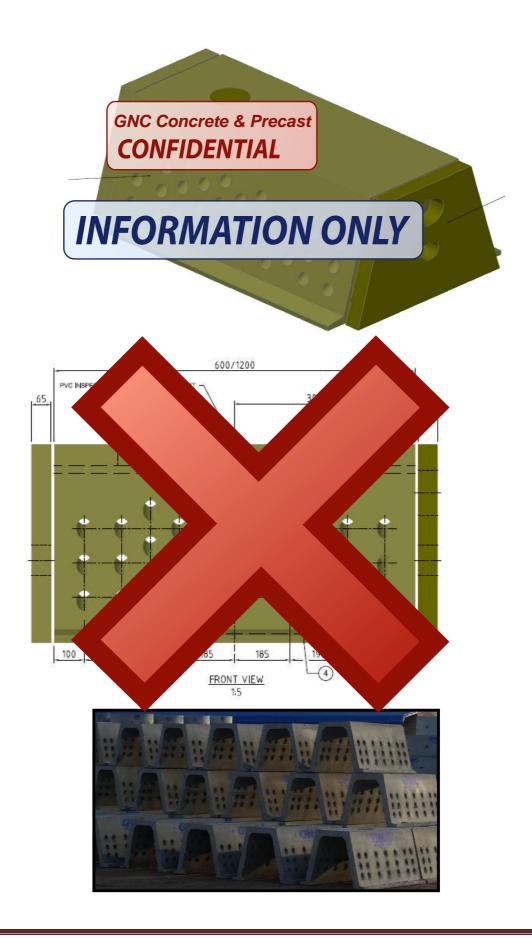


Small 1220mm Septic tanks details











GNC CONCRETE & PRECAST QA SAMPLE



Contact information

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www.health.wa.gov.au



What Does a GNC yearly Service Inspection Include?



4) Checking for signs of back up.



How much dose a yearly service Inspection cost?

- ➤ A yearly inspection fee is a small price to pay for peace of mind that your family's effluent system is working in accordance with the department of Health's guidelines, and there for protecting your family's health in the correct disposal of effluent waste.
- ➤ GNC concrete & precast yearly Service & inspection fees and broken down in 3 areas
- > Yearly Administration fee-
- Call out and inspection fee
 Including travel within a
 30km radius of GNC Concrete
 Precast's yard and item's
 1 to 5 above. -
- ➤ Item #(6) above "Tank Pump outs" Are charged as an extra if required



15 year manufactures warranty

There is a 15 year warranty on the precast concrete tank and leach drains.

This guarantee does not cover damage caused by misuse, neglect, failure to keep the unit clean and functional, accident, repair or attempts to repair by unauthorized personnel.

The benefits conferred by this warranty are in addition to all other rights and remedies in respect of the product which the consumer has under the <u>Trade Practices Act and other legislations</u>.

To ensure your warranty is vali

system.

DO NOT allow surfa

GNC Concrete & Precast
CONFIDENTIAL

t falls and landscaping around

- ENSURE system is serviced buy your local GNC approved service agent EVERY YEAR
- FAILURE TO HAVE YOUR SYSTEM SERVICED WILL VOID ALL WARRANTIES

Warranty Policy

GNC Concrete & Precast warrants its range of pre-cast concrete septic systems for a period of 15 years, provided that the systems have been installed correctly (please refer to the installation instructions).

GNC Concrete Control of the that have a fault caused by its manufacturing process

) any of its septic systems or part

GNC Concrete & Precast will not be liable for any cost other than the cost associated with the repair or replacement of the actual Septic System. Costs NOT covered by this warranty may include, but are not limited to such things as:

Damage caused by the tank in any way, truck, crane or equipment hire, water loss, property damage, excavation and/or cleanup of property due to excavation, replacement of grass, plants, etc.

GNC Concrete & Precast's warranty does not include plumbing fittings, strainers, sealants, or any pipe-work associated with the system. Such products may be guaranteed by independent suppliers and or installer.

Warranty is void for the following reasons:

- •Incorrect installation & lifting.
- If the tank is modified in any way (i.e. drilling or smashing holes in tank can weaken the structural integrity of the tank).
- Tank is not used for its intended purpose.
- Tank is undermined due to erosion of supporting base by water, wind, landslides, etc.
- •Under no circumstance can a Septic tank be used as a retaining wall. Septic tanks are engineered to hold effluent. External pressures must be evenly distributed around the tank, and NOT ON ONE SIDE!
- All tanks must be installed on natural ground, NOT ON FILL! Putting tanks on fill can cause tanks to crack as the ground can move with the weight of the tank and water.
- All tanks MUST be installed on 50mm of compacted crusher dust; the tanks base can sink or move using incorrect bedding products.
- •Tanks must be installed perfectly level.
- The base of the pad must be level and compacted. If the base subsides on one side, making the tank out of level, this can cause the tank to crack.
- •One litre of water weighs 1kg, so a 2,600 litre tank that weighs 1.4 tonnes with 2.6 tonnes of water will give a total weight of 4 tonnes. Preparation of the base is therefore very important!
- •GNC Concrete & Precast takes no responsibility for damage caused by tree roots that get in between the lid and the tank on buried tanks. Please ensure correct plant selection when planting around tanks.
- •This warranty does not cover any damage caused by storm, fire, flood or Act of God.

FAILURE TO HAVE YOUR SYSTEM SERVICED YEARLY BUY YOUR LOCAL GNC APPROVED SERVICE AGENT WILL VOID ALL



WARRANTIES-

THIS WARRANTY MUST BE RETURNED TO GNC CONCRETE & PRECAST WITH IN 30 DAYS OF INSTALATION. PLEASE POST TO GNC CONCRETE & PRECAST PO BOX 7133 GERALDTON WA 6531



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