

B & R EQUIPMENT , INC.

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AEROBIC SYSTEM OPERATION PROCEDURES

Your aerobic system is a biological treatment system designed to achieve a high degree of treatment of domestic sewage. Providing routine maintenance and following the recommendations of your authorized servicing agent will help to insure optimum performance, as well as eliminate the cost of unnecessary service calls. **Please read this, and follow these directions.**

Only biodegradable products should be introduced into the system. Avoid putting cleaning products or harsh chemicals into the system, such as those high in chlorides, sulfides and zinc, which could kill the system bacteria.

Never allow large, irregular, intermittent or constant volumes of clear water into the system, as with a leaking toilet or faucet. You can check if a toilet is leaking by placing food coloring in the toilet tank, wait 30 minutes, and see if any coloring is in the bowl. This should be done at least once a year, and is the responsibility of the owner. **Do not allow a water softener waste discharge line from fresh water treatment systems to be connected to the system.**

Washing machines are responsible for large volumes of water entering the system all at once. This surge of water can hydraulically overload the unit and interfere with the smooth operation of the system. Space clothes washing throughout the week, rather than doing many loads in one day. **Do not exceed five loads of wash per day.**

Bleach; Chlorine bleach should be used very sparingly. Oxygen bleaches can be used in any form; liquid, powder, or pellets.

Detergents: Low sudsing detergents should be used. Liquid detergents are preferred. If powdered detergents are used, only the concentrated forms are recommended. Filler materials used in the "economy size" containers do not dissolve readily, and **can cause the filter to plug prematurely.** Never use more than the manufacturer's recommended amount of detergent. If excessive sudsing or foaming occurs during laundry, reduce the amount of detergent used to $\frac{1}{2}$ of the recommended amount.

Drain Cleaners: Non-caustic biodegradable drain and toilet bowl cleaners are recommended when available. **Do not use toilet bowl cleaners such as 2000 Flushes, or drain cleaners such a Drano.**

Garbage Disposal: Care should be taken not to dispose of grease or fat in the disposal. It will plug the filters and warranty. Food scraps should be scraped into the garbage container, and not flushed down the disposal.

Cooking oils and grease are troublemakers to the system. The type of bacteria found in Aerobic systems do not live well in solidified grease. Oils and grease can also stop up the mechanical system. **Grease and cooking fats should never be allowed to go down the sink drain. Never dispose of used auto oil, or gasoline, down the drain.**

Never flush paper towels, make-up sponges or towels, disposable diapers, newspapers, wrapping paper, bandages, Q-tips, feminine articles, condoms, rags, or sticks into the system. Lint from lint catchers should be disposed of in the trash, and not washed down the drain.

Many medications, both prescription and over-the-counter, kill bacteria, and are detrimental to your septic system. Please do not dispose of these by flushing into your system.

Do not allow surface water to pond around the unit, or run into the unit.

Do check that your unit's access lid is properly and securely fastened to prevent unauthorized entry.

Do periodically check your compressor and alarm indicator for proper operation. All clamps and fittings should be tight with no leaking in the airline.

Do connect the compressor to a 115 volt electrical service, and maintain electrical power to the compressor at all times, unless otherwise advised by your authorized service representative.

It is the homeowner's responsibility to check chlorine tablets in the white chlorine tube. No more than three tablets should be in the tube at one time. **Chlorine tablets for the aerobic system are purchased by the owner.**

Water sprinklers, if broken, should be repaired or replaced. **These are not covered by any warranties other than that from the sprinkler manufacturer.**

Repair or replacement of water sprinklers by the service company will result in an additional service call charge, as well as repair or replacement of parts fees, as needed.

Fire ants are attracted to electrical motors and wiring. They can cause damage by shorting these out. Fire ant damage can be prevented by the owner, and is not covered by warranty.

NOTE: Pumping the pre-treatment tank and plant is usually necessary every two (2) to six (6) years, however, there is no set time, because loading varies from household to household. Access to the plant is accomplished through the normal 26-inch inspection riser, which is already to surface grade. Access to the pre-treatment tank is below grade, and its location is shown on the pre-treatment tank sketch. When an aerobic plant and pre-treatment tank are being pumped, a qualified service man should be overseeing the job. Care should be taken not to damage internal components. Plant and pre-treatment tank should be washed and cleaned as they are being pumped. The waste from the tanks should be disposed of in compliance with state, and Federal law.

If there is any possibility of rain, the empty tank should be filled with clear, clean water to prevent it from floating out of the ground.