

The grinder pump and its maintenance

Each property in the development is required to have a 2 H.P. grinder pump that pulverizes waste products and ejects into the street pipe. A 250 gallon overflow tank is also required at each property so that in the case of a pump failure, waste water can be temporarily (a few days) be accumulated without causing a backup inside a home. A reverse flow valve either integral to the pump or separately mounted after the pump prevents flow backward to individual homes. The resident owns these facilities as part of the property, and is responsible for the maintenance and repair of them.

The service life of a grinder pump is usually between 10 and 15 years with periodic maintenance. This maintenance action is a recommended service to be aware of and to consider as a cost effective insurance for all homeowners in Thunder Mountain Ranch to prevent emergencies.

The recommended interval for inspection and preventive maintenance is 2 to 3 years, or more frequently if children or renters occupy the home. This inspection and maintenance service consists of:

- System inspection:
 - ✓ Test pump motor amperage draw
 - ✓ Test alarm activation point
- System cleaning
 - ✓ Pull pump and remove debris
 - ✓ Verify pump output to auxiliary barrel
 - ✓ Use wet/dry vacuum to remove settled debris at bottom of pump basin
 - ✓ Clean residual water from bottom of overflow tank
- Re-install pump in basin
 - ✓ Perform full system inspection
 - ✓ Verify proper operation and flow in system

Pump Failure Alarm

The audible/visual alarm box is installed on the side of each home near the grinder pump system. In case of a pump failure the alarm box can be silenced by pushing the button underneath the alarm box. Next, call a reliable service provider.

The names and phone contacts of 2 known, reliable service providers are provided below, and more can be added as more information and feedback come in:

Arizona Waste Water Service (no website yet) (928) 203-9320

Environmental Biomass Services <http://envirobiomass.com> (928) 634-2223 or 634-2533

Signa Mechanical www.signamechanical.com (949) 691-4471
Factory certified distributor and service team for E-One Grinder Pumps in AZ

NOTE: If you do get an alarm from your grinder system, these same folks do prompt repairs. Please do NOT call any Board members, as they can only direct you to these service people.

What to NOT put in your drains

Based on the experiences of the above service providers, please be certain to avoid these in the drains:

- Sanitary hygiene products or prophylactics
- Fibrous hand wipes / baby wipes / sanitary wipes
- Diapers, Q-tips or dental floss, even egg or seafood shells, but especially socks (any size!)
- Cat litter or fish tank rocks
- Large amount of animal hair (fur)
- Chemicals such as cooking grease, paint thinner, or gasoline

The sewage grinder pump has cutters that reduce waste volume, but can be clogged by materials such as the above, or heavy grit. To prevent burning out the motor, please be aware of these issues.

In case of electrical power failure

Your grinder pump can not dispose of waste water without electrical power. If you do experience an electrical service interruption for more than a day, keep water use to a minimum to avoid an issue with the overflow tank.