

McCollum
General Engineering Contractor
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RE: Los Posadas

As instructed by Peter Leuzinger, McCollum General Engineering (M.G.E.) conducted an investigation of the existing septic system located at 805 Los Posadas, Angwin, CA. The following information was collected during a one day investigation (6/01/2022).

Bathroom one

1. The septic tank was located, opened and visually inspected. The septic tank is exposed out of the ground and looks to be part of the floor. The tank is made out of CMU block and has a concrete access lid. There is no baffle wall, the tank is just a storage tank that gravity feeds to a smaller tank. There is no leach field. There is no outlet in the tank. The tank looks like a hold and haul type. The tank is not water tight and is not up to code and is a hazard.

Bathroom two

2. The septic tank was located, opened and visually inspected. The septic tank is at grade level. The building is elevated and the tank is partially underneath the building. The kitchen is next door and the grey water and bathroom from the kitchen flows into this tank. Could not locate a leach field. A small grease trap was located, there is no outlet for the grease and the tank is half full. The septic tank has concrete access lids that are not water tight. The tank is not up to code.

Bathroom at medical building

3. The septic tank was located, opened and visually inspected. The septic tank is at grade level. There is PVC access risers and lids on the septic tank. The tank site approximately twenty feet from the top of bank of Moore creek. The outlet tight line flows to Moore creek. The tank is not up to code.

Bathroom three

4. The septic tank was located, opened and visually inspected. The "tank" is the basement of the CMU block bathroom building. The building is cracked and there is a piece of plywood at the basement covering what used to be an access point. Water was run down an old toilet and it flowed directly into the basement. This building is not up to code and is hazardous.

Bathroom four

5. The septic was located, opened and visually inspected. There is a square metal access lid eight feet from the building. This tank flows to another poured in place septic holding tank at the edge of the creek bank. The tank has a missing access port and is full of debris and groundwater. The exit point looks to be at the creek. The system is not to code and is a hazard.

Pool bathrooms

5. The pool bathrooms sit next to the creek. There is a clean out on the back side of the building that serves the toilets and floor drain. The outlet pipe exists through a rock retaining wall and we assume the pipe exist to the creek bed floor. We cannot trace the pipe due to the route through the rock wall. There is no septic tank. The system is not to code and is a hazard.

MGE replaced access lids at the septic tank and secured. All potholes in the leach field were backfilled.

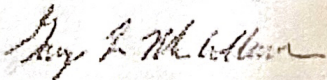
The septic systems on this property are extremely old and deteriorating. None of the systems are code compliant and are extreme hazards. To reboot this facility a Engineer and the County will have to present to explore the areas to design code compliant engineered septic systems.

Septic systems will process water differently depending on household water usage, cleaning chemicals, number of residents and daily flows. (Please see attachment for proper septic system operation and maintenance.)

Municode setbacks for septic system construction –

<http://library.municode.com/index.aspx?clientid=16513&stateid=5&stateName=California>

Please call if you have any questions.



Sincerely,

Gary L. McCollum
COWA/NAWT Certified Onsite
Waste Water Inspector/Installer

Company Disclaimer

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. McCollum General Engineering has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular owner or buyer. McCollum General Engineering DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.