

MIKE TREINEN, REHS
ONSITE WASTEWATER CONSULTANT
4910 HAYFIELD CT.
SANTA ROSA CA 95404-9550
707-526-0872
treinen@sonic.net

March 25, 2018

David Phillips, Owner
Mary Haufler, Realtor, Sotheby's

Subject: Findings report in regard to an evaluation of the onsite wastewater treatment system at **121 Mary Paige, Santa Rosa** on March 23, 2018.

Permit History

Sonoma County PRMD Well and Septic Division septic system records were requested and reviewed. A 1996 septic system permit supporting a four bedroom home was located which indicates a 1500 gallon primary septic tank, 1200 gallon sump tank and pump and 310 feet of (equally distributed) leach line installed at 60 inches deep with 24 inches of rock below the pipe. The County documents I am forwarding are to be considered a part of this report and may be requested by the County for any remodel applications.

Septic Tank

1. There is a concrete, two-compartment 1500 gallon septic tank and 1200 gallon sump tank, pump and control panel adjacent to the home. Both tanks were pumped at the time of my inspection by Vineyard Septic Service (477-0556).
2. The tanks, risers, inlet baffle and effluent filter are in good condition. There is minor root intrusion at the base of the primary tank risers.
3. The pump, pump float and high water alarm float are working. The pump and high water alarm test switches on the control panel are working. The dose counter is functional (for historical purposes, the reading was 5115 at the beginning of the inspection).
4. The primary tank lid gaskets are deteriorated which may lead to occasional odors.

Dispersal System / Leach Field

5. When the pump discharges, all of the leach lines receive water under pressure at the same time (equal distribution). A system load test of approximately 200 gallons was done through the sump tank into the leach field. The test was acceptable. No problems or stress were noted in the leach field area following the test. The house is occupied at this time.

Potential System Replacement Areas

6. There is designated area for 200% reserve area.

System Evaluation

7. The system appears to be working at this time and its past use suggests it is functionally sized and should have reasonable remaining lifespan. At this time, it is my opinion that the system could be rated code compliant in terms of future remodeling. This report is valid for five years for remodeling purposes.

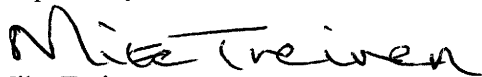
Recommendations / Comments

- A. Replace the primary tank lids - lids are about \$80 at Selvage Concrete Products or Pace Supply.
- B. Replace the control panel backboard - minimal cost of wood.
- C. Dig down, cut roots at the primary tank riser bases, remove old grout and re-grout with high quality nonshrink grout. The pumpers routinely do this - estimated \$300-400.
- D. Hose off the plastic effluent filter annually.
- E. Normally there is a vent hole (~3/16 inch) in the pump line between the pump and the backflow valve to help avoid air lock. It appears that the system has been working OK for 20 years and perhaps such a hole is unnecessary. Just keep this in mind if there ever does appear to be an air lock problem.
- F. Regular pumping is important to the long-term health of the systems. With full time occupancy by 2-4 people, it is recommended that the septic tanks be pumped regularly every 5-7 years as a starting point. This time interval may be increased or decreased if use is heavier or lighter than described or as recommended by the pumping service company. Sewage flow can be substantially reduced, and system lifespan extended, through the use of low flow toilets, showerheads and dishwashers, as well as faucet aerators and a front loading or high efficiency top loading laundry machine. Liquid detergent is suggested. If biocidal pharmaceuticals are used long term by the occupants, the septic tank will need more frequent pumping. Note septic tank additives are generally not needed for proper septic system function.
- G. Food-related grease and oils should be placed in cans or jars and disposed of in the home's solid waste container and not drained into the septic tank as it can lead to premature clogging of the effluent filter and leach field lines.
- H. Note that a *laundry-only* subsurface graywater system may be installed without permits; however, there are specific standards which I could discuss with you if there is interest.

No warranty or guaranty is given or implied regarding the future function of the system.

Should you need further information regarding this report, please contact me at 707-526-0872.

Respectfully,



Mike Treinen,
California Registered Environmental Health Specialist # 3826



PERMIT & RESOURCE MANAGEMENT DEPARTMENT
WELL & SEPTIC SECTION

2550 VENTURA AVENUE, SANTA ROSA, CA 95403 TELEPHONE (707) 527-1900.

APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

APPLICATION FOR PUBLIC HEALTH CLEARANCE FOR:

Application is hereby made to the Sonoma County Health Officer for a permit to construct or repair a sewage disposal system as described below in compliance with the code of Sonoma County or for clearance for other construction.

APPLICANT: PLEASE PRESS HARD (USE BLACK INK). FILL IN BETWEEN HEAVY LINES ONLY AND SEE REVERSE SIDE FOR INSTRUCTIONS.

This permit application must be signed on all 3 signature lines by the same person (i.e., contractor or owner/builder). A letter of authorization from owner must accompany this application if agent is signing on owner's behalf.

BLDG. PERMIT NO. A	SDS PERMIT NO. SP496-1491	DATE ISSUED 11-25-2016	CLEARANCE NEW	REPAIR
JOB ADDRESS 121 MARY-PAIGE LN				
NEAREST CROSS STREET SONOMA HWY N B3				
ASSESSOR'S PARCEL NO. 49-020-29 Lot 4				
SUBDIVISION LOT 4 BLK				
CITY SANTA ROSA STATE CA ZIP 95404				
SEWAGE DISPOSAL SYSTEM CONTRACTOR OWLER				
ADDRESS TEL. NO.				
GENERAL CONTRACTOR				
INSTALLATION WILL SERVE: RESIDENCE <input checked="" type="checkbox"/> APARTMENT HOUSE <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> MOTEL <input type="checkbox"/> OTHER <input type="checkbox"/> BUILDING CONST. NEW <input checked="" type="checkbox"/> ADDN/ALTER <input type="checkbox"/>				
NO. OF UNITS: 1 TOTAL NO. OF BEDROOMS: 4 WATER SUPPLY: PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> LOT SIZE: 40 AC. ±				
OWNER'S NAME DAVID PHILLIPS				
MAILING ADDRESS 121 MARY-PAIGE LN.				
CITY SANTA ROSA STATE CA ZIP 95404 PHONE NUMBER 523-9621				

TERMS OF PERMIT

- APPLICANT AGREES THAT:
- HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SPECIALIST WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO COMMENCING WORK.
 - HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SPECIALIST AND ENGINEER'S OR CONSULTING ENVIRONMENTAL HEALTH SPECIALIST'S INSPECTION, WHEN INDICATED, WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM.
 - THE JOB CARD AND A COPY OF THE APPROVED SEWAGE DISPOSAL SYSTEM DESIGN SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
 - ANY DEVIATION FROM APPROVED PLAN WITHOUT PRIOR APPROVAL OF THE HEALTH OFFICER WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED.
 - THE SEPTIC TANK MUST BE I.A.P.M.O. APPROVED.
 - PRIOR TO AUTHORIZING OCCUPANCY OF ANY BUILDING WITH AN ENGINEER OR CONSULTING ENVIRONMENTAL HEALTH SPECIALIST DESIGNED SYSTEM, A SIGNED STATEMENT BY THE DESIGNER CERTIFYING THAT THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLAN MUST BE SUBMITTED TO THE PUBLIC HEALTH OFFICER.
 - THIS PERMIT IS SUBJECT TO REVOCATION IF FOUND TO BE IN NONCONFORMANCE WITH SONOMA COUNTY CODE OR STANDARDS OF THE PUBLIC HEALTH DEPARTMENT.
 - THIS PERMIT IS NOT TRANSFERABLE.

IT IS UNDERSTOOD THAT THE ISSUANCE OF A PERMIT IN NO WAY INDICATES THAT A GUARANTEE OF PERFECT AND INDEFINITE OPERATION OF THIS SYSTEM IS MADE BY THE COUNTY OF SONOMA PUBLIC HEALTH DEPARTMENT AND THAT THE OWNER IS REQUIRED TO MAKE ANY REPAIRS NECESSARY TO CONFINE SEWAGE BELOW THE SURFACE OF THE GROUND. APPROVAL IS BASED UPON INFORMATION SUBMITTED BY THE APPLICANT. FIELD CONDITIONS AT VARIANCE WITH APPLICATION MAY VOID PERMIT.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE INSTRUCTIONS ON THE REVERSE SIDE AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING CONSTRUCTION OF PRIVATE SEWAGE DISPOSAL SYSTEMS. THIS PERMIT SHALL EXPIRE BY DATE 10/28/18 IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS.

X N. [Signature]

SIGNATURE OF APPLICANT

The undersigned applicant for private sewage disposal permit certifies as follows:

CONTRACTOR'S LICENSE LAW CERTIFICATE

- (COMPLETE EITHER A OR B)
- A. THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW UNDER LICENSE NUMBER _____

WORKMEN'S COMPENSATION CERTIFICATE

- (One or two must be completed)
1. A currently effective certificate of Workmen's Compensation Insurance coverage is on file with the Sonoma County Public Health Department.

WHICH SONOMA COUNTY AND EFFECT:
B. THE APPLICANT IS EXEMPT AND RESIGNED OF THE CONTRACTORS LICENSE LAW FOR THE REASON OF RESIGNMENT

Compensation Insurance Policy # 610437-18-23-96001
is currently in force.
1961431
636.00
636.00
636.00

REVIEWED BY
10/28/18 X [Signature]
DATE

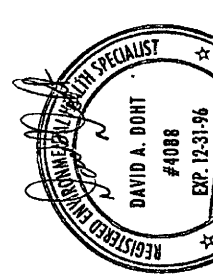
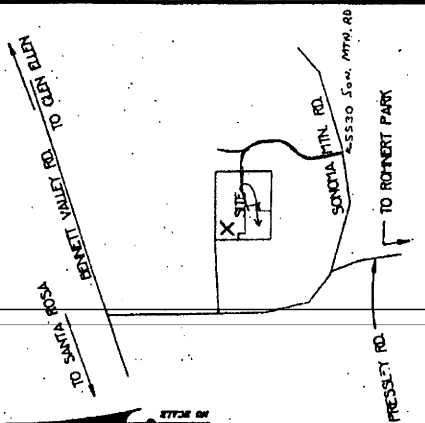
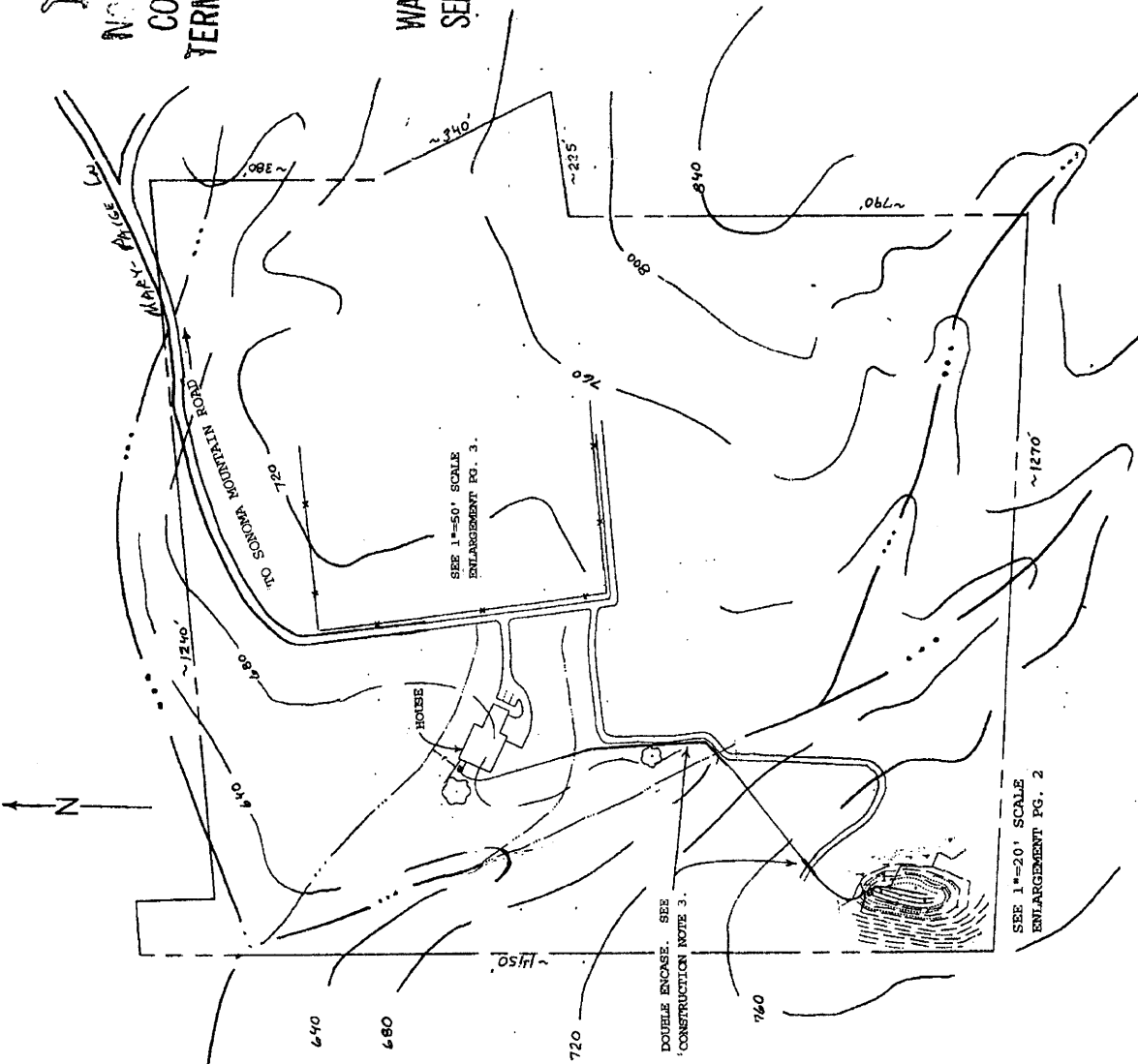
***TTL CHECK
APPLICANT

LAYOUT PLAN APPROVED BY [Signature] DATE 10/28/18
CONSTRUCTION APPROVED BY [Signature] DATE 10/28/18
Site ID Number 670

DATE 10/28/18

NOTICE
 NOTIFY AUTHORITIES BEFORE
 COVERING WORK AND SEE
 TERM 6 ON FACE OF PERMIT

NOTICE
 WATERTIGHTNESS TEST REQUIRED AT
 SEPTIC TANK AND SUMP AT TIME OF
 CONSTRUCTION INSPECTION.



SONOMA COUNTY
 PUBLIC HEALTH DEPARTMENT
 RECEIVED BY: *David A. Doht*
 DATE: 11/27/96
 WELL AND SEPTIC SECTION

TANK SIZE 1500 / 1200
 LEACH TRENCH
 LENGTH 310LF WIDTH 18-24"
 DEPTH 60" ROCK 24"
 NO. OF BEDROOMS 4

Advantage Consulting
 301 Jensen Ln. • Windsor, CA 95492 • 707 / 638-3939 • 800 / 303-3939

APPROVED BY: DOHT
 DRAWN BY: DOHT
 REVISED: 10-25-96

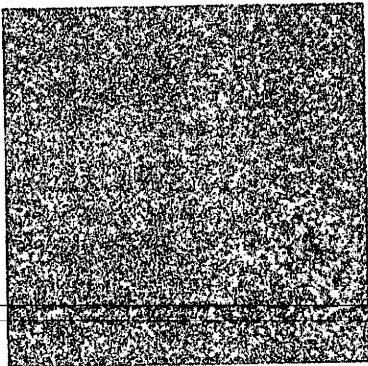
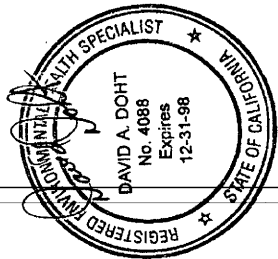
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 DATE: 3-4-96

121 MARY-PAIGE LANE

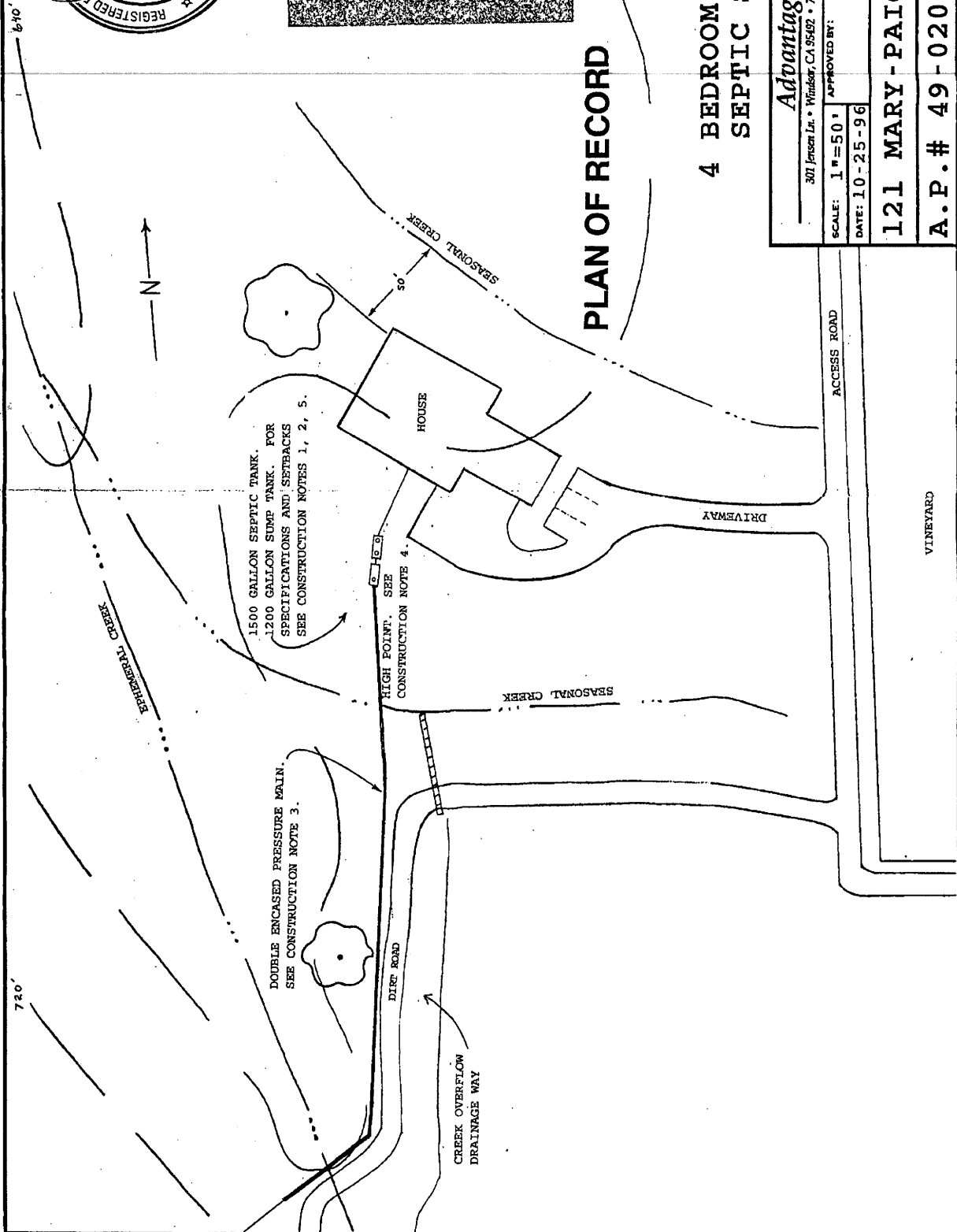
A.P.# 49-020-29 Lot 4

DRAWING NUMBER

3/8



UNLESS 40' CONTOUR LINE (680'),
 SEE ACTUAL ELEVATION.



PLAN OF RECORD

4 BEDROOM STANDARD SEPTIC SYSTEM

Advantage Consulting

307 Jensen Ln. • Windsor, CA 95692 • 707/836-3939 • 800/303-3839

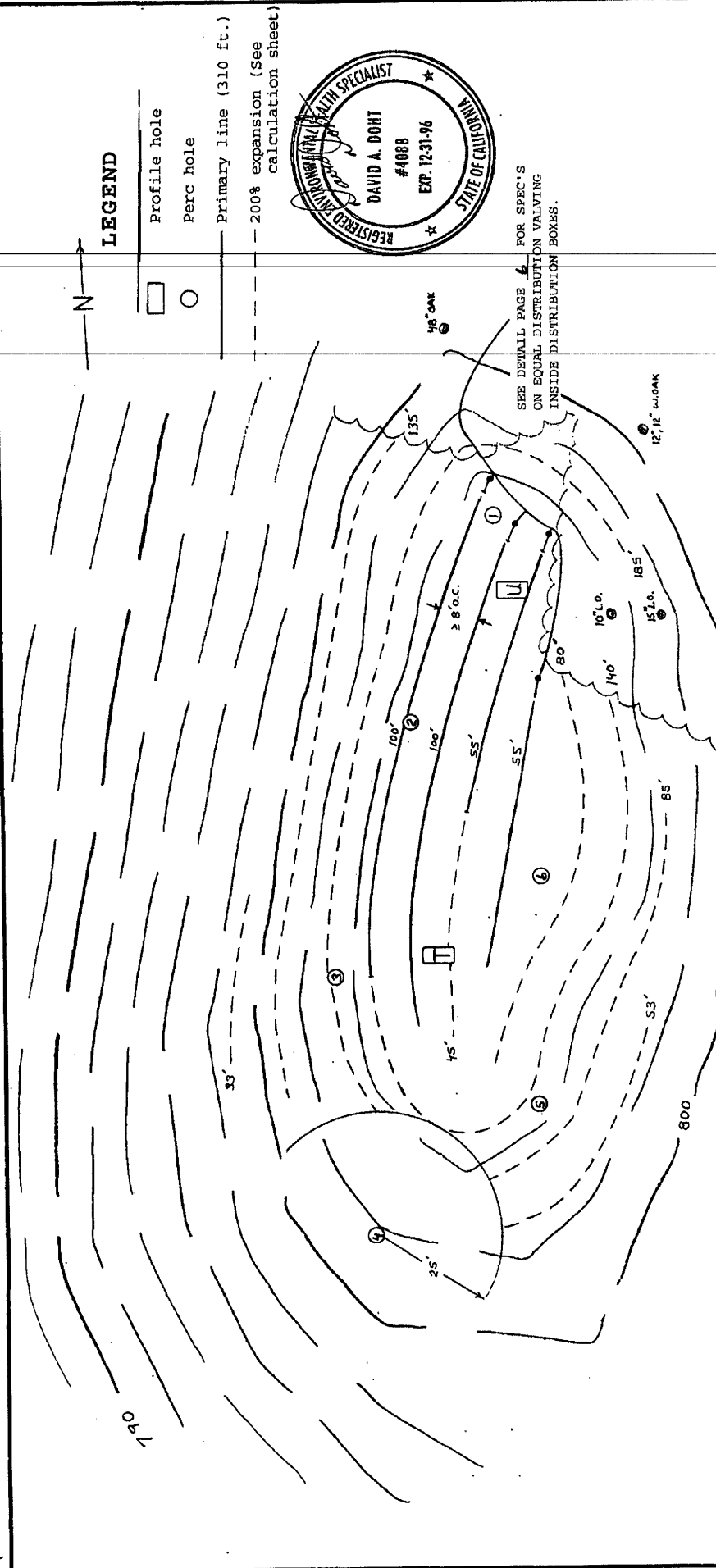
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DATE: 10-25-96		REVISED:

121 MARY-PAIGE LANE

A.P.# 49-020-29 Lot 4

VINEYARD

2/8



4 BEDROOM STANDARD SEPTIC SYSTEM

Advantage Consulting

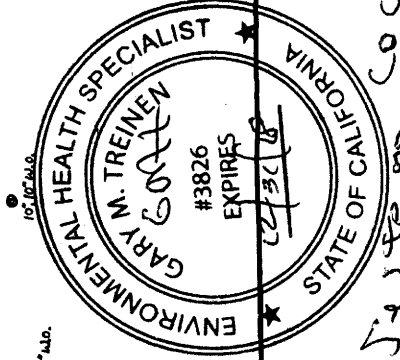
301 Jensen Ln. • Windsor, CA 95492 • 707/836-3339 • 800/303-3339

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: DOHT
DATE: 3-4-96		REVISED:

121 MARY-PAIGE LANE

A.P.# 49-020-29 Lot 4

DRAWING NUMBER



See on CO connection.
ONT 3/25/96

