

GOPHER CONSTRUCTION CO.

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License # 601749

April 2, 2001

Shawn Ecksel
Inspection One
804 Second Street Pike
Southampton, PA 18966

Attention: Shawn Ecksel

Subject: Inspection of the private sewage disposal system at:
2115 Pinecrest Dr. Altadena, CA 91001

From March 27 through April 2, 2001 we inspected and tested the private sewage disposal system at the above-mentioned address. As a result of information supplied to us by others and upon our own observation and measurements at this site, we are reporting the current condition of the following.

The private sewage disposal system at this location consists of:

Unit 1: A 10-ft deep below the surface cesspool.

Unit 2: A 20-ft deep below the surface seepage pit.

Unit 1: The cesspool is located in the dirt driveway area to the south of the residence. There is now standpipe opening with an access box on the surface above the cesspool. The cesspool was basically dry. There was very little solid waste buildup in the cesspool and it does not appear to need pumping at this time. The septic tee was missing and we repaired it by installing a new septic tee. Toilet-flushes showed an unobstructed flow of water to the cesspool.

Unit 2: The seepage pit is located in the dirt driveway to the west of the cesspool. The seepage pit now has a 4-in standpipe up to the surface in a green access box. This seepage pit had 1-ft of water in the bottom.

Percolation test: We performed a percolation test on March 29 & 30, 2001. We metered approximately 2120-gallons of water into the seepage pit (Unit 2). The water dropped to 13-ft 10-in below the surface in a 24-hour period and approximately 910-gallons percolated into the soil. Our minimum percolation requirement for a 2-bedroom home is 400-gallons in 24-hrs. This test showed that the percolation of the seepage pit (Unit 2) exceeded our minimum standard.

There is no evidence of any overflow condition on any part of the system.

Conclusions, Deficiencies and Opinions: The cesspool (Unit 1) has no apparent deficiencies. However, since there is not a septic tank, the system does not meet today's code requirements, therefore, if any major remodeling of the house is planned for the future, installation of a septic tank and possibly additional seepage pit(s) may be required at significant additional expense. The first seepage pit (Unit 2) has no apparent deficiencies.

Recommendations:

1. If desired, a septic tank could be installed in order to bring the system up to current Uniform Plumbing Code requirements. However, there are no laws or requirements that I am aware of that mandate installing a septic tank upon the sale of a home.
2. There are no other recommendations at this time.

Maintenance recommendations: We recommend pumping the cesspool/septic tank every 5-7 years. To maintain the effectiveness of the system, you may want to use a good quality bacterial product to keep the system functioning to its full potential.

The general Plumbing Code requirements for the septic tank size* in single-family residence applications are as follows: (the following chart applies to one structure only; multiple structures connected to one septic tank require a larger size septic tank; or each structure must have a separate private sewage disposal system)

1-2 bedroom house-	750-gallon septic tank*	5-6 bedroom house-	1500-gallon septic tank*
3 bedroom house-	1000-gallon septic tank*	7-8 bedroom house-	2000-gallon septic tank*
4 bedroom house-	1200-gallon septic tank*	(Seepage pit size is based on the septic tank size.)	

(*Additionally, there are new requirements for sizing a septic tank based on the total number of plumbing fixtures that may override the bedroom count and may cause the whole system to be designed larger than the chart above.)

Note: The buyer should be made aware of the following:

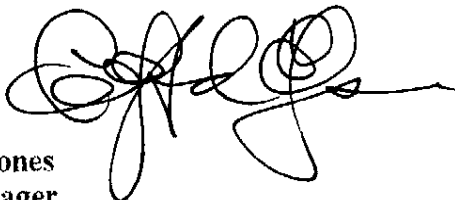
No guarantee or warranty about this system or its anticipated lifespan is hereby expressed or implied as a result of this inspection report. All private sewage disposal systems will eventually wear out. Any increase in the number of residents, an increase in the amount or type of water usage, high seasonal ground water or many other conditions could cause the system to wear out sooner and result in an overflowing or unsanitary condition. If you desire information regarding the future performance of the system, please contact a geologist or a registered environmentalist for consultation and testing. A prediction about the future performance of the system is not a part of this inspection report. Inspection of any gray water system(s) is not a part of this inspection report.

The scope of this inspection only covers those units reported to us and those units that were discovered as a result of our standard visual investigative and inspection procedures. There are situations when, due to unique or unusual connections some parts of the system may not be found by our normal procedures. We are not responsible for any units of the private sewage disposal system not discovered or reported to us at the time of inspection. If desired, a video inspection of the pipe connections may reveal the existence of other units in the system (see below).

This report does not include an inspection of the condition of the piping to the system or throughout the system. If you desire to know the condition of the pipes, we recommend a video inspection may be performed.

If any addition is planned for the future you may be required to enlarge the system at additional significant cost. The structural condition of the seepage pits, leach lines and/or septic tank, or any code irregularities is not a part of this inspection report unless specifically stated above.

Respectfully,



Clifford E. Jones
General Manager