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License #601749

September 24, 2026

Sevak Tahmazyan
10611 Redmont Ave.
Tujunga, CA 91042

Subject: Inspection and Certification of the private sewage disposal system at:
10611 Redmont Avenue, Tujunga, CA 91042

From September 17, 2026, through September 21, 2026, we opened, repaired, tested, and inspected the private sewage disposal system at the above-mentioned address. As a result of information supplied to us by others, and upon our own observations and measurements at this site, we are reporting the current condition of the following.

Thus far, our inspection has revealed that the private sewage disposal system at this location consists of:

Unit 1: An approximate 750-gallon septic tank.
Unit 2: A 14-ft deep below the surface seepage pit.

Unit 1: The septic tank is located in the backyard of the property and in the flat dirt area. There was one manhole at the surface for access to the inlet chamber of the septic tank. We excavated and uncovered the entire top of the septic tank and removed the existing manhole. We opened and inspected the septic tank after removing a portion of the top over both chambers. The top of the tank is 1-ft 6-in deep below the surface. The tank is a "Poured-in-Place" style concrete septic tank. This style of septic tank was common from when it was installed back in the early 50's era. The tank is the correct size for a 2-bedroom house. The tank was empty from it being pumped out recently by others prior to this inspection. We observed that the structural condition of the septic tank is satisfactory with only minor surface deterioration. The wood baffle wall was intact and functional. The inlet and outlet T-fittings were missing and we installed new ones. We also repaired the inlet pipe right where it enters the septic tank. After our inspection and repairs, we installed two new manholes up to just below the surface and closed and sealed the top with concrete. We backfilled and cleaned up the areas affected by our work.

Unit 2: The seepage pit is located to the north of the septic tank and in the backyard dirt area. There is a standpipe up to the surface. We inspected the seepage pit through the standpipe. The top of the seepage pit is 2-ft deep below the surface. The seepage pit was dry. We used our High-Definition Septic Camera to inspect the interior of the seepage pit. The structural condition of the seepage pit appears to be satisfactory. We performed a percolation test on this seepage pit and the results are below:

Percolation Test of the Seepage Pit, Unit 2: We performed the 24-hour percolation test from September 17, 2026, through September 18, 2026. When we perform the percolation test, we use two different styles of percolation testing, one is the "Drop Method" percolation test, and the other is the "Hourly Method" percolation test. Our 24-hour testing indicated an average daily percolation rate of 3,672-gallons in 24-hours. This meets and far exceeds our minimum standard of 400-gallons per day for a 2-bedroom house.

Conclusions, Deficiencies, and Opinions for the Certification: The septic tank (Unit 1), has no apparent functional deficiencies at this time. The seepage pit (Unit 2), has no apparent functional deficiencies at this time. Our testing indicates that this seepage pit is functioning very well at this time.

Correctional, Optional, Maintenance, and Upgrade Recommendations:

1. **Maintenance:** The Maintenance recommendations are listed below and there are no other recommendations at this time.

Therefore, I certify that the above information about the current condition of this private sewage disposal system is true and correct to the best of my knowledge at this time.

Respectfully,



Mike Tucker
Manager

Note: The buyer should be made aware of the following:
Maintenance recommendations: We recommend pumping the septic tank every 5-7 years, according to the latest studies. 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. Also, if desired, an effluent filter could be installed in the outlet of the septic tank. These filters have been found to extend the life of a seepage pit by 50%. An effluent filter will need to be serviced every six months to one year depending on the volume of use. If desired, there is a new product called a Pirana Aerobic Bacteria Generator, which will keep a private sewage disposal system working well for many years with little maintenance. (www.pirana.biz) If a Pirana is installed, bacterial treatment and an effluent filter are unnecessary. If you desire more information regarding the care and maintenance of this system, please call our office at 818-352-2253, and we will be happy to send you the latest brochures and information we have available.

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

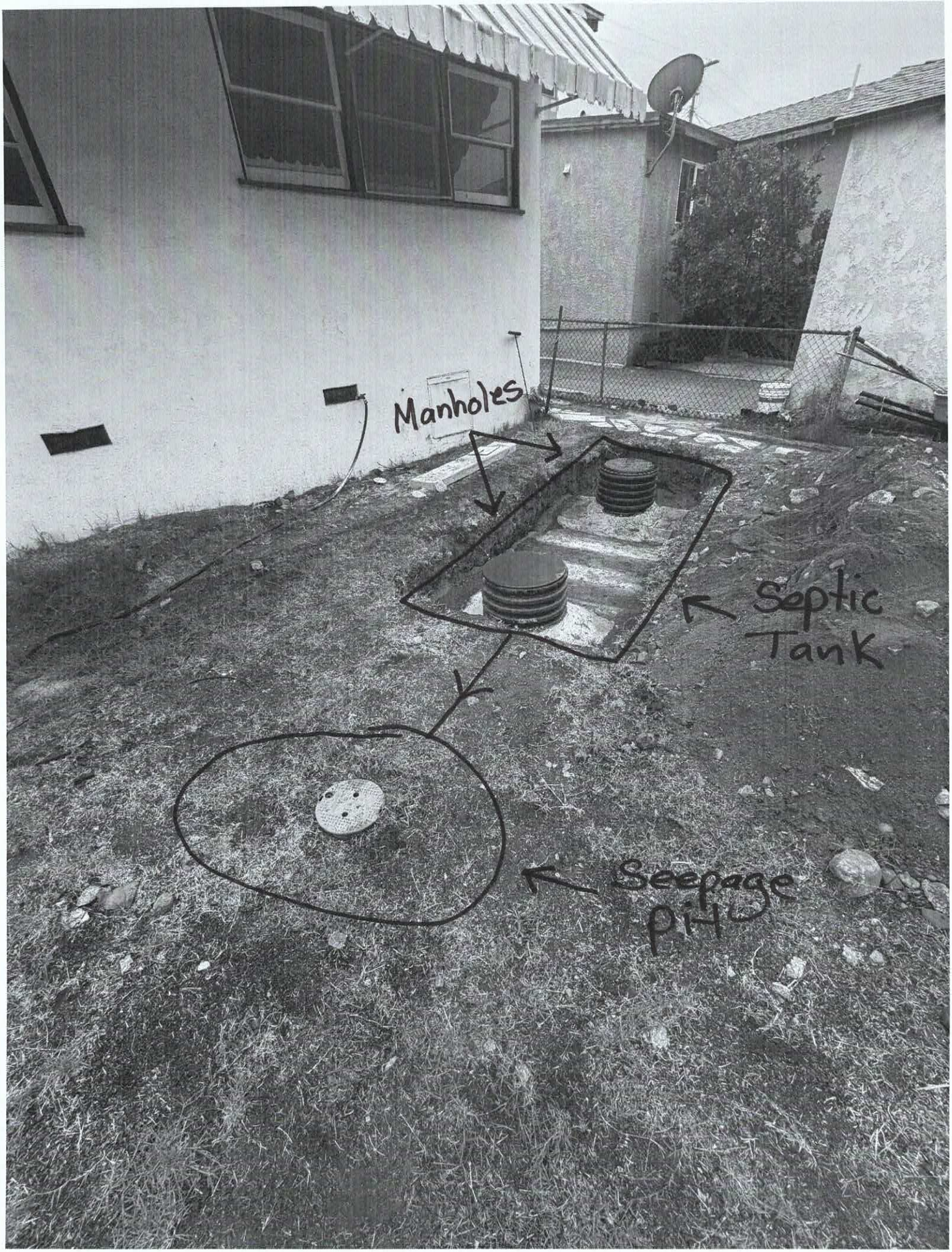
(*Additionally, there are new requirements for sizing a septic tank based on the total number of plumbing fixtures that may override the bedroom count and may cause the whole system to be designed larger than the chart above.)

No guarantee or warranty about this system or its anticipated lifespan is hereby expressed or implied as a result of this Certification. 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 Certification.

The scope of this Certification 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 Certification 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 Certification unless specifically stated above.


Manholes
Septic Tank
Seepage pit