



El Dorado Septic Service, Inc.

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Conclusions of the Septic System Inspection

This inspection was to determine the condition of the septic system for the purpose of change of ownership. This report is **non-transferable**.

Address: 23845 Leisure Drive, Twain Harte

Date of Inspection: July 01 2026

Date of Pumping: July 01 2026

Seller: Jim Lucich

Buyer:

Seller's Agent: Deborah Lucich
Office: Healy Homes

Buyer's Agent:
Office:

Findings

- Inlet Sanitary Tee and Downspout:
 - Size: 4", Type: ABS

- Septic Tank:
 - Location: Back left corner of house, 12' out. The lids are 40" and 34" deep with access risers.
 - Specifications: 1000 gallon, concrete, 2 lid tank in fair condition.
 - The septic tank was pumped at the time of the inspection.

- Outlet Line:
 - Size: 3", Type: SDR
 - The outlet line from the septic tank to the distribution box or leach field was free flowing and functioning properly.

- The leach field accepted water.
 - The leach field was tested with approximately 180 gallons of water. ¹
- The house was vacant at the time of the inspection.
- Previous Service History:
 - 2023-September: Pumped septic tank. Inlet line needs a sanitary tee and downspout. Estimate sent.

Septic System as a Whole

Corrections Needed:

- None

Additional Recommendations:

- The septic tank should be pumped every 2-1/2 years with full-time usage.

The septic system as a whole was functioning properly at the time of the septic inspection.²



Please see attached invoice for billing.

Dated 7/2/26

¹ The leach field's ability to accept water merely indicates that the lines are open and free flowing at this time; however, a leach line is an underground item, and the size and condition of the lines are unknown. The average life span of a leach field is 15 to 20 years.

² This report only describes the way the system worked at the time of the inspection. Septic systems are an underground item, therefore their condition is difficult to determine, and no prediction can be made as to if or when a system might fail. No warranty or guarantee for trouble-free operation is implied. Variables such as the age of the system, number of occupants and their habits, whether the house is vacant, used full or part time, maintenance, neglect or abuse, lot size, slope, soil type, grading, trees and vegetation, faulty plumbing, physical damage, etc. are all factors that affect how a septic system can and will function. All tanks require pumping maintenance.