

**Existing Septic System – Inspection Report (page 1 of 3)**  
(All conditions and findings reported are at time of inspection)

**Customer Name:** Polly Rybecki  
**Phone Number:** 707-350-3919 **Email Address:** koala.roo729@gmail.com  
**Site Address:** 13028 Riata Rd, Lower Lake, CA. 95457  
**Date of Inspection:** 9/4/2025 **Inspector Name:** James & Dereck

**Number of bedrooms:** 2 **Year septic system installed:** 1985

**County plans on file? :** YES  NO  **DATE:** 1985

**Are plans accurate? :** YES  NO

**Comments :** Orientation of house differs from what is shown on county plans. Most likely due to septic being installed and plans provided prior to house being built

**Tank Type:** CONCRETE - 920 Davison

**Overall Condition:** GOOD

**Inlet :** Depth - 6"

**Condition -** GOOD - is tilted a bit to the side but functioning at time of inspection

**Outlet :** Depth - 8" **Effluent filter present:** (biofilter) YES  NO

**Condition –** GOOD - outlet baffle would require extension in order to accept installation of effluent filter

**Center Baffle :** GOOD

**Risers required?** YES  NO  **Risers present?** YES  NO

**Comments -**

**Flow Test:** Time Flowed: 45 mins PASS FAIL

**Comments :** Water overtook outlet after 25 minutes of flow

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**Pump Required?**    YES                          NO  
**Comments:**

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**Leach Field Excavation / Further Investigation:**    Recommended?    YES                          NO  
**Comments :**

Flow test for leach field failed; water overtook outlet after 25 minutes of flow test.

Recommend further investigation into leach field to determine cause of failure.

Possible causes includes roots present in distribution box or damaged leach field, however further investigation is needed for diagnosis

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**Distribution Box**                      YES                          NO  
**Condition -**

County plans indicate presence of distribution box, however further investigation is needed to determine the condition

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**Summary of Findings and Recommendations:**

Leach field failed flow test and further investigation is necessary to determine the cause of the failure. Estimated cost for investigation is \$600. This cost includes excavator and operator for 3 hours. If investigation requires more than 3 hours, the cost is \$175 per hour for each additional hour.

Septic tank is in good condition and functioning at time of inspection with the following recommendations:

- Septic tank requires a pump. We recommend Perkins for this.
- Recommend installation of effluent filter
- Risers are NOT required at a depth of less than 18", however we always recommend installation of risers for ease of access and lower cost for maintenance and repair of the septic tank

\*Please contact us if you would like an estimate to install risers and/or effluent filter\*

Note that the house is oriented differently than what is shown in the county plans. This is likely due to the septic system being installed and final plans provided to the county prior to the house being built. This does not pose a problem at all, however Wheelan Engineering always notes any discrepancies we notice between county plans and the actual installed septic system.

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*Wheelan Engineering is not responsible for changes in conditions after time of inspection.*

**Please contact us if you have any questions!**

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