



Environmental Health Division

1675 W. Garden of the Gods Rd., Suite 2044
 Colorado Springs, CO 80907
 (719) 578-3199 phone
 (719) 578-3188 fax
www.elpasocountyhealth.org

9/19/2019

SNOW MOUNTAIN HOLDINGS
 3045 HAY CREEK RD
 COLORADO SPRINGS CO 80921-2380

RE: "ACCEPTANCE DOCUMENT" FOR ONSITE WASTEWATER TREATMENT SYSTEM - TRANSFER OF TITLE

3045 HAY CREEK RD
Onsite ID: ON0027262
Tax Schedule # : 7134001007

Dear Applicant,

The on-site wastewater treatment system for the above property was evaluated for property sale transaction. Pursuant to El Paso County Board of Health Regulation, Chapter 8, a current on-site wastewater treatment system (within 12-months of the date of sale) inspection report must be on file with this department prior to property transfer of title. The inspection is to be conducted only by an El Paso County Public Health Certified Inspector. Inspection reports are available on-line at www.onlineRME.com. The following facts and findings from the records review and inspection report include:

GENERAL FACTS AND FINDINGS:

-
1. *OWTS permit located:* **No**
 2. *OWTS sized for:* # of Bedrooms: **4**
 3. *Type of OWTS:* **GRAVITY**
 4. *Treatment level:* **1**
 5. *Date of last inspection:* **09/11/2019**

Inspector Comments:

Prior to the flow test the effluent was at the proper levels just below the outlet invert . Conducted a 30-minute flow test, or approximately 125 gallons and the effluent maintained a steady flow to the absorption area . The effluent did not back up into the outlet at anytime during the test .

There were no signs of current or previous "daylighting" or "ponding". Components that are buried are inspected for abnormal settling and inadequate cover. The tank was then pumped by A1 Pumping & Septic. Recommend regular mowing the natural grasses over and around the absorption area. The components, tank and absorption area are all functionally and operationally acceptable at this time.

-The following deficiencies were noted at time of certified inspection dated 9.11.2019

* The combined thickness of the scum layer and the sludge layer in the septic tank was 40% or more of the septic tank volume. Based on this information, El Paso County Public Health requires the septic tank to be pumped to prevent suspended solids in the effluent from passing through the septic tank and potentially clogging the soil treatment area. Failure to pump the septic tank could possibly lead to premature failure of the soil treatment area.

* It is important to maintain vegetation growth in area of the soil treatment area. Tall weeds and grass, however, block the sun and trap moisture. Mowing is advised in this area.

- Additional comments

* No permit records of the on-site wastewater treatment system (OWTS) were found at El Paso County Public Health (EPCPH). OWTS records were not required by EPCPH prior to 1966. The El Paso County Assessor's Office indicated your house was built in 1920

* El Paso County Public Health (EPCPH) has no permit records of the on-site wastewater treatment system (OWTS) installed on this property. Therefore, we cannot verify if the OWTS is sufficient for the number of bedrooms indicated on the Acceptance Document application. If the OWTS requires repairs, or an additional bedroom(s) is planned, then the OWTS Legal Non-Conforming Verification Document must be followed

* It is recommended that all gravity fed systems are evaluated by a licensed OWTS professional a minimum of every 4 years.

* For tanks containing effluent filters, it is important that those filters are removed and cleaned a minimum of once every 6 months, to ensure build up does not block movement of and cause back up of effluent

* The OWTS tanks were pumped at time of inspection.

This report indicates certain characteristics of the on-site wastewater treatment system at the time of the inspection and records review. This report is not a guarantee or warranty future performance of the on-site wastewater treatment system. This Acceptance Document is valid for one year from the date above. For questions or comments regarding this report, please contact this department.



Environmental Health Specialist

A1 Pumping & Septic Services, LLC845 South Park Dr
Monument, CO 80132

719-339-3365

Mail To: SNOW MOUNTAIN HOLDINGS

PROPERTY INFORMATIONLeopard
Location: 3045 HAY CREEK RD
COLORADO SPRINGS
Tax ID: 7134001007
Use: Residential, Single Family

ON ID: ON0027262

Fold
Here**ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT****Inspected: 09/11/2019 - Inspection Type: PROPERTY SALE - Correction Status: All corrections made**Company:
A1 Pumping & Septic Services, LLCWork Performed By:
Scott FosterSubmitted 09/13/2019 by:
Scott FosterFold
Here**COMMENTS & GENERAL INSPECTION NOTES****Deficiencies Were Noted: Corrections were made to resolve the deficiencies.**

Prior to the flow test the effluent was at the proper levels just below the outlet invert . Conducted a 30-minute flow test, or approximately 125 gallons and the effluent maintained a steady flow to the absorption area . The effluent did not back up into the outlet at anytime during the test . There were no signs of current or previous "daylighting" or "ponding". Components that are buried are inspected for abnormal settling and inadequate cover. The tank was then pumped by A1 Pumping & Septic. Recommend regular mowing the natural grasses over and around the absorption area. The components, tank and absorption area are all functionally and operationally acceptable at this time.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
All Components accessible for maintenance, secure and in good condition:	YES
Surfacing effluent from any component (including mound seepage):	NO
Components appear to be watertight - no visual leaks:	YES
Improper encroachment (roads, buildings, etc.) onto component(s):	NO
Component settling problems observed:	NO
Abnormal ponding present for one or more of the disposal components:	NO
Subsurface components adequately covered	YES
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments:	NO
Dwelling is currently vacant (If YES describe vacancy in comments):	YES
Flow test conducted:	YES
Flow test total gallons:	125

ONSITE SEWAGE SYSTEM INSPECTION DETAIL**Distribution: Serial Line from Main House to Septic Tank.****Manufacturer: Site Constructed**

This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	

Distribution: Serial Line from guest house and out building to main line from house.**Manufacturer: Site Constructed**

This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	

TANK: Septic Tank - 2 Compartment, Manufacturer= Unknown - Concrete 6 wide by 9 feet long by 4 ft deep. Operating at ~ 1250 gallons.**Manufacturer: Unknown Model: Concrete**

This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Effluent level within operational limits (if NO explain in comments):	YES	
Effluent filter in good condition (N/A = Not Present):	N/A	
Effluent Filter Cleaned (N/A = Not Present):	N/A	
Compartment 1 Scum accumulation (Inches, if other specify):	12	
Compartment 1 Sludge accumulation (Inches, if other specify):	24	
Compartment 2 Scum accumulation (Inches, if other specify):	2	

Compartment 2 Sludge accumulation (Inches, if other specify):	14	
Pumping needed:	YES	Corrected
Approximate Gallons to be pumped (if needed) by Certified Pumper:	1250	
All required baffles in good condition (N/A = No baffles required):	N/A	
All required Tees in good condition (N/A = No Tees required):	YES	
Distribution: Serial Line from septic tank to absorption area.		
Manufacturer: Site Constructed		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Soil Treatment Area: Gravity		
Manufacturer: Site Constructed		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Ponding present? If YES explain in comments:	NO	



Transfer of Title "Acceptance Document" Application

Application Summary:

Submitted: 9/16/2019 8:11:58 AM
Completed: 9/19/2019 8:13:00 AM

Application No: 66736
Reviewer: McGarvy, Kat

Addresses

Applicant's Address

Kelly Leopard
Snow Mountain Holdings
3045
Colorado Springs, CO 80921

Contact Methods

Email: smh@eclipso.email
Phone: 7209337332

Property Information

Kelly Leopard
Snow Mountain Holdings
3045
Colorado Springs, CO 80921
Property Tax Schedule #: 71340-01-007

Current Property Owner

Kelly Leopard
Snow Mountain Holdings
3045
Colorado Springs, CO 80921

Contact Methods

Email:
Phone:

Seller's Agent
Contact Methods

Email: CINDYSHELDON65@GMAIL.COM

Buyer's Agent
Contact Methods

Email: CINDYSHELDON65@GMAIL.COM

Title Company Contact
Contact Methods

Email: CINDYSHELDON65@GMAIL.COM

Property Address

3045 HAY CREEK RD
COLORADO SPRINGS, CO

Questions

General

Q: Is the home/building currently occupied?

A: No

Q: When was the home/building vacated? (N/A if unknown)

A: 1965

Q: How many bedrooms does the home contain? Please Note: If this is not a single family residence, please define a purpose for the building.

A: 4

Q: What year was the home/building built?

A: 1920

Q: Is the current property owner the original property owner?

A: No

Q: Please indicate who the original property owner was. (Please enter "Unknown" if you do not know who the original property owner was.)

A: Unknown

Q: Is the current property address the original property address?

A: Yes

Q: Has the Onsite Wastewater Treatment System (OWTS) been inspected by an El Paso County Public Health Certified Inspector within the past twelve (12) months?

A: Yes

Q: The inspection results have been submitted by the Certified Inspector into OnlineRME and are attached to this application.

A: Yes

Q: Is there a second unit with a separate OWTS on the property to be transferred? Please Note: Full application fees will be required for additional units on separate septic systems.

A: Yes

Q: What year was the second unit built?

A: unknown

Q: How many bedrooms does the second unit contain?

A: 2

Service Summary

Service	Fee
Acceptance Document Fee	\$55.00
Processing Fee. NOTE: this charge is from OnlineRME, LLC.	\$10.00

Total charges for application: \$65.00

Payment Log

Date	Amount	Description	Bank Response
9/16/2019	\$10.00	Processing Fee	This transaction has been approved.
9/16/2019	\$55.00	Application Fee	This transaction has been approved.

Total amount Paid: \$65.00

Maintaining Your Septic System

A Guide for Homeowners

El Paso County Public Health

Buried beneath your back yard, it is out there — constantly working. When you're at work, it is working. When you're eating dinner, it continues working. And when you're sleeping, it's still out there in the dark — working. What is it? Your septic system. It may be the most overlooked and undervalued utility in your home; but with proper care and maintenance, your septic system can continue to work for you for decades.

Caring for your home septic system is your responsibility. This publication is designed to show you how your septic system works, why and how to maintain it, and how to avoid some common problems with septic systems. You should know that proper use and care of your septic system not only protects you and your family; it protects our community and our environment.

What's in it for you? Plenty!

Caring for your septic system properly is very important. Here are just a few reasons:

Protect our community environment: A failing septic system can release pollutants that damage our environment. Pollutants such as nitrates and phosphates, for example, can cause excessive algae growth in lakes and streams, impairing aquatic life. Chemicals improperly disposed of through a septic system also can pollute local water sources and can contribute to early system failures.

Protect your health: When a septic system fails, inadequately treated wastewater can reach the groundwater. Bacteria and viruses from human waste can cause diarrhea, hepatitis, and typhoid fever. Many serious outbreaks of these diseases have been caused by contaminated drinking water.

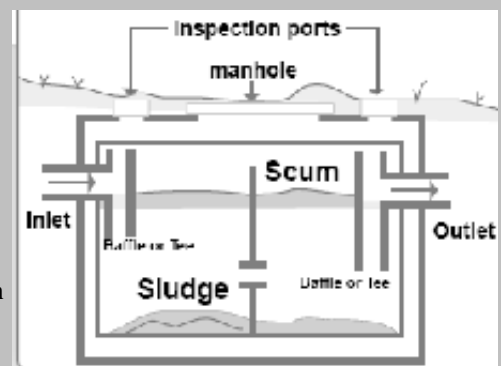
Protect your money: Failing septic systems are expensive to repair or replace, and improper maintenance by homeowners is a common cause of early system failure. The minimal amount of preventive maintenance that septic systems require costs very little in comparison to the cost of a new system. For example, it typically costs \$3,000 to \$10,000 to replace a failing septic system, compared to \$100 to \$300 average per year to maintain one. Failing septic systems also can hurt your property values and those of others in our community.



How your septic system works

There are two main parts to the basic septic system: the **septic tank** and **leachfield**. Household wastewater first flows into the septic tank, where it should stay for at least a day to allow heavy solids to settle to the bottom as sludge and grease and light solids float to the top as scum. Sludge and scum remain in the tank so that naturally occurring bacteria can break them down. But sometimes the bacteria can't finish the job and septic tanks need to be pumped out periodically.

When a septic system works properly, new wastewater from the house pushes the separated wastewater in the septic tank out into the leachfield, which provides additional treatment by



allowing the wastewater to trickle through a filtering system composed of perforated pipes or chambers, gravel and soil. Bacteria in the soil also helps to break down the waste.

One problem can occur if the household uses so much water in a short time that wastewater is pushed out into the leachfield before solids have had a chance to settle out. Solids damage the leachfield pipes or chambers and can strain the system unnecessarily. So homeowners should stagger their laundry throughout the week and try to do no more than two wash loads per day.

El Paso County Public Health
1675 W. Garden of the Gods Rd., Suite 2044
Colorado Springs, CO 80907-9444
(719) 578-3199 FAX (719) 578-3188
www.elpasocountyhealth.org

Inspections and maintenance key to healthy system

Septic system maintenance is a lot like automobile maintenance — a little effort on a regular basis can save a lot of money and significantly prolong the life of the system.

Get your septic system inspected annually to ensure that it is working properly and to determine when the septic tank should be pumped. At this time, all compartments should be pumped. Systems that have moving parts may require more frequent inspections.

It's a good idea to be present when your system is inspected and/or pumped, but be aware that the toxic gases that exist in septic tanks can kill you in minutes. Even looking into the tank can be dangerous. Leave inspections and pumping to trained professionals.

A professional contractor should do a thorough inspection to include:

Locating the system: Even a professional may have trouble locating the system if the access to your tank is buried. One way to find your system is to go to the basement and determine which direction the sewer pipe is heading as it goes out through the basement wall. Back outside, the inspector will use an insulated probe inserted into the soil to locate the buried piping. Once the system components are found, be sure to sketch a map and keep it on hand to save time on future service visits.

(The El Paso County Department of Health and Environment may have a drawing of the components from 1966 to date for your convenience.)

Uncovering the manhole and inspection ports: This may require some digging in the yard. If they are buried, it will help in future inspections if elevated access covers or risers are installed.

Checking connections: Flushing the toilets, running water in the sinks and running the washing machine through a cycle will help to determine if the household plumbing is all going to the system and working correctly.

Measuring the scum and sludge layers: The professional contractor will measure the scum and sludge layers. If the sludge depth is equal to one third or more of the liquid depth, the tank should be pumped. Be aware it is most prudent to conduct regular inspections and pump as recommended.

Checking the tank and the leachfield: The inspector will check the condition of the baffles or tees and the walls of the tank for cracks, and the drainfield for any signs of failure. If the system includes a distribution box, drop box, or pump, these need to be checked, too.



What you should do

Keep good records

It is very important to keep a detailed record of all inspections, pumpings, permits, repairs, and any other maintenance to your system along with a sketch of where your septic system is located. Having this information on hand for service visits can save you both time and money.

Protect the tank and leachfield

Protect your septic system from potential damage. Don't plant anything near your septic system other than grass that doesn't require irrigation. Don't allow anyone to drive or operate heavy machinery over any part of the system. Also, don't build anything over the leachfield or allow livestock to compact the soil over a leachfield.

Limit Additives/System Cleaners

While many products on the market claim to help septic systems work better, there is no magic potion to cure an ailing system. In fact, most engineers and sanitation professionals believe that commercial septic system additives are, at best, useless, and at worst, harmful.

There are two types of septic system additives: biological (like bacteria, enzymes, and yeast) and chemical. The biological additives are harmless, but some chemical additives can potentially harm the soil in the leachfield and contaminate the groundwater.

What you put into your septic system greatly affects its ability to do its job. Remember, your septic system contains living organisms that digest and treat waste. As a rule of thumb, do not dispose of anything in your septic system that can just as easily be put in the trash. The more solids that go into the tank, the more frequently the tank will need to be pumped and the higher the risk for problems.

In the kitchen, avoid washing food scraps, coffee grounds, grease and cooking oil down the drain. Use the same common-sense approach in the bathroom. Don't use the toilet to dispose of plastics, paper towels, facial tissues, tampons, sanitary napkins, cigarette butts, dental floss, disposable diapers, condoms, kitty litter, etc. Only body waste and toilet paper should be flushed down the toilet.

When used as recommended by the manufacturer, most household cleaning products will not adversely affect the operation of your septic tank. Drain cleaners are an exception, however, and only a small amount of these products can kill the bacteria and temporarily disrupt the operation of the tank.

Household cleaners such as bleach, disinfectants and toilet bowl cleaners should be used in moderation

only in accordance with product labels. Overuse of these products can harm your system.

Do not use your septic system to dispose of hazardous household chemicals. Even small amounts of paints, varnishes, paint thinners, waste oil, anti-freeze, photographic solutions, pharmaceuticals, antibacterial soaps, gasoline, oil, pesticides, and other organic chemicals can

destroy helpful bacteria and the biological processes taking place within your system. These chemicals also pollute the groundwater.

Be sure to dispose of leftover hazardous chemicals at an approved hazardous waste collection center. For

more information, contact the Household Chemical Waste Collection Facility at (719) 520-7878.



How appliances may affect your septic system

Hot Tubs/Whirlpools

Hot tubs and whirlpools have become more common in the home as a source of therapy. The soothing, swirling waters of a spa may be good for a homeowner, but the large amounts of water that drain from the hot tub are not good for your septic system.

Emptying large quantities of water from a hot tub into your septic system can overload a system and stir the solids in the tank, pushing them into the leachfield, eventually causing it to fail.

Hot tub water should instead be cooled and then drained onto turf or landscaped areas of your property, well away from the septic tank, leachfield and house.



Garbage Disposals

It's best not to use a garbage disposal if you have a septic system. Some of the small food scraps that come out of a disposal can be broken down by bacteria, but most just add to the solids in a tank and require pumping more often. In fact, Colorado requires a larger size leachfield if a garbage grinder/disposal unit is in operation in the house.

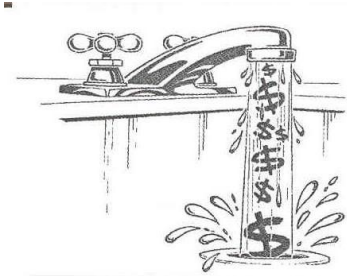
Water Softeners

Some freshwater purification systems, including water softeners, pump hundreds of gallons of water into the septic system all at once. This can agitate the solids and allow excess to flow into the leachfield. Consult a plumbing professional about alternative routing for such freshwater treatment systems.

Water softeners also can flush several pounds of salt into a septic system, which may affect the digestion in the septic tank or reduce the permeability in the soil dispersal system.

Use water wisely all around the house

Water conservation is very important for septic systems because continual saturation of the soil in the leachfield can affect the quality of the soil and its ability to naturally remove toxics, bacteria, viruses, and other pollutants from the wastewater.



The most effective way to conserve water around the house is to first reduce or eliminate waste of water. Immediately repair any leaking faucets or running toilets, and use dishwashers only when full.

Laundry

Selecting the proper load size can save you water, energy and money. Also, try not to do more than two laundry loads per day; washing more loads in succession can overload your septic system with water, causing it to pass solids into the leachfield.

Newer energy-efficient clothes washers use 35% less energy and 50% less water than a standard model. Look for appliances that display the Energy Star symbol. This indicates they meet strict energy efficiency guidelines set by the EPA and U.S. Department of Energy.



Use only non-phosphate or low phosphate laundry detergents. Powder detergents with low inert (clay) content also are easier on the septic system.

Bathrooms

Inside a typical household, most of the water used — and potentially saved — is in the bathroom. For example, don't let the water run while washing hands and brushing teeth. Avoid taking long showers and/or install water-saving features in faucets and shower heads. These devices can reduce water use by up to 50%. Low-flush toilets use 1.6 gallons per flush compared to the 3 to 5 gallons used by conventional toilets. Even using a toilet dam or putting a container filled with rocks in the toilet can reduce water use by 25%.

Try to space out activities requiring heavy water use over several days. Also, divert roof drains, surface water, and sump pumps away from the leachfield.

Checklist For Your Septic System

- Do** learn the location of your septic tank and leachfield. Keep a sketch of it handy with your maintenance record for service visits.
- Do** have your septic system inspected annually.
- Do** have your septic tank pumped out by a licensed contractor, approximately every 3 to 5 years, or as often as is appropriate for your system.
- Do** keep your septic tank cover accessible for inspections and pumping. Install risers if necessary.
- Do** call a professional when you experience problems with your system or if there are any signs of failure.
- Do** keep a detailed record of repairs, pumping, inspections, permits issued, and other maintenance activities.
- Do** conserve water to avoid overloading the system. Be sure to repair any leaky faucets or toilets.
- Do** divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the septic system. Excessive water keeps the soil in the leachfield from naturally cleansing the wastewater.

- Don't** go down into a septic tank. Toxic gases are produced by the natural treatment processes in septic tanks and can kill in minutes. Take extreme care when inspecting a septic tank, even when just looking in.
- Don't** allow anyone to drive or park over any part of the system.
- Don't** plant anything over or near the leachfield except grass that doesn't require irrigation. Roots from nearby trees or shrubs may clog and damage the drain lines.
- Don't** dig in your leachfield or build anything over it, and don't cover the leachfield with a hard surface such as concrete or asphalt. The area over the leachfield should have only a grass cover.
- Don't** make or allow repairs to your septic system without obtaining the required Health Department permit. Use professional licensed onsite contractors when needed.
- Don't** use septic tank additives. Under normal operating conditions, these products usually do not help and some may even be harmful to your system.
- Don't** use your toilet as a trash can or poison your septic system and the groundwater by pouring harmful chemicals and cleansers down the drain. Harsh chemicals can kill the beneficial bacteria that treat your wastewater.
- Don't** use a garbage disposal without checking with your local regulatory agency to make sure that your septic system can accommodate this additional waste.
- Don't** allow backwash from home water softeners to enter the septic system, unless strict building codes require connection to the system.
- Don't** allow livestock over the leachfield.

This publication was made possible thanks to Pipeline articles from the National Environmental Service Center (NESC).