

Supporting Documentation

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina

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Timeline Summary

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina

February 26, 2026

Arapahoe County Public Health (ACPH) was contacted by a septic professional regarding concerns with a septic tank at the property during the Transfer of Title/Use Permit process. ACPH responded to the septic professional and requested that the information be forwarded to the property owner, including immediate safety precautions, nuisance prevention measures, and information about the Transfer of Title/Use Permit process.

March 2, 2026

ACPH forwarded the February 26 information directly to the then-current property owner and provided information about the Transfer of Title/Use Permit process, repair requirements, and the Agreement to Repair process if repairs could not be completed before closing. ACPH also received a Transfer of Title/Use Permit application from Double S Enterprises, doing business as S&S Services, and began reviewing the inspection information.

March 3, 2026

ACPH informed the then-current property owner that a Transfer of Title/Use Permit could not be issued until required repairs were completed. ACPH identified repair and evaluation needs related to the primary tank lid/access, secondary tank, diverter valve, and soil treatment area/fields.

March 13, 2026

ACPH followed up with OWTS professionals regarding the status of repairs and the condition of the system. Information received during follow-up identified continuing concerns with the secondary tank, diverter valve access, field evaluation, and whether the tank area was adequately secured.

March 16, 2026

ACPH contacted the then-current property owner regarding the status of repairs, fencing/signage around the tank area, and the Agreement to Repair process. ACPH received a photograph showing caution tape and cones near the open pit and recommended additional caution tape and/or fencing.

March 26, 2026

ACPH again followed up with the then-current property owner and requested an update on the status of repairs.

April 3, 2026

Double S Enterprises notified ACPH that the property had closed. ACPH was informed that, to the inspector's knowledge, the required repair had not been completed and no Transfer of Title/Use Permit or conditional use permit had been issued.

April 17, 2026

ACPH issued a Notice of Violation to Fernando Avina Garcia for the property. The Notice cited Section 18.1.D of the Arapahoe County OWTS Regulations and required the owner to apply for an OWTS repair permit, complete required repairs, document fencing/signage if an open excavation remained, prevent surfacing sewage, and obtain ACPH approval for use of the OWTS.

June 3, 2026

ACPH conducted a site visit and spoke with the property owner's uncle regarding the Notice of Violation and the need to repair the OWTS. ACPH later spoke with the current property owner by phone, discussed required repairs and possible enforcement consequences, and the owner agreed to apply for a repair permit, fence off the area, and obtain additional quotes.

June 4, 2026

ACPH emailed the property owner with information about the OWTS repair permit process, the repair permit fee, licensed installer requirements, and the need to submit photographs of fencing/signage for documentation.

June 12, 2026

After receiving no further communication from the property owner following the June 3 phone call and June 4 email, ACPH left a voicemail advising that a second notice and intent to proceed with enforcement would be sent.

June 15, 2026

ACPH issued a Second Notice of Violation and Intent to Proceed with Enforcement due to continued noncompliance. The Second Notice required the owner to apply for an OWTS repair permit, submit required documents, complete required tank work and system evaluation, secure the damaged tank and surrounding work area, prevent surfacing sewage, and obtain ACPH approval for use of the OWTS.

June 22, 2026

ACPH sent a final email to the property owner advising that ACPH was preparing to move the matter forward for formal enforcement action unless the owner immediately applied for a repair permit and began taking the required corrective actions. ACPH advised that it

would seek civil penalties of up to \$50 per day of noncompliance if the matter proceeded to the Board of Health.

July 7, 2026

The Board of Health issued a Public Health Order and Civil Penalty Assessment for 23900 E. Ohio Ave. The Order found that the OWTS was failing and/or failed and constituted a nuisance, assessed a civil penalty of \$50 per day beginning July 6, 2026, and required corrective actions to remove, prevent, and remediate the nuisance. The Order was served by email, certified mail, and first-class mail.

July 13, 2026

ACPH attempted to call the property owner to answer any questions regarding the Public Health Order. A voicemail was left.

July 14, 2026

ACPH again attempted to call the property owner. The property owner returned the call and stated that he had not seen anything regarding the Public Health Order. ACPH advised that the Order had been emailed on July 7, 2026, and mailed to 23900 E. Ohio Ave. The property owner attempted to locate the email while on the phone. The call ended, and ACPH attempted to call back, but there was no answer.

July 16, 2026

ACPH again attempted to call the property owner to answer any questions regarding the Public Health Order. A voicemail was left.

Record of Communication:

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina

The following is a record of communications that occurred following the July 6, 2026 special meeting. The previous record of communications can be found in the July 6 meeting packet.

Type: Email Date: 07/07/2026 From: Steve Chevalier <SChevalier@arapahoegov.com>
Sent: Tuesday, July 7, 2026 2:37 PM To: fernandoavinag80@gmail.com Cc: WATER
<water@arapahoegov.com>; Conner Gerken <CGerken@arapahoegov.com> Subject: RE:
Notice of Special Board of Health Hearing for 23900 E. Ohio Ave Mr. Garcia: Attached you
will find the Public Health Order and Civil Penalty Assessment following the July 6, 2026
Board of Health meeting you were noticed of on July 1, 2026. Please review this order in full.
Within the attached Order, you will find the items you must comply with as well as the
determination of civil penalty assessment of \$50 per day of violation, beginning July 6,
2026. Please contact me directly with any questions about the order or the civil penalty and
contact water@arapahoegov.com regarding repair permitting and the outstanding use
permit.

Type: Phone Call Date: 07/13/2026 Call attempted by C. Gerken at 10:47AM to
answer any questions Fernando may have about the Public Health Order, voicemail left.

Type: Phone Call Date: 07/14/2026 Call attempted by C. Gerken at 3:12PM to
answer any questions Fernando may have about the Public Health Order, voicemail left.
Fernando called back at 3:16PM. C. Gerken asked if he had reviewed the public health
order. Fernando stated he had not seen anything on it. C. Gerken stated it was emailed on
7/7 by Steven Chevalier and was mailed last week to 23900 E Ohio. Fernando attempted to
find email while on phone. Phone call ended. C. Gerken attempted to call back at 3:19PM,
no answer.

Type: Phone Call Date: 07/16/2026 Call attempted by C. Gerken at 8:57AM to
answer any questions Fernando may have about the Public Health Order, voicemail left.

Photos, Maps, and Property Information

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina

Photos:



View of 23900 E Ohio Ave



View of septic tank lids



View of excavation



View of excavation



View towards soil treatment area



View of soil treatment area and observation port



View of soil treatment area towards house

Arapahoe County Assessor Information:

PIN: 031540208
AIN: 1977-00-0-07-002
Situs Address: 23900 E Ohio Ave
Situs City: Aurora

Full Owner List: Garcia Fernando Avina
Ownership Type: Sole Ownership
Owner Address: 23900 E Ohio Ave
City/State/Zip: Aurora, CO 80018-3086

Neighborhood: 1420 Luc Ne Aurora/Unic Arap
Neighborhood Code: 2290.00
Acreage: 2.4400
Land Use: Manufactured Home
Legal Desc: Lot 6 Blk 3 Gun Club Estates 3rd Flg

	Total	Building	Land
<i>2026 Appraised Value</i>	607,600	412,400	195,200
<i>2026 Assessed Value</i>	37,186	23,912	13,274
<i>2026 Assessed School Value</i>	42,836	29,074	13,762

2025 Mill Levy: [113.397](#)

<i>Sale</i>	Book Page	Date	Price	Type
	E601 9635	03-24-2026	600,000	
	D501 6666	11-14-2014	0	
	B607 5983	05-12-2006	0	
	B307 7371	03-25-2003	0	
	B114 0104	08-14-2001	0	
	A813 0832	04-10-1998	0	
	A708 5681	07-10-1997	50,000	
	7957 0785	05-16-1995	28,000	
	7460 0675	03-08-1994	23,000	
	7460 0677	*Multi Sched12-18-1992	0	
	2669 0253	10-01-1977	12,000	

<i>Building</i>	Building	Attributes	Recorded
	1	Quality Grade	Average
		Improvement Type	Manufactured Home
		Bedrooms	3.00
		Bathrooms	2.00
		Architectural	1 Story/Ranch
		Heat Method	Forced Air Unit
		Cool Method	Evap Cooler, roof mounted
		Year Built	1997

Roof	Asphalt/Composition Shingle Roof
Exterior Wall	Wood Siding
Construction Type	D - Wood or Steel Studs Frame

<i>Area</i>	Building	Description	SqFt
	1	First Floor	1782
		Basement Total	1782
		Bldg Total Area:	1782

<i>Land Line</i>	Units	Land Use
	2.4400 AC	Manufactured Housing

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

Maps:





April Notice of Violation and Certified Mail Receipt

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina



ARAPAHOE COUNTY

PUBLIC HEALTH

15400 E 14th Place, Suite 212
Aurora, CO 80111
303-795-4584
arapahoeco.gov

April 17, 2026

To: Fernando Avina Garcia
23900 E Ohio Ave
Aurora, CO 80018-3086

Delivery: Certified Mail

Subject: Requirements for On-Site Wastewater Treatment System Use Permit for 23900 E Ohio Ave, Aurora, CO 80018

Dear Fernando Avina Garcia:

According to [Arapahoe County Wastewater Regulations 4.2](#), the sale of a property is an event requiring a use permit/transfer of title permit. Arapahoe County Public Health has been made aware of the sale of the property located at 23900 E Ohio Ave, without the issuance of a transfer of title permit. An application for a transfer of title has been submitted to this department, however repairs have not been completed, therefore the transfer of title/use permit has not been issued.

Per the use permit inspection from Double S Enterprises, dba S&S Services, the following items were identified: at the time of this inspection, [the OWTS is] in need of repair and further investigation; the tanks have never been pumped and will need to be pumped to fully assess the primary tank; [...] the secondary tank has severe deterioration present [...] and] a hole near the outlet access port; the probe was able to penetrate through the exterior wall of the tank; and the diverter valve is inaccessible due to the depth.

Arapahoe County Public Health (ACPH) has issued to the above property owner this Notice of Violation (NOV) for the following violations of Arapahoe County On-Site Wastewater Regulations:

- Section 18.1.D: No person shall construct or maintain any dwelling or other occupied structure which is not equipped with adequate facilities for the sanitary disposal of sewage.

Corrective Actions:

- Apply and pay for an Onsite Wastewater Treatment System (OWTS) repair permit application with Arapahoe County Public Health within 48 hours of receipt of this Notice of Violation.
- Submit all necessary documents for the repair application.
- Submit all necessary documents for the required repairs to the Onsite Wastewater Treatment System (OWTS). Required repairs are as follows:
 - Add risers and update the lid to the first septic tank in series so that it is in place with access to grade and with a securing closing mechanism or sufficient weight.
 - Replace the second tank in series with a repair permit from ACPH and by a licensed septic installer with ACPH.

OWTS000011381



June Notice of Violation and Certified Mail Receipt

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina



ARAPAHOE COUNTY

PUBLIC HEALTH

15400 E 14th Place, Suite 212
Aurora, CO 80111
303-795-4584
arapahoeco.gov

Jun 15, 2026

SECOND NOTICE OF VIOLATION AND INTENT TO PROCEED WITH ENFORCEMENT

To: Fernando Avina Garcia
23900 E Ohio Ave
Aurora, CO 80018-3086

Delivery: Certified Mail

Subject: Requirements for On-Site Wastewater Treatment System Use Permit for 23900 E Ohio Ave, Aurora, CO 80018

Dear Fernando Avina Garcia:

You are hereby issued this Second Notice of Violation for continued non-compliance of the Arapahoe County On-site Wastewater Regulations, Section 18.1.D, for maintaining a dwelling that is not equipped with adequate facilities for the sanitary disposal of sewage. You were previously issued the first Notice of Violation by Arapahoe County Public Health (ACPH) on April 17, 2026 via certified mail and directed to submit an application for repair by April 19th. Additionally, you were notified via phone call by ACPH on June 3, 2026 and via email from ACPH on June 4, 2026. To date, despite your notice of the issue for over one month, you have failed to remedy the situation.

This is a notice that ACPH move forward with administrative enforcement for this property, to include civil penalties as permitted by the On-Site Wastewater Treatment Systems Act, Colorado Revised Statute § 25-10-113.

Corrective Actions:

- Apply and pay for an Onsite Wastewater Treatment System (OWTS) repair permit application with ACPH immediately upon receipt of this notice.
- Submit all required documents for the repair application. Required repairs are as follows:
 - o Primary Tank:
 - Pump the primary tank and determine whether the tank is in good condition or also in need of repair or replacement. Evaluation must be completed by a NAWT certified OWTS inspector.
 - Add risers to grade and update the lid on the primary tank with a secure closing mechanism or sufficient weight.
 - o Secondary Tank:
 - Replace the second tank in the series following the issuance of a repair permit from ACPH. Tank replacement must be completed by a licensed ACPH OWTS Installer.
 - o ACPH recommends excavating the diverter valve and cleaning out debris to evaluate its condition. Evaluation should be completed by a NAWT certified inspector.

OWTS000011381

ARAPAHOE COUNTY
PUBLIC HEALTH
ENVIRONMENTAL HEALTH

15400 East 14th Place *81*
Aurora Colorado 80011

RETURN SERVICE REQUESTED
If undeliverable as addressed, please return
ATTN: Conner Gerken, Water Quality Program

CERTIFIED MAIL®



9589 0710 5270 3690 0659 81

Fernando Avina Garcia
23900 E Ohio Ave
Aurora, CO 80018-3086

SECOND NOTICE OF VIOLATION AND
RETURN TO SENDER WITH NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

July Order and Notice of Civil Penalty and Certified Mail Receipt

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina



ARAPAHOE COUNTY

PUBLIC HEALTH

6964 S. Lima Street
Centennial, CO 80112
303-733-4584
arapahoe.co.gov

PUBLIC HEALTH ORDER AND CIVIL PENALTY ASSESSMENT

To: Fernando Avina Garcia

Address: 23900 E. Ohio Ave., Aurora CO 80018

Date Issued: July 7, 2026

Pursuant to legal authority set forth in Colorado Revised Statutes §§ 25-1-508, 25-1-518, 25-10-106, 25-10-110, 25-10-113, and the Arapahoe County On-Site Wastewater Treatment Act Regulations, the Arapahoe County Board of Health hereby issues the following Order to the above-named persons and entities.

The Arapahoe County Board of Health has received sufficient evidence to determine that the on-site wastewater treatment system (OWTS) at 23900 E. Ohio Ave., Aurora CO 80018 is failing and/or failed and constitutes a nuisance in violation of the Colorado Public Health Act, C.R.S. § 25-1-518, the Colorado On-Site Wastewater Treatment Act, C.R.S. §§ 25-10-112(4) and 25-10-113, and the Arapahoe County On-Site Wastewater Treatment Act Regulations § 18.

The property owner, Fernando Avina Garcia, shall be assessed a civil penalty of \$50/day beginning July 6, 2026 and continuing until such time that the Board finds that the property owner has achieved compliance with the Colorado Public Health Act, the Colorado On-Site Wastewater Treatment Act, and the Arapahoe County On-Site Wastewater Treatment Act Regulations. The Board of Health is amenable to waive the civil penalties if the property owner takes affirmative steps toward achieving compliance by August 6, 2026. The affirmative steps required include, at a minimum, evidence of a contract with a licensed OWTS installer; a contract with a third party inspector; a repair permit for the septic system; and installation of appropriate fencing to keep persons and wildlife out of the area, with photographs of the fencing submitted to ACPH.

To remove, prevent and remediate the nuisance, the Arapahoe County Board of Health **ORDERS** the property owner to do the following:

1. Property owner must immediately apply for and obtain an ACPH OWTS repair permit and submit all required repair documentation.
2. Property owner must complete each of the following corrective actions by August 6, 2026 through a licensed or qualified OWTS professional:



Transfer of Title Inspection

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina



ARAPAHOE COUNTY
PUBLIC HEALTH

Reset Form

Print Form

Use Permit Inspection Form

Date of Inspection: 2/28/2026

Use Permit Inspection Information

IMPORTANT NOTE: This Arapahoe Public Health (ACPH) Inspection Form must be completed by a CERTIFIED inspector. An Inspection report completed by UNCERTIFIED inspector(s) will NOT be accepted.

Name: Jed Schwegman Phone: (303) 828-7319 Email: doublesenterprisesllc14@gmail.com

National Association of Wastewater Technicians (NAWT) (or other approved) Certification

Number: 16084ITC If Other, certifying entity: _____

Owner and Property Information

Owners Name: Christine Starr Phone: (303) 618-8089 Email: christinastarr90@gmail.com

Address: 23900 E Ohio Ave

City: Aurora State: CO Zip: 80018

Address of Property for which Use Permit is requested (if different from above): _____

City: _____ Colorado Zip: _____

Section 1: Tanks

Tank 1

Tank Size (gallons): 1000

Does this match ACPH records? ☒ Yes ☐ No

Type: ☐ Concrete ☐ Polyethylene ☐ Fiberglass ☐ Other

Was tank pumped? ☐ Yes ☒ No

If yes: Date Pumped: _____ Pumped by: _____

Attach copy of pump receipt

Yes No

- ☒ ☐ Is the tank in good condition such that the tank functions are not compromised?
- ☒ ☐ Is the tank a two compartment tank?
☐ Tees ☒ Baffles (check one)
- ☒ ☐ If Tees or Baffles, are they in good condition?
- ☒ ☐ Is top of tank or riser to grade?
- ☒ ☐ Are the risers in good condition such that their function is not compromised?
- ☒ ☐ Is the lid (riser or manhole) in good condition?
- ☐ ☒ Does lid have a secure closing mechanism or sufficient weight to prevent unauthorized access?

(Tank 1 information continued on next page)

Tank 2 ☐ Check if Not Applicable (N/A)

Tank Size (gallons): 1000

Does this match ACPH records? ☒ Yes ☐ No

Type: ☒ Concrete ☐ Polyethylene ☐ Fiberglass ☐ Other

Was tank pumped? ☐ Yes ☒ No

If yes: Date Pumped: _____ Pumped by: _____

Attach copy of pump receipt

Yes No

- ☐ ☒ Is the tank in good condition such that the tank functions are not compromised?
- ☒ ☐ Is the tank a two compartment tank?
☐ Tees ☒ Baffles (check one)
- ☐ ☒ If Tees or Baffles, are they in good condition?
- ☒ ☐ Is top of tank or riser to grade?
- ☐ ☒ Are the risers in good condition such that their function is not compromised?
- ☐ ☒ Is the lid (riser or manhole) in good condition?
- ☐ ☒ Does lid have a secure closing mechanism or sufficient weight to prevent unauthorized access?

(Tank 2 information continued on next page)

Property Address: 23900 E Ohio Ave, Aurora, CO 80018

Tank 1 (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | Was tank water level above the outlet invert? |
| ☒ | ☐ | Was tank water level below the outlet invert? |
| ☐ | ☒ | Does tank have an effluent filter(s)? |
| ☐ | ☐ | If YES, is the filter accessible for cleaning? |
| ☐ | ☐ | If YES, is the filter clean and in good condition? |

Tank 2 (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | Was tank water level above the outlet invert? |
| ☒ | ☐ | Was tank water level below the outlet invert? |
| ☐ | ☒ | Does tank have an effluent filter(s)? |
| ☐ | ☐ | If YES, is the filter accessible for cleaning? |
| ☐ | ☐ | If YES, is the filter clean and in good condition? |

Comments: See S & S Services Inspection report for additional information regarding tanks, risers, lids, condition.

◆◆◆ Are additional tanks installed? ☐ Yes ☐ No—If YES, complete another use permit inspection form for the additional tanks. ◆◆◆

Is system equipped with a Siphon, Pumps & Floats or Controls?

Yes ☐ No ☒
(If "Yes" complete Section 2)

Section 2: Dosing Systems

Dosing Unit: ☐ Siphon ☐ Pump

Note: N/A answers apply to a siphon only

- | N/A | Yes | No | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Is siphon or pump operational? |
| ☐ | ☐ | ☐ | Are floats properly tethered and operational? |
| ☐ | ☐ | ☐ | Is the junction box (J-Box) approved for use? |
| ☐ | ☐ | ☐ | If Yes, are J-Box and wiring properly installed and functional? |

- | N/A | Yes | No | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Is there an audio visual alarm? |
| ☐ | ☐ | ☐ | If alarm, is alarm operational? |
| ☐ | ☐ | ☐ | Is pump in a screened vault? |
| ☐ | ☐ | ☐ | If Yes, is the vault in acceptable condition and screen clean? |
| ☐ | ☐ | ☐ | Is there a means to disconnect house power supply to junction box or control panel? |

Comments:

System Utilizes Uniform or Pressure Dosing, or is a Low Pressure Pipe or Drip Irrigation

Yes ☐ No ☒
(If "Yes" complete Section 2A)

Section 2A: Pressure Dosed, Non-Pressurized Drip Dispersal System (NDDS) or Drip Irrigation Systems

- | N/A | Yes | No | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Are the distribution valves in a box or vault? |
| ☐ | ☐ | ☐ | If Yes, is the box or vault in acceptable condition? |
| ☐ | ☐ | ☐ | Are the distribution valves operational? |
| ☐ | ☐ | ☐ | If Pressure dosed, NDDS, or Drip Irrigation, are risers at ends of zones in good condition? |

- | Yes | No | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Is there an automatic distribution valve (ADV)? |
| ☐ | ☐ | If Yes, is the ADV working properly? |
| ☐ | ☐ | Is the system equipped with flushing valves? |
| ☐ | ☐ | If Yes, are the flushing valves accessible and operational? |

Comments:

Property Address: 23900 E Ohio Ave, Aurora, CO 80018

Is System Equipped with a Secondary Treatment Unit?

Yes ☐

No ☒

(If "Yes" complete Section 3)

Section 3: Secondary Treatment

Type of Unit:

☐ ATU ☐ RSF ☐ ISF ☐ Textile Fiber ☐ Peat Filter ☐ Other

If other, indicate type: _____

Yes No

☐ ☐ Is secondary treatment unit operating properly?

Yes No

☐ ☐ Is there a current operation and maintenance (O&M) contract?

If Yes, when was system last inspected?

_____/_____/_____

Comments:

Section 4: Absorption Area (Required for all Systems)

Yes No

☐ ☒ Is absorption area covered with snow?

☐ ☒ Are there odors?

☐ ☒ Are there wet areas on ground surface?

☐ ☒ Is irrigated landscaping planted over absorption area?

☒ ☐ Is surface drainage adequate to protect absorption area?

☒ ☐ Is vegetative cover adequate to protect absorption area from excessive erosion?

☐ ☒ Is vegetative cover excessive?

Yes No

☐ ☒ Are driveways, horse corrals, patios, or pools constructed over the septic tank or absorption area?

☐ ☒ Are there observation pipes in the absorption area?
If Yes, how many? _____

☐ ☐ If observation pipes, is there standing effluent in observation pipes?

☐ ☒ Is system equipped with a distribution box?

☐ ☐ If there is a distribution box, is it to grade?

☐ ☐ If distribution box is accessible, is it in good condition and are the outlets level?

Comments: See S & S Services Inspection report for information on the fields.

According to the 1997 As Built drawing, there are 2 fields with this STA.

Section 5: Building Sewer (Required for all Systems)

Yes No

☐ ☒ Is there a cleanout(s) on the building sewer from house to septic tank?

If Yes, state location of cleanouts or show on system diagram _____

☐ ☐ Is there any evidence of damage, plugging or settlement of the building sewer from house to first septic tank?

☐ ☐ Is there any evidence of damage, plugging or settlement of the building sewer from the septic tank to the absorption area?

Yes No

☐ ☐ If system is equipped with a pump, is there any evidence of damage, plugging or settlement of the pump line (force main) from the septic tank to the absorption area?

If Yes, explain what was noted: _____

☐ ☐ If system has more than one tank, is there any evidence of damage, plugging or settlement of the building sewer between the tanks?

Comments: Due to the depth of the tanks and high water levels, as well as the deterioration present in the secondary tank, we were unable to access the inlet and outlet lines to assess.

Property Address: 23900 E Ohio Ave, Aurora, CO 80018

Section 6: General Questions and Inspector Comments (Required for All Systems)

Is the property ☐ Vacant ☒ Occupied If vacant, how long? _____

Yes No

☒ ☐ Is property served by a well?

☒ ☐ Is there a system diagram (as-built diagram)?

☒ ☐ If Yes, is diagram accurate?

If No, diagram exists or if the diagram is inaccurate, please provide a system diagram on ACPH Form S-103.

☐ ☒ Is the public sewer within 400 feet of the property?

☒ ☐ Does the entire system meet all required set-backs as per ACPH Regulation for On-site Wastewater Treatment Systems (OWTS)?

(If No, provide detailed information in Comments and indicate on diagram)

Comments: At the time of this inspection, we find the system in need of repair and further investigation.

See S & S Services inspection report for information and recommendations.

Yes No

☒ ☐ In my opinion, at the time of the inspection, the OWTS has deficiencies that require repairs.

IMPORTANT NOTE:

All non-permitted repairs must be documented on ACPH Form S-406

Yes No

☐ ☒ In my opinion, at the time of the inspection, the OWTS is functioning adequately.

Jed Schwegman
Inspector Signature

3/1/2026
Date



8108 W 111TH Ave
Broomfield, CO 80021
303-408-7776

doublesenterprisesllc14@gmail.com

Onsite Wastewater System Inspection Report

Property Address: 23900 E Ohio Ave, Aurora, CO 80018

County Records Search:

County for records: Arapahoe

Site Inspection:

Age of Home: 1997

Age of System: 1997

System is sized for a 6-bedroom home

There are 3 bedrooms in the home

Date of Inspection: 2/28/2026

Service Provider of last Pumping: TBD

Pumping on hold until repairs are completed

Tank Information: 1 – 1000 – 2 compartment – concrete primary tank and 1 – 1000 – 2 compartment – concrete secondary tank.

Located: Approximately 76' southwest of the southwest side of the home. There are 68" concrete risers on the inlet and outlet access ports of the primary tank. There are only internal lids in the risers of the primary tank. The risers and lids appear to be in good condition at the time of this inspection. There are 68" concrete risers on the inlet and outlet access ports to the secondary tank. There are only internal lids in the risers of the secondary tank. The top two concrete risers have been removed on the outlet access port of the secondary tank. The top riser on the inlet access of the secondary tank is broken. The outlet lid to the secondary tank has severe deterioration at the time of this inspection.

Baffles & Tees: There are baffles on both the inlet and outlet side of the primary tank. The baffles appear to be in good condition at the time of this inspection. There are baffles on the inlet and outlet sides of the secondary tank. The inlet baffle on the secondary tank appears to be in good condition. The outlet baffle was not observed from the access port due to the severe deterioration present at the time of this inspection.

Tank Integrity: The primary tank appears to be in good condition with no apparent cracks or leaks present at the time of this inspection. The secondary tank appears to be in poor condition at the time of this inspection. There is severe deterioration present. The tank was damaged by the company that came to do the initial inspection. However, the outlet side of the secondary tank was easily penetrated with a probe, through the lid and alongside the outlet riser.

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Sludge Level: There was 24" of sludge in the 1st compartment and there was 24" of sludge in the 2nd compartment of the primary tank. The primary tank was above the inlet and outlet invert lines at the time of this inspection. The sludge levels were not measured in the secondary tank due to the amount of deterioration of the tank. The secondary tank was above the inlet and outlet invert lines at the time of this inspection.

Scum layer: There was 12" of scum in the 1st compartment and there was 12" of scum in the 2nd compartment of the primary tank. The scum levels were not measured in the secondary tank due to the deterioration of the tank.

Inlet Line: Due to the depth off the primary tank and the high level of the wastewater in the tank, we could not access the inlet line, and therefore the inlet line was not scoped as part of this inspection.

Outlet Line: Due to the depth of the secondary tank and the amount of deterioration, we could not access the outlet line, and therefore the line was not scoped as part of this inspection

Connecting Line: Due to the depths of the tanks, we were unable to assess the line.

Well: Located approximately 66' southeast of the home.

Soil Treatment Area Information:

Type of system: According to the 1997 As Built drawing, there are two fields associated with this system. The beds are too deep to verify via probing and will need additional investigation.

Components of absorption area: There is a diverter valves approximately 12.6' from the outlet side of the secondary tank. The diverter valve was inaccessible at the time of this inspection. Due to the depth and lack of device to pull the diverter valve out we were unable to assess its condition at the time of this inspection. There was evidence that the wastewater had risen up into the diverter valve casing, there was a personal wipe near the top of the casing.

Soil Conditions at the time of inspection: Due to the depth of the STA, we are unable to determine the condition of both fields at the time of this inspection.

Observations:

At the time of this inspection, in need of repair and further investigation.

The tanks have never been pumped and will need to be pumped to fully assess the primary tank. Pumping of the tanks has been placed on hold until the time of the repairs that need to be completed.

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The secondary tank has severe deterioration present and damage from the excavator.

There is a hole near the outlet access port. The probe was able to penetrate through the exterior wall of the tank.

The diverter valve is inaccessible due to the depth, and it is assumed that since the tanks have never been pumped, it is likely that the fields have never been switched.

Recommendations:

We recommend replacing the secondary tank.

We recommend adding exterior lids to the primary tank.

We recommend excavating the diverter valve and cleaning out the debris to evaluate its condition. If it is found in good condition, we recommend bringing the diverter valve to grade for access and to be able to switch between the two existing fields.

We recommend additional investigation be completed to assess the fields. When the diverter valve is excavated, it would be the time to run the line camera down to effluent line to assess the condition of the two fields. If the fields have never been switched, it is possible to utilize the field that was not receiving the effluent and allow the other field to rest and possibly return to use in the future. If both fields have been receiving effluent and have developed a thick biomass, it may be necessary to abandon these fields and install new fields.

General Recommendations:

We recommend that the primary tank be pumped every 2-3 years to assess the amount of usage and condition of the system and that the dosing tank be pumped as needed, i.e. when the sludge level in the dosing chamber reaches approximately 3".

We recommend that the grass and weeds over the leaching field be kept mowed to help in evapotranspiration of the soil treatment area. Be cautious of any inspection ports in the STA.

We recommend keeping livestock off the field. Livestock compacts the soil and will inhibit the field from functioning correctly.

We recommend that water conservation practices be utilized to avoid hydraulic overload, i.e. spread wash out over the week, no more than 2 loads a day, check for and repair leaking faucets and running toilets regularly, limit the length of showers, etc.

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Neither S & S Services nor any of its agents or employees undertake or assume liability to the owner of the above property, or any purchaser of the above property or any lending agency making a loan on the above property in connection with either its examination of the property or in the report.

This is a visual inspection conducted solely for the purpose of detecting health hazards observable at the time of inspection and does not constitute a warranty that the system is without flaw or that it will continue to function in the future. Inspections requested during periods of rain, snow or when a residence has been unoccupied may be of questionable value.

Signature: *Jed Schwegman*

Date: 2/28/2026

NAWT Inspector Certification Number: 16084ITC



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House to tank facing southwest



Tank to house facing northeast



Inlet access port opening – primary tank



Outlet access port opening – primary tank



Inlet access port opening – secondary tank



Outlet access port – secondary tank – Damage from the excavator.



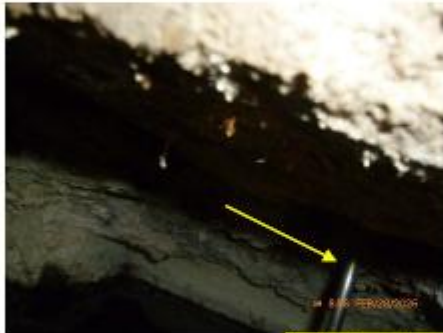
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Hole at outlet access port – secondary tank



Probe through outlet wall – secondary tank



Probe through outlet wall – secondary tank



Tank to diverter valve facing east



Diverter valve to tank facing west

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Diverter valve to STA 1 facing southeast



Back of STA 1 to diverter valve facing northwest



Diverter valve to STA 2 facing east



End of STA 2 back to diverter valve facing west



Cracked riser on inlet access port – secondary tank



Risers removed from secondary tank outlet

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Secondary tank outlet – dug up previously



Well – 66' southeast of home

23900 E Ohio Ave, Aurora, CO 80018

Applicable Authorities and Citations

Property: 23900 E. Ohio Ave. Aurora, CO

Owner: Garcia, Fernando Avina

Colorado Revised Statutes

C.R.S. § 25-10-101, et seq. :On-Site Wastewater Treatment Systems Act

Provides the statutory authority for local regulation, permitting, inspection, administration, and enforcement of On-Site Wastewater Treatment Systems.

C.R.S. § 25-10-104: Local Board of Health Authority

Authorizes the local board of health to adopt rules and standards for OWTS consistent with the OWTS Act and applicable state regulations.

C.R.S. § 25-10-106: Powers and Duties of Local Public Health Agencies

Provides local public health agency authority related to OWTS permitting, inspection, repair, enforcement, and orders where systems are not functioning in compliance or present a nuisance or public health hazard.

C.R.S. § 25-10-112: Prohibited Acts

Identifies prohibited acts related to OWTS, including maintaining or using systems or structures in violation of OWTS requirements.

C.R.S. § 25-10-113: Penalties

Authorizes penalties for violations of the OWTS Act and local OWTS regulations. Upon a finding by the local board of health that a person is in violation, the board may assess a civil penalty of up to \$50 for each day of violation.

Arapahoe County OWTS Regulations

Section 1.1: Authority

States that the Arapahoe County OWTS Regulations are promulgated pursuant to the On-Site Wastewater Treatment Systems Act, C.R.S. § 25-10-101, et seq.

Section 3.1: Permit Required

Requires a valid permit for installation, alteration, repair, or use of an OWTS within Arapahoe County.

Section 3.9: Repair Permits

Requires application for repair and emergency use of a malfunctioning system after notice from the Department that the system is not functioning in compliance with the regulations.

Section 4.2: Events Requiring a Transfer of Title or Use Permit

Requires the owner or seller of a property served by an OWTS to obtain an inspection report and issuance of a Use Permit, as applicable, within 12 months before certain events, including sale of the property. If the property owner does not obtain a use permit before a covered transaction, the purchaser is required to obtain a Use Permit.

Section 4.4: Application Requirements

Requires a completed Use Permit application, owner/property information, inspector certification information, and an inspection report completed within the previous 12 months. The inspection report must identify the size, type, capacity, and condition of the septic tank, mechanical components, and soil treatment area, including a septic tank pumping receipt when applicable. Components found to be in a state of malfunction must be noted and disclosed in the inspection report.

Section 18.1.D: General Prohibitions

Prohibits any person from constructing or maintaining any dwelling or other occupied structure that is not equipped with adequate facilities for the sanitary disposal of sewage. “Adequate facilities” do not include an OWTS that is deemed failed or any condition that the local public health agency determines to be a public health or safety concern.

Section 18.4: Civil Penalty

Authorizes the Board of Health, upon a finding that a person is in violation of the OWTS Regulations or rules adopted under C.R.S. § 25-10-104, to assess a penalty of up to \$50 for each day of violation. In determining the penalty amount, the Board shall consider the seriousness of the danger to public health, the duration of the violation, and whether the person has previously been determined to have committed a similar violation. This section also provides that a person subject to a penalty may appeal by requesting a hearing before the Board of Health.

Section 19.2: Notice of Violation

Provides that when the Department determines there has been a violation of the regulations, the Department shall give written notice to the responsible person. The notice must identify the violation, provide a reasonable time for correction, and be addressed to the owner and/or occupant of the property.

Section 19.3: Cease and Desist Orders

Allows the Department to issue a cease and desist order from use of an OWTS or sewage treatment works when the system is found by the health officer not to be functioning in compliance, is found to constitute a nuisance or public health hazard, or has not received timely repairs. This section is relevant as a potential future enforcement option if the system remains unresolved and continues to present a public health or safety concern.