

TIME OF SALE OSS INSPECTION REPORT: TOS

Application Summary:

Submitted: 6/16/2022 1:18:01 PM

Completed: 7/7/2022 5:00:31 PM

Application No: 113861

Reviewer: Jackson, Meagan

Addresses

Applicant's Address

Russ Schneider
FloHawks
16207 Meridian E
Puyallup, WA 98375
OSM #: 125

Contact Methods

Email: adminsupport@flohawks.com
Phone: 253-205-0706

Property Owner

Kenny Kerr
12625 SE 192nd St
Renton, WA 98058

Contact Methods

Email: kenny@kennykerr.ca
Phone: 425-524-3199

Property Being Reported Tax Parcel Number

Assessors Parcel Number: 0422059082

Seller's Agent**Contact Methods**

Email: john.love@lovelegacyland.com

Buyer's Agent**Contact Methods**

Email:

Title or Escrow Company**Contact Methods**

Email:

Property Address

12625 SE 192ND ST
KING COUNTY, WA

Questions

Overview

Q: Has the house been occupied over the last 24 hours?

A: Yes

Q: The OSS Site Drawing included is

A: Existing

Q: Water Supply

A: Public

Q: Approved bedrooms according to site design

A: 4

Septic System - General

Q: Date tank last pumped (N/A if unknown)

A: 6/15/22

Gravity Septic Systems

Q: Is the septic system gravity?

A: Yes

Q: Condition of distribution box (For serial distribution: Condition of inspection box)

A: Not Inspected

Q: Stress test: Gallons accepted by drainfield without backing up.

A: 150

Q: Stress test: Duration of test in minutes.

A: 23

Q: Did the system accept the water from the stress test without backing up?

A: Yes

Pressure Distribution Septic Systems

Q: Does the septic system utilize pressure distribution?

A: No

On-site Sewage System Failure

Q: Upon arrival, was the septic system failing per King County Board of Health Title 13 definition?

A: No

Q: Did you answer Yes that the septic system is failing per King County Board of Health Title 13 definition, AND were you unable to correct the failure condition?

A: No

OSM Certification

Q: I certify to the best of my knowledge that this inspection report is true, accurate and complete.

A: Yes

Comments

REVIEWER - 7/7/2022 - This septic system was installed before designs were based on the number of bedrooms in the residence. This septic system was not designed for a specified number of bedrooms.

Service Summary

Service	Fee
Fee	\$192.00
Processing Fee. NOTE: this charge is from OnlineRME, LLC.	\$11.00

Total charges for application: \$203.00

Payment Log

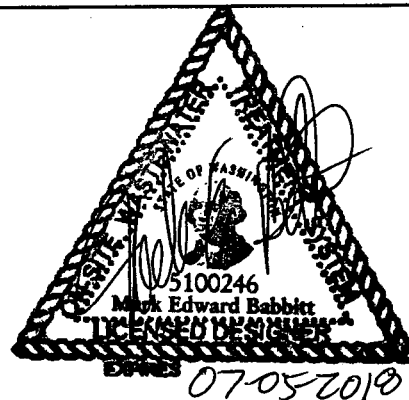
Date	Amount	Description	Bank Response
6/16/2022	\$11.00	Processing Fee	This transaction has been approved.
6/16/2022	\$192.00	Application Fee	This transaction has been approved.

Total amount Paid: \$203.00

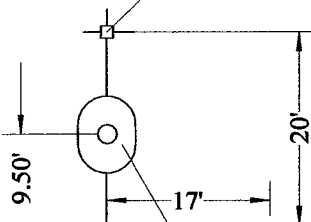
SE 192ND ST.

NOT A LEGAL SURVEY

WATER METER



EXISTING DISTRIBUTION BOX



4 BEDROOM
RESIDENCE

1000 GALLON SEPTIC TANK

DRIVEWAY

POOL

GARAGE

BABBITT SEPTIC DESIGN, INC.

25113 90TH ST. E.
BUCKLEY, WA 98321
(253)862-4307
(253)891-2859 FAX

CLIENT: MICHAEL AND JOYCE SZANYI, 12625 SE 192ND ST, RENTON, WA 98058

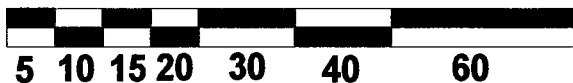
PROJECT: ON-SITE SEWAGE DISPOSAL SYSTEM RECONCILED RECORD DRAWING

LOCATION: 12625 SE 192ND ST, RENTON, WA 98058

POR OF NE1/4 OF SEC 4, T2N22N, R5E, W.M.; PARCEL # 042205-9082

SCALE:

1"=20'



DRAWING #
1 OF 2

DRAWN BY/DATE
A160904



Environmental Health Division, 14350 SE Eastgate Way, Bellevue, WA 98007, Tel. (206) 477-8050

Inspection Type: PROPERTY SALE - Correction Status: No corrections needed

Tax ID: 0422059082

Inspection Date: 06/15/2022

GENERAL SYSTEM TYPE: Gravity

This is not the complete report necessary for a property transfer in King County. Please see the Time of Sale report, with the cover page and system drawing, located under the menu Site Work History, Application History.

Site Address: 12625 SE 192ND ST **City:** KING COUNTY
Mail Address: **City:** **Zip:**
OSM Company: FLOHAWKS **OSM Name:** RUSS SCHNEIDER F93 **OSM Tel#:** 253-848-2371

Submitted 06/16/2022 by:

COMMENTS & GENERAL INSPECTION NOTES

No Deficiencies Noted

Stress test of 150 gal at 6.5 gpm for 23 min was satisfactory.
Could not locate d box by probing

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
All Components accessible for maintenance, secure and in good condition:	YES
If a dye test was performed, did the dye surface? (N/A if no dye test)	N/A
Effluent leaking onto the surface of the ground from any component? (If yes, explain in comments)	NO
Improper encroachment (roads, buildings, etc.) onto component(s):	NO
Component settling problems observed:	NO
Subsurface components adequately covered	YES
Period average daily flow (gallons per day)	
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments:	NO
Occupant compliance problem (occupant not operating the system properly). If YES, describe in notes:	NO
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
Alterations made to the OSS (valves adjusted, timer settings modified, ports installed, etc.) (If YES, describe in notes):	NO
Risers and lids secured:	YES
OSS Working Properly	YES
Pre-failing Signs	NO
Record Drawing Modified	NO
Record Drawing New	NO
All tanks have risers to grade	YES
At the time of this inspection, were any risers or monitoring ports installed?	NO
Upon evaluation of the system were any repairs made? (If yes, please explain in comments)	NO

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 1 Compartment		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Effluent level within operational limits (if NO explain in comments):	YES	
All required baffles in place (N/A = No baffles required):	YES	
Effluent Filter Cleaned (N/A = Not Present):	N/A	
Compartment 1 Scum accumulation (Inches, if other specify):	0	
Compartment 1 Sludge accumulation (Inches, if other specify):	0	
Pumping needed:	NO	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	

Distribution: D-Box		
This component was:	Not Inspected	
Component appears to be functioning as intended:		
A modification/repair was completed on the component (If yes, provide detail in comments):		
Drainfield (disposal): Gravity		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Component settling problems observed:	NO	
Surface water, downspouts diverted away from drainfield:	YES	
Load test performed with satisfactory results (N/A = Not Performed):	YES	
Evidence of vehicular traffic or livestock over drainfield:	NO	
Observation ports present and accessible:	N/A	
A method, such as aeration, was used to reduce clogging of the biomat in this component (If yes, provide detail in comments):	NO	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	