



Osage County Courthouse
Land Development Office
P.O. Box 221
Lyndon, Kansas 66451
785-828-3347
Fax 785-828-4749

August 16, 2022

Wayne Wischropp/Michele Loeffler
Miller Midyett Real Estate
Lyndon, KS 66451

RE: Wastewater System Evaluation
Location: 26796 S Ratner
Quenemo, KS 66528

Dear Wayne or Michele;

Upon a request from you, a septic inspection was conducted July 12, 2022. The septic tank was pumped at this time by Brian Falk with D & S Sanitation Service.

PRIVATE WASTEWATER SYSTEM EVALUATION

Inspection

Location:

The septic tank is west of the house, under the concrete patio. And the laterals were not located for certain.

Construction/Size/Condition of Septic Tank:

Acceptable. The septic tank is single compartment, 1000 gallon and made of concrete. The inlet sanitary tee was intact and the outlet baffle has been replaced with a new PVC sanitary tee. There is an opening over each side – the inlet and outlet ends of the tank.

Do not flush baby or disinfectant wipes as they do not break down in the septic tank.

Use only liquid detergents for the laundry and automatic dishwasher.

The septic tank should be pumped every 3 years for a 4 person family.

Design/Length of Absorption Field:

There is no information in our files on original construction or any updates/repairs done to the system. There may be several laterals that are north of the house.

Flood Plain:

The sewage system is not located in the 100-year flood plain.

Soil Type:

According to the Osage County Soil Survey, the system has been installed in a Lula (Lu) soil. Lula soils have severe limitations for septic tank/absorption systems due to rock and slow absorption.

Weather/Soil Conditions:

Recent weather has been very hot and dry.

Wastewater System Comments/Recommendations

Current installation standards prohibit installation of a new septic tank/soil absorption system in heavy clay soils. However, repairs are allowed. Should the system fail in the future, it will be necessary to replace it with a system designed for use in a clay soil. **It should be noted that the size of the absorption field is unknown for certain and may not hold up to the increased water usage with a new family.**

Should reconstruction be required in the future, it will be necessary to meet current requirements for installation. The Osage County Sanitary Code requires a permit from the Osage County Land Development office for any construction or repair.

This inspection does not imply any warranty of operation, since portions of the system are located underground and cannot be viewed. All manmade systems are subject to failure due to a variety of factors. However, responsible maintenance will extend the useful life of all systems.

Abandoned Wells

There is one hand dug well south of the house that is no longer used.

This will serve as a notice to all persons involved in property transfers. Be aware that abandoned wells are illegal according to state law. State Regulation 82a-1213 requires all abandoned wells to be plugged in accordance with State Law.

The cost of the inspection and administrative fees is \$150.00 and can be paid to the Osage County Land Development office.

If you have questions or other concerns, please do not hesitate to contact me in the office.

Sincerely,

Keena M. Privat R.S.
Osage County Land Development

CC: File