

TIME OF SALE OSS INSPECTION REPORT: TOS

Application Summary:

Submitted: 3/15/2022 2:23:12 PM
Completed: 4/18/2022 12:42:00 PM

Application No: 109213

Reviewer: Jackson, Meagan

Addresses

Applicant's Address

DARREN MCCULLOUGH
LILLYS SEPTIC SERVICE | A-1 ENVIRONMENTAL
PO BOX 38
RAVENSDALE, WA 98051
OSM #: 64

Contact Methods

Email: LILLYSA1@USA.COM
Phone: 4254323084

Property Owner

JAMES STRODE
12503 179TH AVE NE,
REDMOND, WA 98052

Contact Methods

Email:
Phone: 4254323084

Property Being Reported Tax Parcel Number

Assessors Parcel Number: 564930-0060

Seller's Agent

Contact Methods

Email:

Buyer's Agent

Contact Methods

Email:

Title or Escrow Company

Contact Methods

Email:

Property Address

12503 179TH AVE NE
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: Updated

Q: Water Supply

A: Public

Q: Approved bedrooms according to site design

A: 3

Septic System - General

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

A: 3/7/22

Gravity Septic Systems

Q: Is the septic system gravity?

A: Yes

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

A: Working properly

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

A: 150 GAL

Q: Stress test: Duration of test in minutes.

A: 15 MIN

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 - 4/18/2022 - Per maintainer, customer states there is no plumbing in garage.

REVIEWER - 4/18/2022 - Updated site drawing indicates pond and creek are less than 100 feet from the septic system. Current codes do not allow septic systems within one hundred feet of surface water due to risk of contamination from inadequately treated sewage.

REVIEWER - 4/18/2022 - Application on hold for maintainer to update drawing.

Service Summary

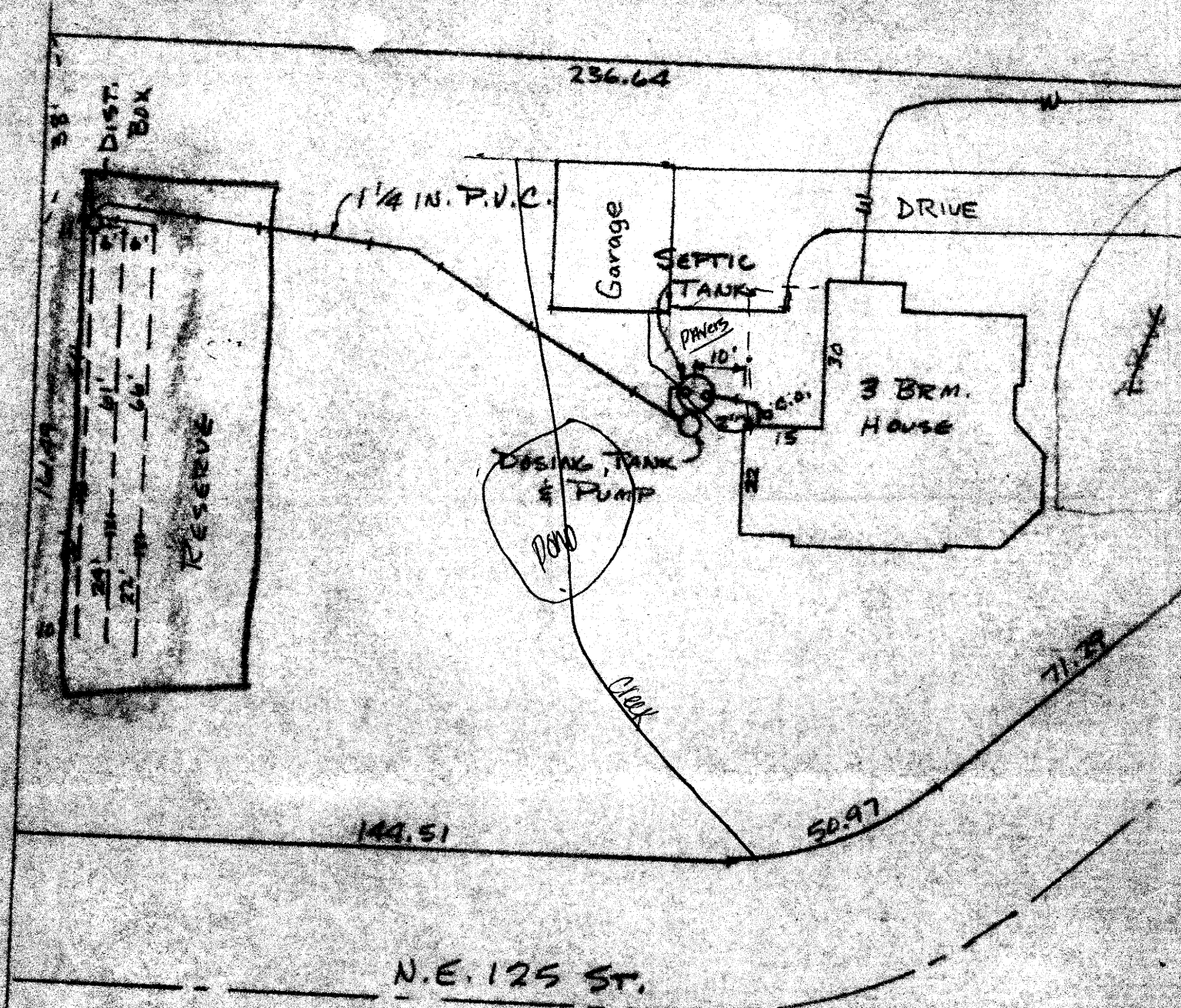
Service	Fee
Fee	\$192.00
Processing Fee. NOTE: this charge is from OnlineRME, LLC.	\$11.00

Total charges for application: \$203.00

Payment Log

Date	Amount	Description	Bank Response
3/15/2022	\$10.00	Processing Fee	This transaction has been approved.
3/15/2022	\$192.00	Application Fee	This transaction has been approved.

Total amount Paid: \$202.00



MODIFICATION: DRIVEWAY, PAVEMENT, SEPTIC TANK, POND, CREEK

Record Drawing Date: 3.10.22

Address: 12503 179th AVE. NE
 REDMOND WA 98052

Parcel #: 5649300060

Darren McCullough OSM# 64 | MI# 174



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

Inspection Type: PROPERTY SALE - Correction Status: Some Corrections Made

Tax ID: 5649300060 **Inspection Date: 03/07/2022**

GENERAL SYSTEM TYPE: Gravity with Pump

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: 12503 179TH AVE NE City: KING COUNTY

Mail Address: City: Zip:

OSM Company: NORTHWEST SEPTIC SERVICES | OSM Name: Darren McCullough OSM Tel#: 425-432-3084
LILLY'S SEPTIC | A-1

Submitted 03/15/2022 by: ENVIRONMENTAL

COMMENTS & GENERAL INSPECTION NOTES

Deficiencies Noted: deficiencies must be corrected to ensure proper longevity of the Onsite Sewage System.

SEPTIC TANK PUMPED
PUMP TANK PUMPED
LOAD TEST PERFORMED - 150 GAL = NO RUN-BACK OBSERVED
THERE ARE REMOVABLE PAVERS OVER TANKS CREATING AN ENCROACHMENT
SYSTEM APPEARS TO BE FUNCTIONING PROPERLY AT TIME OF INSPECTION
Modified drawing to reflect driveway and pavers over tank

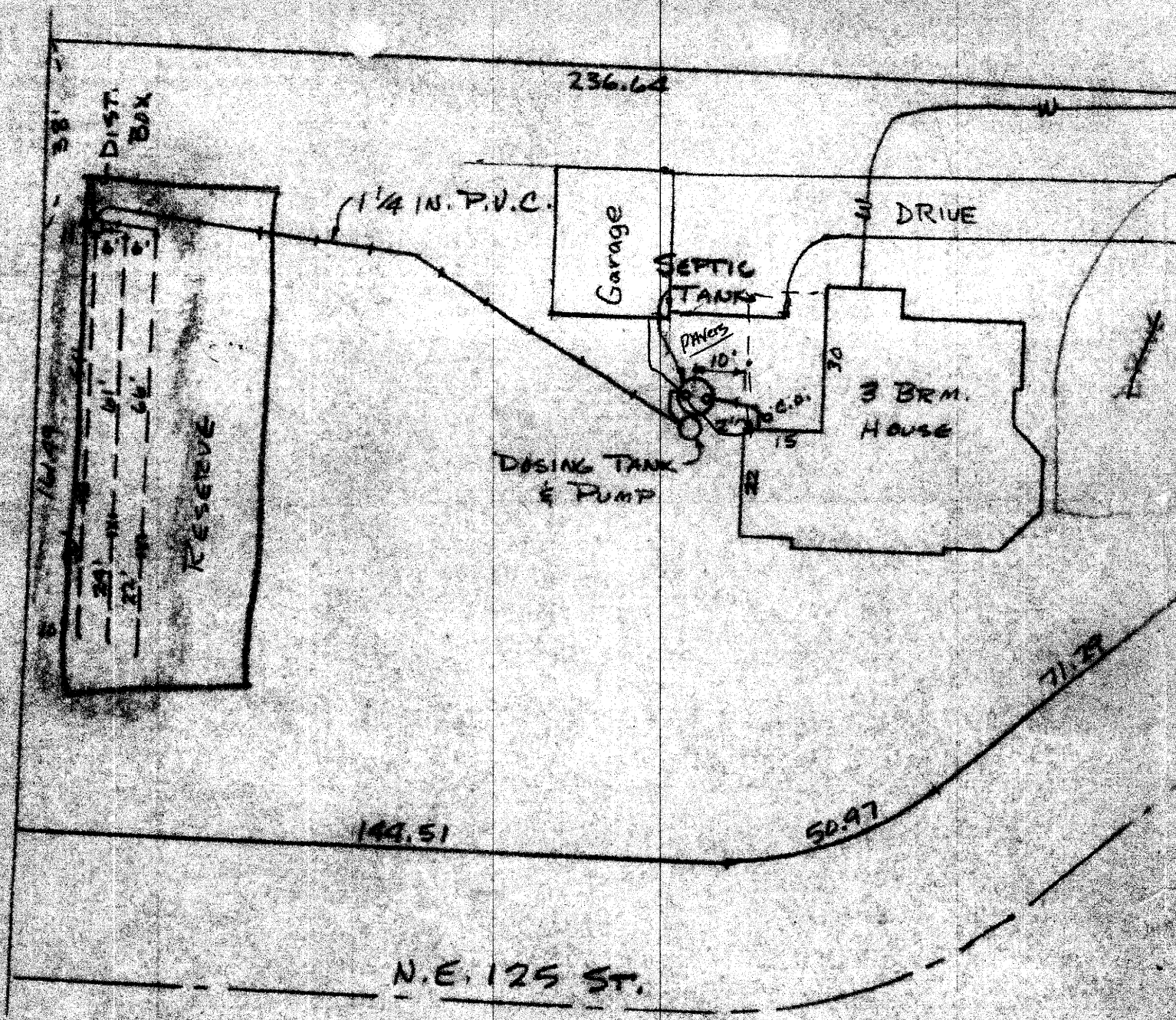
GENERAL SITE & SYSTEM CONDITIONS

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):	YES - See Comments
Component settling problems observed:	NO
Subsurface components adequately covered	YES
Period average daily flow (gallons per day)	UNKNOWN
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments:	N/A
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:	N/A
OSS Working Properly	YES
Pre-failing Signs	NO
Record Drawing Modified	YES
Record Drawing New	NO
All tanks have risers to grade	NO
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

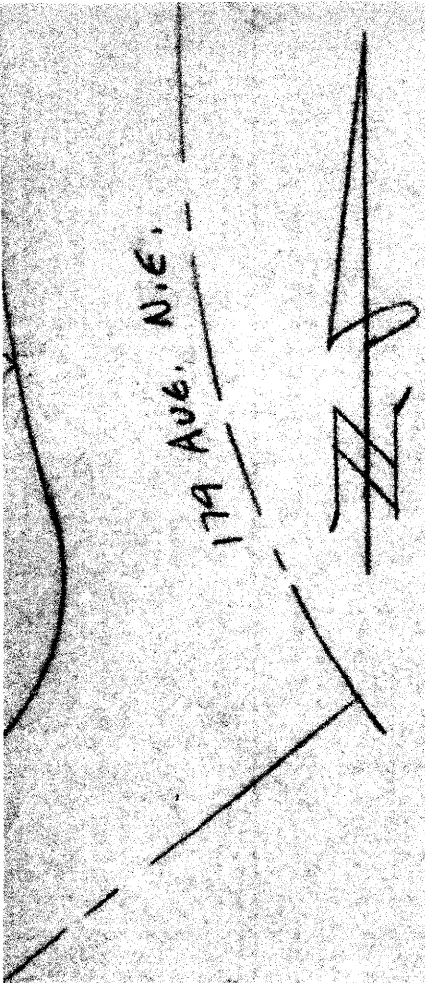
TANK: Septic Tank - 2 Compartment		
This component was:	Fully Inspected	
Effluent level within operational limits (if NO explain in comments):	YES	
All required baffles in place (N/A = No baffles required):	YES	
Effluent Filter Cleaned (N/A = Not Present):	N/A	
Compartment 1 Scum accumulation (Inches, if other specify):	18	
Compartment 1 Sludge accumulation (Inches, if other specify):	18	
Compartment 2 Scum accumulation (Inches, if other specify):	1	
Compartment 2 Sludge accumulation (Inches, if other specify):	6	

Pumping needed:	YES	See Comments
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
TANK: Pump Tank		
This component was:	Fully Inspected	
Compartment 1 Scum accumulation (Inches, if other specify):	0	
Compartment 1 Sludge accumulation (Inches, if other specify):	3	
Pumping needed:	YES	See Comments
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
Panel: Alarm - High Water		
This component was:	Fully Inspected	
Alarm mechanism functioning as intended:	YES	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
Pump: Effluent Pump		
This component was:	Fully Inspected	
Controls functioning:	YES	
Pump Vault Filter cleaned (N/A = not present):	N/A	
Tested gallons per minute flow:	25 GPM	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
Distribution: D-Box		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
Drainfield (disposal): Gravity		
This component was:	Fully Inspected	
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	



MODIFICATION DRIVENWAY. PAVERS OVER TANK

Record Drawing Date: 5.10.22
 Address: 12503 179th AVE NE
 REDMOND WA 98052
 Parcel #: 5649300060
 Darren McCullough OSM# 64 | MH# 174



PROPERTY ADDRESS
12503 - 179 AVE. N.E.

OWNER - BUILDER
JAMES STRODE

DESIGNER
EDWIN L. LEACHMAN

INSTALLER
BILL BOLLES CONST.

PERMIT NO. 27834

AS BUILT

900 GAL. SEPTIC TANK

257 LIN. FT. DRAIN LINE

DISTRIBUTION BOX

DOSING TANK & PUMP

IMPORT SOIL TO BE PLACED ABOVE
COVER.

IMPORT SOIL OK 10/17/83

LOT 6, MORNING MEADOWS

JAMES STRODE	PERMIT NO.
12503 - 179 AVE. N.E.	27834

DATE _____

TO _____

FROM _____

Septic Tank Lid Locations

