

TIME OF SALE OSS INSPECTION REPORT

Application Summary:

Submitted: 7/28/2026 7:44:41 AM
Completed: 7/30/2026 10:21:42 AM

Application No: 172856

Reviewer: Isaksen, Peter

Addresses

Applicant's Address

Peter Rusher
Evergreen Sanitation Inc
P.O. Box 259
Lake Stevens, WA 98258
OSM #: 053

Contact Methods

Email: rusher.evergreen@aol.com
Phone: 8004331678

Property Owner

Christian Cederlund
16224 195 PL NE
Woodinville, WA 98077

Contact Methods

Email: crystalcabin12@gmail.com
Phone: 206-679-0073

Property Being Reported Tax Parcel Number

Assessors Parcel Number: 1774350150

Seller's Agent**Contact Methods**

Email:

Buyer's Agent**Contact Methods**

Email:

Title or Escrow Company**Contact Methods**

Email:

Property Address

16224 195TH PL 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: Existing

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: 1/2025

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

Q: Stress test: Duration of test in minutes.

A: 20

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 - 7/30/2026 - Property Transfer report indicates septic tank is partially under an unpermitted addition to the house. This is a safety issue as poisonous septic gases can enter the home. To ensure adequate treatment of sewage, this system must be connected to sewer, or an approved repair proposal must be obtained, and repair must be installed under permit to the Health Department by a licensed Master Installer.

Service Summary

Service	Fee
Time of Sale filing fee	\$225.00
Processing Fee. NOTE: this charge is from OnlineRME, LLC.	\$11.00
WA Sales Tax on Processing Fee	\$0.98

Total charges for application: \$236.98

Payment Log

Date	Amount	Description	Bank Response
7/28/2026	\$11.98	OnlineRME, LLC Processing Fee and WA state sales tax	This transaction has been approved.
7/28/2026	\$225.00	Application Fee	This transaction has been approved.

Total amount Paid: \$236.98

16224 195th PL NE
 WOODINVILLE, WA 98077
 PARCEL # 1774350150
 AS-BUILT MODIFIED 2/19/2025
 BY: JONATHAN ROBERTS OSM #87

SPECIFICATIONS

1. Install system per KING Co. Man. & Reg. Regulations.
2. Install 10' lin. ft. of 24" wide drainfield trenches.
3. Install a 1000 gal. septic tank, 2 COMP.
4. Locate drainfield within shaded area.
5. Divert storm drainage away from septic drainfield area.
6. Keep plumbing stub-out high.
7. Any deviations from this design will be subject to disapproval.

8. INSTALL DRAINFIELD IN THE UPPER 30 INCHES OF THE ORIGINAL SOIL.

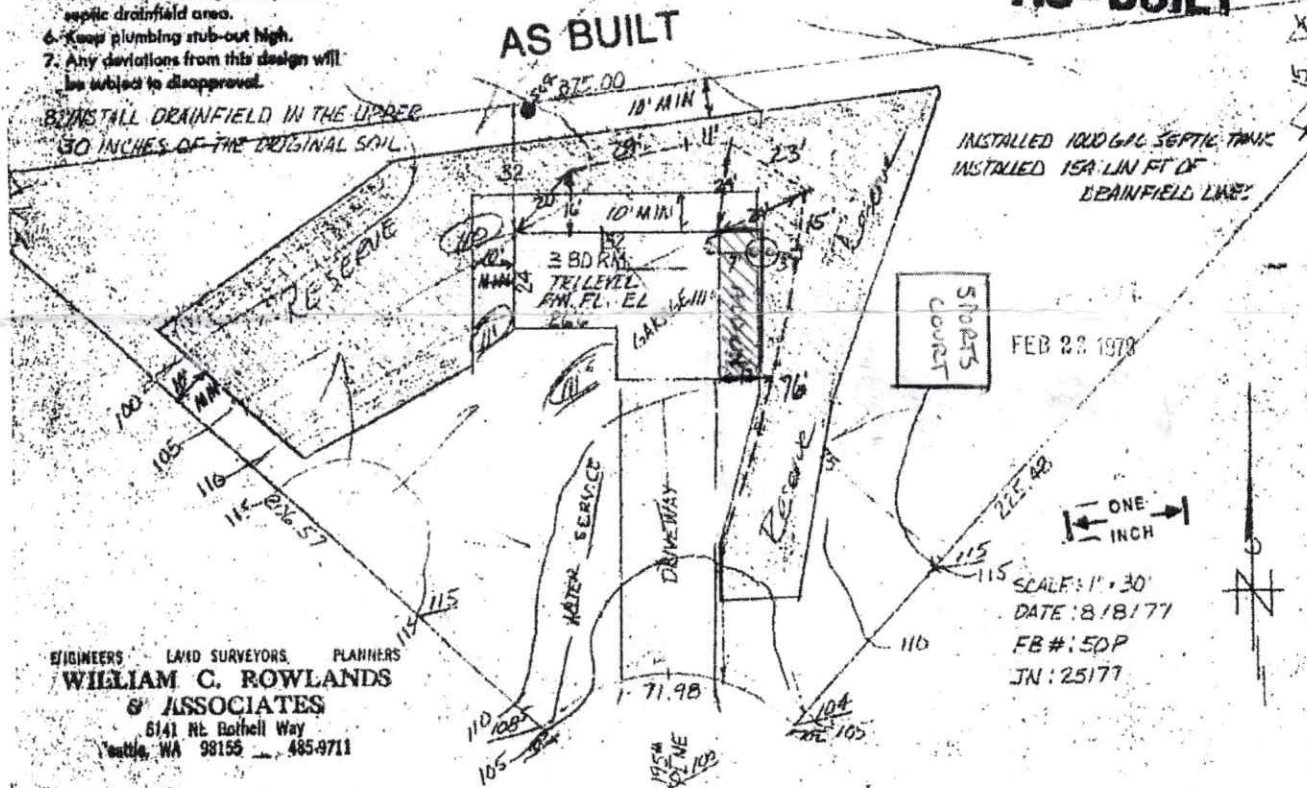
SEWAGE DISPOSAL DESIGN AND PLOT PLAN

OWNER/BUILDER: REYKDAL PHILIPPY HOMES INC. 337-2424
 8908 EASTVIEW AVE EVERETT WA 98204

LEGAL DESCRIPTION: LOT #15 PLAT OF COTTAGE LAKE HEIGHTS

JOB ADDRESS: 16224 175th PL NE

AS-BUILT





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: 1774350150

Inspection Date: 07/20/2026

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: 16224 195TH PL NE **City:** KING COUNTY
Mail Address: **City:** **Zip:**
OSM Company: Evergreen Sanitation, Inc. **OSM Name:** Peter Rusher **OSM Tel#:** 8004331678

Submitted 07/23/2026 by:

COMMENTS & GENERAL INSPECTION NOTES

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

Tank was pumped 2025
Addition encroaches over septic tank. Access to first compartment is inside the addition. The second compartment is outside the addition and is 20" deep. See 2025 site sketch

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)	
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	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	
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):	3	
Compartment 1 Sludge accumulation (Inches, if other specify):	5	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	1	
Pumping needed:	NO	
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 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:	NO	
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	