

## TIME OF SALE OSS INSPECTION REPORT

**Application Summary:**

Submitted: 1/30/2026 12:18:37 PM  
Completed: 1/30/2026 12:18:37 PM

Application No: 165183

### 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**

Don Baus  
18020 214 Ave NE  
Woodinville, WA 98077

**Contact Methods**

Email: altjohnson@hotmail.com  
Phone: 206-909-2890

**Property Being Reported Tax Parcel Number**

Assessors Parcel Number: 0926069086

**Seller's Agent**

**Contact Methods**

Email: tony@windermere.com

**Buyer's Agent**

**Contact Methods**

Email:

**Title or Escrow Company**

**Contact Methods**

Email:

**Property Address**

18020 214TH AVE NE  
KING COUNTY, WA

## Questions

### Overview

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

**A:** No

**Q:** The OSS Site Drawing included is

**A:** Existing

**Q:** Water Supply

**A:** Public

**Q:** Approved bedrooms according to site design

**A:** Information unavailable

### Septic System - General

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

**A:** 1/27/2026

### Gravity Septic Systems

**Q:** Is the septic system gravity?

**A:** Yes

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

**A:** N/A Serial Distribution

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

**A:** 450

**Q:** Stress test: Duration of test in minutes.

**A:** 40

**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

## 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
1/30/2026	\$11.98	OnlineRME, LLC Processing Fee and WA state sales tax	This transaction has been approved.
1/30/2026	\$225.00	Application Fee	This transaction has been approved.

**Total amount Paid: \$236.98**





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

Inspection Type: PROPERTY SALE - Correction Status: All corrections made

**Tax ID: 0926069086**

**Inspection Date: 01/27/2026**

**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: 18020 214TH AVE NE City: KING COUNTY  
 Mail Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 OSM Company: Evergreen Sanitation, Inc. OSM Name: Peter Rusher OSM Tel#: 8004331678

Submitted 01/30/2026 by:

**COMMENTS & GENERAL INSPECTION NOTES**

**Deficiencies Were Noted: Corrections were made to resolve the deficiencies.**

Pumped tank.  
Lids are 8" deep.

**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:	NO
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**

<b>TANK: Septic Tank - 2 Compartment</b>		
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):	10	
Compartment 1 Sludge accumulation (Inches, if other specify):	14	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	8	
Pumping needed:	YES	Corrected
A modification/repair was completed on the component (If yes, provide detail in comments):	YES	
<b>Distribution: Serial</b>		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	

**Drainfield (disposal): Gravity**

	Fully Inspected	
This component was:	NO	
Component settling problems observed:	YES	
Component appears to be functioning as intended:	YES	
Load test performed with satisfactory results (N/A = Not Performed):	YES	
Surface water, downspouts diverted away from drainfield:	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	