

Mail To: Theresa Pozar

PROPERTY INFORMATION

Location: 3221 BROOKS HILL RD
LANGLEY
Tax ID: R32904-441-033

Use: Residential, Single Family (2 bdrm)
System Design Flow: 240
GENERAL SYSTEM TYPE: Gravity

ON ID: R32904-441-0330
County Area: WHIDBEY ISLAND

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ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 08/19/2025 - Inspection Type: PROPERTY SALE - Correction Status: No corrections made

Company: Certification - Level 3

Work Performed By:

Submitted 08/23/2025 by:

Ray Gabelein Bulldozing & Backhoe Co.

Ray Gabelein

Ray Gabelein

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COMMENTS & GENERAL INSPECTION NOTES

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

The septic tank is located under the deck at the house. There are risers on the septic tank that allow access for inspecting and pumping. The outlet filter was cleaned. There is a PVC outlet baffle and a concrete inlet baffle on the septic tank . Approximately 200 gallons of water was added to the outlet end of the septic tank. The water level came up approximately 8 inches in 32 minutes when the water was added. The water level in the tank went back down approximately 3 inches in 30 minutes. It appears that the drain field accepts water at a slower rate than normal, but does accept water slowly. This septic system is 58 years old and is smaller than a septic system that would be required by current code. It appears that the newer well is located closer to the septic tank and drain field than what the current code would allow. This observation is based on the existing asbuilt drawing that is not completely to scale to get accurate dimensions for locating components. The D-box was not found due to no riser and insufficient dimensions on the asbuilt. Ray Gabelein DBA Ray Gabelein Bulldozing and Backhoe Co. expressly denies any warranty, either expressed or implied as to the future success or failure of this onsite septic system.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Asbuilt #	296-67
Surfacing effluent from any component (including mound seepage):	NO
Components appear to be watertight - no visual leaks:	YES
Improper encroachment (structures/impervious surfaces); cover; or settling problems observed:	NO
Previous Inspection and Pump Reports have been reviewed.	YES
Structures connected to onsite sewage system occupied. If NO explain in comments:	NO
All Components accessible for service? If NO, provide details in comments.	NO
Reserve area intact? If NO state observations in comments. (N/A if no reserve area on asbuilt.)	N/A
As Built on file	YES
Other deficiencies as noted	NO

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 1 Compartment, Manufacturer= Local Manufacturer - Concrete 750

Manufacturer: Local Manufacturer Model: Concrete

This component was:	Fully Inspected	
Effluent level within operational limits (if NO explain in comments):	YES	
Compartment 1 Scum accumulation (Inches, if other specify):	2	
Compartment 1 Sludge accumulation (Inches, if other specify):	3	
Pumping required per Island County Code 8.07D.280(A.5)	NO	
If an effluent screen is in place was it cleaned (NA if no effluent screen)	YES	
If pumped, how many gallons?		
All required baffles in good condition (N/A = No baffles required):	YES	

Distribution: D-Box

Manufacturer: Local Manufacturer

This component was:	Not Inspected	
D-Box in good condition:		
D-Box outlets set to allow equal effluent distribution:		
Component accessible for service? If NO please provide details in comments	NO	Deficient

Drainfield (disposal): Gravity, Manufacturer= Site Constructed - Gravel

Manufacturer: Site Constructed Model: Gravel

This component was:	Partially Inspected	
Ponding present? If YES explain in comments:	NO	

Disclaimer: An on-site sewage system evaluation is a report by a maintenance service provider based only on the system components inspected on the day noted in the report. The evaluation is offered by the maintenance service provider who is an independent contractor. No claim is made by Island County Public Health or the undersigned maintenance service provider, either expressed or implied, concerning future success or failure of the on-site sewage system evaluated above.