

# Island County Official Inspection Form

## Safe Harbor Septic LLC

4138 Thunder Lane  
Anacortes, WA 98221

360-524-4500

Mail To: STEVE HUNTER  
PO BOX 264  
FREELAND, WA  
98249

### PROPERTY INFORMATION

Location: 4901 THISTLE LN  
FREELAND  
Tax ID: S6205-00-08009

Use:

ON ID: S6205-00-08009-0

County Area: WHIDBEY ISLAND

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### ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 12/11/2025 - Inspection Type: PROPERTY SALE - Correction Status: No corrections made

Company:

Safe Harbor Septic LLC

Work Performed By:

Michael Guffey

Submitted 12/12/2025 by:

Ian Cornelius

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### COMMENTS & GENERAL INSPECTION NOTES

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

Homeowner removed landscaping and exposed lids to tank. During time of inspection the inlet and outlet lids were exposed and had surface access. Lids and risers are open and expose the crossover of the tank. The inlet and outlet are not directly accessible from the surface access. Outlet baffle is concrete and has deteriorated and pieces are falling into tank, but it is in place and functioning. Root intrusion into tank was observed, indicating tank is not watertight. The drain field is a single lateral. The Cypress/Juniper trees are directly over the top of the lateral and pipe has severe root intrusion. Inspection camera was able to inspect only a few feet of the lateral before root intrusion limited further inspection. Water was added to septic tank to observe load test. Water ran for approximately 30 min. Lateral accepted the load test without issue. Drain rock was exposed and inspected during and after load test. Drain rock was clean and dry. Septic tank is too close to home addition, shed and sidewalk. Permanent structure foundation partially covers tank lid. Advise taller risers to give surface access without excavation. Jetting of drain field lateral is needed to remove roots. Removal of trees is recommended to prevent further root intrusion. Pumping of tank is required. There is no access to remove the septic tank lid to make an attempt to remove the roots and re-seal the lid to the tank.

### GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Asbuilt #	PT-543-77
Surfacing effluent from any component (including mound seepage):	NO
Components appear to be watertight - no visual leaks:	NO - Deficient
Improper encroachment (structures/impervious surfaces); cover; or settling problems observed:	YES - Deficient
Previous Inspection and Pump Reports have been reviewed.	YES
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
All Components accessible for service? If NO, provide details in comments.	YES
Reserve area intact? If NO state observations in comments. (N/A if no reserve area on asbuilt.)	YES
As Built on file	YES
Other deficiencies as noted	YES - Deficient

### 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	
Compartment 1 Scum accumulation (Inches, if other specify):	4	
Compartment 1 Sludge accumulation (Inches, if other specify):	18	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	9	
Pumping required per Island County Code 8.07D.280(A.5)	YES	Deficient
If an effluent screen is in place was it cleaned (N/A if no effluent screen)	NO	
If pumped, how many gallons?		

#### Drainfield (disposal): Gravity

This component was:	Fully 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.*

## TANK PUMPING REPORT

Site Name:

Location: 4901 THISTLE LN  
FREELAND  
Tax ID: S6205-00-08009-0

Use:

### Service Company:

South Island Pumping  
PO Box 1541  
Langley, WA 98260-8634  
360 321-1820

Serviced: 12/12/2025 by: Ryelan Quade

Submitted 12/15/2025 by: William R. (Bob) Aley

Dump Location: La Conner Waste Water Treatment Plant

Jurisdiction ID: S6205-00-08009-0

### COMMENTS

Risers are approximately 6" deep

### TANK: Septic Tank - 2 Compartment

Effluent level within operational limits (if NO explain in comments):	YES	
Total Gallons pumped from tank (Number only, no text):	1000	
Effluent returning back into tank after pumping:	NO	
Access Risers installed to grade (N/A if not present):	NO	
Tank Condition Good:	YES	
Baffles in good condition (N/A if not present):	YES	
Effluent screen cleaned (N/A if not present):	N/A	
Effluent surfacing around site components (N/A if not checked):	NO	
Were repairs made to the Tank or Tank Components? (If YES explain in comments):	NO	

*This report indicates certain characteristics of the onsite sewage system at the time of visit. In no way is this report a guarantee of operation or future performance.*



RECEIVED

NOV 14 2024

Is Co Public Health

Island County Public Health

Mailing Address: 1 NE 6th Street Coupeville WA 98239

Physical Address: 1 NE 6th Street Coupeville WA 98239

Camano Annex 121 NE Camano Dr. Camano Island WA 98282

Whidbey 360-679-7350 Camano Island 360-678-8261

ICPH Date Stamp

## SEPTIC SYSTEM ASBUILT CERTIFICATION - PAGE 1

Parcel Number: S6205-00-08009-0

Asbuilt Certification Number: PT2024-551-192

Property Owners Name: STEVE HUNTER

Receipt Number: 84-24-0241

## Provide accurate plot plan to scale including but not limited to:

Drainfields, wells, tanks, banks, buildings, roads, utilities, easements, property lines, critical areas, etc.

Scale 1 inch = 40 ft

(Indicate North)



## Comments:

The manufactured home at 4901 Thistle Lane currently spans S6205-00-08009-0 and S6205-00-08006-0. The existing OSS was permitted. The most recent inspection noted deficiencies pertaining to tank encroachment and asbuilt inaccuracies, but the tank is functioning, the trench is absorbing effluent, and the system otherwise passes a routine inspection. Deficiencies could be addressed when the time comes to replace the drainfield.

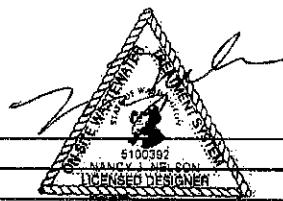
Property owners are assessing options to add a 2-bedroom SFR/ADU and how that might work through a boundary line adjustment, lot combination, or a drainfield easement.

To that end we evaluated soils on S6205-00-08009-0 and found deep sandy soils between the house and Thistle Lane. Parcel S6205-00-08006-0 was also evaluated to show an additional adjoining area suitable for drainfields. These soils are consistent with what was noted on PT-543-77.

This Asbuilt shows a large area suitable to replace the existing system.

Additionally, areas are shown for a possible 2 bedroom sized drainfield and reserve.

**This is not a septic design for either the existing home or for an additional residence.**



10-27-25

Comments: See above.

This document is created for the purpose of locating and describing the existing on-site sewage system and its components. The creation of this document is not necessarily an approval of the existing on-site system. This may limit or restrict the ability to obtain building permits based on the information contained on this document. Please check the appropriate box below to indicate the type of Asbuilt Certification being submitted.

## Documenting:

- Permit exempt system alteration, upgrades and/or maintenance.
- System location with no original asbuilt.
- System location with asbuilt, however system components were not located as described. Asbuilt # \_\_\_\_\_
- Connection to an existing system. Asbuilt # \_\_\_\_\_
- Designation of a reserve area. (Requires Septic Designers/PE Stamp) SR# 2024-296 / Existing AsB# 543-77
- Other: (Please explain) identifies potential drainfield areas for future 2-bedrm SFR/ADU (see also SR2024-317)

Installers/Designers Signature: Mary Johnson

Date: 11-13-24

Reviewed by ICPH Sanitarian: Mary Johnson

Date: 11/20/2024



ISLAND COUNTY HEALTH DEPARTMENT  
P.O. BOX 700  
COUPEVILLE, WASHINGTON 98239

543-77

PERMIT TO CONSTRUCT, ALTER, OR REPAIR A SEWAGE DISPOSAL SYSTEM

Owner's name: Bill H. Hunter Phone: \_\_\_\_\_

Mailing address: 815 - 34th St. - Box 1674, Everett, Wa. Zip Code: 98201

Location of construction site: Easement Rd. - Scurlock Rd.

NAME OF PLAT Bush Point Division: 8 Sub 6 Lot: 6

OR Short Plat No.: \_\_\_\_\_ Parcel: \_\_\_\_\_

OR Tax Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

OR Meets and Bounds: Bush Point 9 - Blk 8 - S 76' of N 310' of E 286'  
\*\*\*\*\*

SITE INFORMATION

Lot Width: 76 ft. Lot Depth: 278 ft. Area: 21,128 (sq. ft.)

Type of use: Residential No. of bedrooms: 2

Source of drinking water: Private:  Public:

Fill information: Depth: \_\_\_\_\_ Width: \_\_\_\_\_ Length: \_\_\_\_\_ Date of fill: \_\_\_\_\_

Average percolation rate: less than 2 minutes per inch

Soil data: (type and depth at which encountered; i.e. 0"-24" sand, 4"-72" sandy clay loam, etc  
a. 0-8" Loam b. 8-72" Sand(some gravel) c.   d.  

CERTIFICATION

We certify that this permit was issued for the sewage disposal system diagrammed on the reverse side. We also certify that to deviate from original plan, such as (a) location of home on lot; (b) size of home; (c) placement of septic tank inlet without first obtaining written approval of the Island County Health Department and the Installer, automatically VOIDS this permit.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Installer's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder's signature: Gabelein Bros. 6/8/77 Date: \_\_\_\_\_

FOR HEALTH DEPARTMENT USE ONLY

Plan approved: 1A Permit No: 409-77 Receipt No: 3637 Date: 6/9/77

Final Inspection: Approved: x Rejected: \_\_\_\_\_ By: 1st day of month Date: 6/10/77

Site information sheet submitted: Yes  No

Per Sanitary Code of Island County each Individual Sewage Disposal System  
MUST BE INSPECTED BY THE HEALTH DEPARTMENT  
(24 hours advance notice is required)

## SITE INFORMATION SHEET

Bill H. Hunter

Applicant and/or Owner's Name: Phone No. 815 - 34th St. - Box 1674 Everett, Wa. 98201

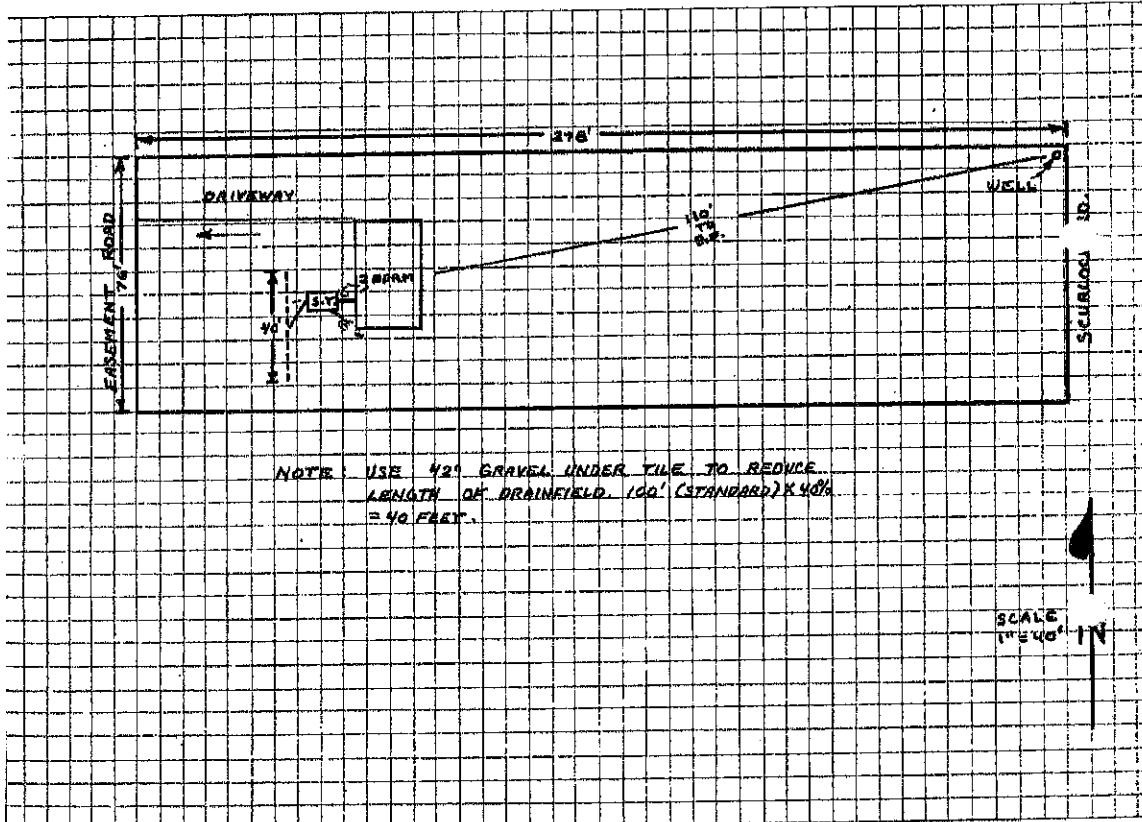
Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**Site Location:** Eastwood Rd - Southbank Rd

INDICATE THE FOLLOWING IN SPACE PROVIDED BELOW (Use Capital Letters and No Punctuation):

INDICATE THE FOLLOWING IN SPACE PROVIDED BELOW (Use Symbols  $\Delta$  for soil log and  $O$  for perc holes)

(b) Location of property lines, wells, banks, hightide line, waters of State, roads, large trees, house, drainfield, french drain and slope of land.



### Soil Log #1

<u>SOIL TYPES</u>	<u>DEPTH</u>	<u>PERCOLATION TESTS</u>	<u>DEPTH</u>
a. Loam	0 - 8"	Hole #1 under 2 Min./per inch	
b. Sand (some gravel)	8 - 72"	Hole #2 under 2 Min./per inch	
c. _____	_____	Hole #3 under 2 Min./per inch	
d. _____	_____	AVERAGE RATE: under 2 Min./per inch	

Did you encounter ground water in soil log hole? Yes  No   
Depth of water table and/or impervious soil \_\_\_\_\_.

Depth of water table and/or impervious soil

depth of water table and/or impervious soil

Minimum requirements for a 2 bedroom residence 200 Square Ft.  
Length 40' Width 30' Depth 66' Gravel Undertile 42" Tank Capacity