

SEPTIC ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated _____ 1
 between _____ ("Buyer") 2
Buyer Buyer
 and **Mark P Sargeant** **Alisse M Sargeant** ("Seller") 3
Seller Seller
 concerning **9029 196th St SE** **Snohomish** **WA 98296** (the "Property"). 4
Address City State Zip

THIS ADDENDUM SUPERSEDES ANY OTHER PROVISIONS OF THIS AGREEMENT RELATING TO THE ON-SITE SEWAGE SYSTEM ("OSS") SERVING THE PROPERTY, EXCEPT FOR THE PROVISIONS OF A COUNTY SPECIFIC SEPTIC ADDENDUM. 5
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1. **Type of OSS.** The Property is served by: 8
 - Private Septic System 9
 - Shared Septic System 10
2. **Seller's Representations.** Seller represents that, to the best of Seller's knowledge, the OSS serving the Property (a) does not require repair other than pumping and normal maintenance; (b) does not currently violate any applicable local, state, and federal laws, standards, and regulations; and (c) has no material defects. 11
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3. **Maintenance Records.** Seller shall deliver to Buyer the maintenance records, if available, of the OSS serving the Property within _____ days (10 days if not filled in) of mutual acceptance. 14
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4. **County or City Inspection Requirements.** Seller shall comply with any local regulations or ordinances that may require Seller to conduct an inspection of the OSS prior to the sale of the Property. 16
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5. **Inspection and Pumping of OSS.** Seller shall have the OSS inspected and, if the inspector determines necessary, pumped by an OSS service company at Seller's expense. Seller shall provide Buyer with a copy of the inspection report within _____ days (10 days if not filled in) of mutual acceptance. If Seller had the OSS inspected and, if necessary, pumped within **36** months (12 months if not filled in) of mutual acceptance by an OSS service company and Seller provides Buyer with written evidence thereof, including an inspection report, Seller shall have no obligation to inspect and pump the system unless otherwise required by Buyer's lender. 18
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 - Buyer's Right to Attend Inspection.** If checked and if Seller has not already conducted an inspection, Buyer shall have the right to observe the inspection. Seller shall provide Buyer with 3 days notice of the date and time of the inspection. 25
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6. **OSS Inspection Contingency.** This Agreement is conditioned on Buyer's subjective satisfaction of the inspection report from the OSS service company. This contingency shall be deemed waived unless Buyer gives notice of disapproval of the inspection report within _____ days (5 days if not filled in) after receipt of the inspection report. If Buyer gives timely notice of disapproval, the Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 28
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7. **Other.** 33

Buyer's Initials

Date

Buyer's Initials

Date

 MPS

07/08/2024

Seller's Initials

Date

 AMS

07/08/2024

Seller's Initials

Date

MONITORING & MAINTENANCE FREQUENCIES

HOW OFTEN SHOULD MY SYSTEM BE INSPECTED?

Take a look at the monitoring and maintenance frequencies below to see how often your system should be inspected. It is important to keep up with regular inspection to catch issues early.

Gravity System

Your system should be inspected at least once every three years.

Low Pressure Distribution System (LPD)

Your system should be inspected annually.

Low Pressure Distribution System (LPD) with an Aerobic Treatment Unit (ATU)

Your system should be inspected every six months over a 2-year period after the system is operational, and annually thereafter. *

Subsurface Drip System (SSD)

Your system should be inspected 30 days after the system is operational and annually thereafter. *

Subsurface Drip System (SSD) with an Aerobic Treatment Unit (ATU)

Your system should be inspected 30 days after the system is operational, then every six months over a 2-year period. Once the 2-year period is over, your system should be inspected annually. *

OSCAR System

Your system should be inspected 30 days after the system is operational, then every six months over a 2-year period. Once the 2-year period is over, your system should be inspected annually. *

Mound System

Your system should be inspected 6 months after the system is operational and annually thereafter.

Sand Filter System

Your system should be inspected 6 months after the system is operational and annually thereafter.

*A more stringent monitoring frequency may be recommended by the manufacturer. For more information, see the [Washington State Department of Health List of Registered On-site Treatment & Distribution Products](#).

For a list of licensed septic contractors, visit our [website](#).



ON ID: 00403900019002

PROPERTY INFORMATION

Location: 9029 196TH ST SE
Snohomish
Tax ID: 00403900019002

Use: Residential, Single Family (3 bdrm)

GENERAL SYSTEM TYPE: Pump to Gravity

Mail To:

ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 07/22/2022 - Inspection Type: PROPERTY SALE - Correction Status: Some Corrections Made

Company:

A Wesco Septic 360-668-6561

Work Performed By:

Nolan Parker (7794)

Submitted 08/02/2022 by:

Cheri Larsen

COMMENTS & GENERAL INSPECTION NOTES

No Deficiencies Noted

The septic tank was pumped at time of inspection. The drain field is off-site. System passed a stress test. Performed dye test and found no surfacing or ponding. System appears to be functioning properly at this time. Continuing maintenance will prolong the life of the system. There is no warranty on the septic system. This septic tank should be pumped every 2-3 years.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Components accessible for service:	YES
All required service performed (if no - specify omitted inspection items in notes):	YES
Surfacing effluent from any component (including mound seepage):	NO
Improper encroachment (structures/impervious surfaces); cover; or settling problems observed:	NO
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
Risers appear to be watertight, free from visible cracks with no leaks or ground water intrusion:	YES
Reserve area intact - If NO state observations in comments:	YES
Downspouts diverted away from drainfield	YES
Drainfield and reserve area graded properly for surface water runoff	YES
Evidence of vehicular/livestock damage? If yes explain in comments:	NO
Monitoring ports accessible	NO
Riser lids secure and in satisfactory conditions	YES

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 Screen in place and Cleaned (N/A Not Required)	N/A
Component appears to be in sound and watertight condition:	YES
Compartment 1 Scum accumulation (Inches, if other specify):	8
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):	6
Pumping recommended:	YES
If pumped, how many gallons?	1000
All required baffles in good condition (N/A = No baffles required):	YES

TANK: Pump Tank

This component was:	Fully Inspected
Component appears to be in sound and watertight condition:	YES
Compartment 1 Scum accumulation (Inches, if other specify):	0
Compartment 1 Sludge accumulation (Inches, if other specify):	1
Pumping recommended:	NO
Basket screen present? If YES, describe both condition and if cleaned in comments	NO
All required baffles in good condition (N/A = No baffles required):	N/A
If pumped, how many gallons?	NA

Pump: Effluent Pump

This component was:	Fully Inspected
Controls functioning:	YES
Tested gallons per minute flow:	30

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	
Distribution: D-Box		
This component was:	Not Inspected	
D-Box in good condition:		
D-Box outlets set to allow equal effluent distribution:		
Drainfield (disposal): Gravity		
This component was:	Partially Inspected	
Ponding present? If YES explain in comments:	NO	

PTANumber: 00403900019002

Note: Diagrams may not be drawn to scale

SNOHOMISH HEALTH DISTRICT

Environmental Health Division
Courthouse, Everett, WA 98201 • Phone: 259-8473



SECTION OF 02
4039-000-190-0007
(PROPERTY TAX ACCOUNT NUMBER)

APPLICATION FOR AN ONSITE SEWAGE DISPOSAL PERMIT

(Submit 3 Copies)

Applicant REN GROVES Phone 337-2473

Address 17226 43RD AVE. S.E. #2 SNOHOMISH 98290

For installation at 9151 - 916TH ST. S.E. SNOHOMISH

Sec. 13 Twp. 27 Rg. 5 Legal desc. LOT 2, SP 157

Short Plat/As-Seq. No. 151-85 Lot 2; Plat _____ Lot _____ Blk. _____

Type of Building: New Existing _____ SFR Duplex _____ No. Bdrms. 3 Other MOBILE HOME

Water Supply: Public _____ Name _____ Ltr. of Availability _____

Private Source PRIVATE WELL Protective Covenants _____

Attach a detail drawing to scale of the onsite system indicating: soil log holes, drainfield lines, 100% reserve area, contours, elevations, bodies of water, property lines, house location, banks, excavations, easements, north, and any well within 100 feet.

SOIL LOG 1: 0-12" dk. brown loam, roots; 12-32" brown sandy loam, roots, faint mottle;

32-36" tan sandy loam, distinct mottle; 36-43" gray clay loam; H₂O @ 43"

SOIL LOG 2: 0-12" brown sandy loam, roots; 12-42" brown sandy loam, faint mottle;

42" tan loamy sand, distinct mottle, slightly compacted

SOIL LOG 3: 0-16" brown loam, roots; 16-29" brown loam, faint mottle; 29-36" brown

loam, distinct mottle; H₂O @ 36"

SOIL LOG 4: 0-18" brown sandy loam, roots; 18-31" brown sandy loam, faint mottle; 31-36"

tan sandy loam, distinct mottle; 36-38" gray sand; 38" cemented till

SCS CLASSIFICATION ALDERWOOD EVERETT SOIL TYPE 4 APPLICATION RATE 0.6 gal/sq. ft./day

DEPTH TO HIGHEST SEASONAL GROUNDWATER 29 ins. OBSERVED 27 ESTIMATED 29 DATE 1/20/86

COVER SOIL REQ'D. (depth and amount) 12" DEPTH; 120 CY

SEPTIC TANK SIZE 1000 gallons TRENCH: SQ. FT. 750 WIDTH 24 ins. DEPTH 12 ins.

Signature of Designer Tim Schreiner Date 1/20/86

License No. 22599 Phone 485-1083

DO NOT WRITE BELOW THIS LINE

Permit Denied _____ Date 1/1 Sanitarian _____

Well Setback Compliance: Yes _____ No _____

Pending: (date) 1) according to permit
2) 285 lbs 120 eggs over soil, call from Ren Cooper - fill is on site

APPROVED Date 3/24/86 SANITARIAN Alan Ahlert

PERMIT ISSUED: (date) 3/24/86 BY dk PERMIT NO. 938-86

CALLED FOR INSPECTION: (date) 4/17/86 BY Schreiner INSTALLER Ren Cooper

PTANumber: 00403900019002

Note: Diagrams may not be drawn to scale

SNOHOMISH HEALTH DISTRICT

Environmental Health Division
Courthouse, Everett, Washington 98201

Permit No.: 338-86

SEPTIC TANK INSTALLATION PLAN

Submit in Triplicate

Acct. No. 4039-000-190-~~0007~~⁰²

Owner KEN GROVES Address 12926-43 AVE #2 Phone 337-2473
SNOHOMISH 98290

ADDRESS OF PROPERTY ~~9029-196th St SE~~

Legal Description 9029-196th St SE Snoh.

Lot 2, SHORT PLAT 151 (6-85)

Designer TIM SCHRIEVER Address 17406-133 AV AVE Phone 485-1083
WOOD INVILLE 98072

Installer RON COOPER Address _____ Phone _____

I hereby certify the accompanying drawing is an accurate representation of the system installed at the listed address. I also certify all recommendations and restrictions (concerning plumbing stub elevations, maintenance of grades, fills, surface drains, etc.) listed by me on my sewage disposal system permit application dated 1-20-86 have been complied with.

Tim Schriever
Signature of Designer

5-27-86
Date

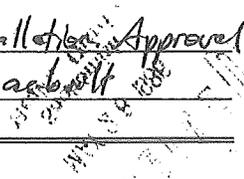
TO BE FILLED IN BY HEALTH DEPARTMENT ONLY

Accepted Date 6-3-86

Not Accepted _____ Date _____

Signature of Sanitarian Alon Culwell

Remarks: SHD made no final inspection of installation. Approval given is based on the designers inspection and as built



ATTENTION HOME OWNER:

Your septic tank has limitations! It was designed and installed to care for an average-size family. Over-loading the septic tank or disturbance of the drain field may seriously impair satisfactory operation. Points to remember:

1. Have your tank checked periodically to see if pumping is necessary (2½-3 years).
2. Do not channel ground water, surface water, footing drains or downspouts into the tank or drainfield.
3. Do not excavate, fill, place a structure, driveway or patio in, on, or over the drainfield.
4. Limit toilet fixture disposal to sanitary wastes and toilet tissue.
5. Detergents and bleaches used in normal household quantities will not harm the action of the septic tank and disposal field.

C

