

Bob`s Water & Septic,LLC

6104 S. Maxwellton Road
Clinton, WA 98236

360-321-7696
Fax: 360-321-2765

Mail To: MICHAEL & LIA SCHMITZ
5092 RIBBIT RD
LANGLEY, WA
98260

PROPERTY INFORMATION

Location: 5092 RIBBIT RD
LANGLEY
Tax ID: R32906-119-367

Use: Residential, Single Family (4 bdrm)

GENERAL SYSTEM TYPE: Conventional Gravity with D-Box

ON ID: R32906-119-3670
County Area: WHIDBEY ISLAND

Fold
Here

ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 03/07/2025 - Inspection Type: PROPERTY SALE - Correction Status: No corrections made

Company: Certification - Level 3
Bob`s Water & Septic,LLC

Work Performed By:
Robert Olin

Submitted 03/10/2025 by:
Robert Olin

Fold
Here

COMMENTS & GENERAL INSPECTION NOTES

No Deficiencies Noted

House sewer to two-compartment septic tank to distribution box to three leach lines. Septic tank does not need pumping. The 1979 AsBuilt has little information as to trench lengths or width. The D-Box is newer, we added 150GAL+- of water to the D-box/drainfield with no issues. There are no observation ports noting, they were not required at time of construction. We inserted a camera into the first 75' of the upper leach line and found it dry. Suggest cutting all trees in drainfield area to prevent future root intrusion.

Robert Olin (DBA: Bob's Water & Septic, LLC) denies any express or implied warranty regarding my performance or the future performance or failure of this septic system. Liability herein is limited to the amount paid to me for this inspection. Conventional gravity systems require an inspection every three years. Alternative and pump systems require annual inspections. All filters need to be cleaned once a year.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Asbuilt #	0749-79
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
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
All Components accessible for service? If NO, provide details in comments. (N/A if system installed before 1995.)	N/A
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
Are there obvious impacts to the designated reserve area? (N/A if no reserve designated)	N/A

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	
Compartment 1 Scum accumulation (Inches, if other specify):	0	
Compartment 1 Sludge accumulation (Inches, if other specify):	6	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	6	
Pumping required per Island County Code 8.07D.280(A.5)	NO	
The Inlet baffle appears to be in good condition	YES	
The outlet baffle appears to be in good condition	YES	
If an effluent screen is in place was it cleaned (NA if no effluent screen)	N/A	
If pumped, how many gallons?		
Distribution: D-Box, Manufacturer= Tuf-Tite Corporation - 6HD2 (6-Hole Distribution Box)		
Manufacturer: Tuf-Tite Corporation Model: 6HD2 (6-Hole Distribution Box)		
This component was:	Fully Inspected	
D-Box in good condition:	YES	
D-Box outlets set to allow equal effluent distribution:	YES	
Component accessible for service? If NO please provide details in comments. (N/A if installed before 2007.)	YES	

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

Manufacturer: Site Constructed Model: Gravel

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.