ON-SITE SEWAGE SYSTEM PROPERTY TRANSFER INSPECTION REPORT

This report is not a state form. Washington sets what the inspection must cover (WAC 246-272A-0260(5) and (6)) but prints no form. Beginning February 1, 2027, the results go to the local health jurisdiction on the inspection report form its local health officer approves, often filed online (WAC 246-272A-0270(1)(k)). That county form is the one filed. This report is the inspector's field record and the client's copy.

Property address served	City	County	ZIP code	Inspection date
6312 Holly Road Northwest	Bremerton	Kitsap	98312	10/14/2026

Tax parcel number	Owner (seller)	Buyer(s)
092401-3-041-2009	Linda Ostrander	Colin and Megan Harmon

Inspection company	Phone	Email
Kitsap Septic Services	(360) 555-0185	office@kitsapseptic.com

Inspector	Local approval no.	Local health jurisdiction
Dale Whitcomb	O&M specialist no. 1186	Kitsap Public Health District

Inspection for: ☑ Property transfer, WAC 246-272A-0270(1)(k) ☐ Routine inspection, WAC 246-272A-0270(1)(e)

1 System and records

WAC 246-272A-0260(5)(b), (6)(d)

Permitted system type	Design flow (gal/day)	Approved bedrooms	Permit or record no.	Year installed
Pressure distribution	360	3	SP-1994-0712	1994

Drainfield:	☐ Gravity	☑ Pressure distribution	☐ Mound
	☐ Sand filter	☐ Subsurface drip	☐ Other: _____
Water supply:	☑ Public water	☐ Private well	☐ Shared well
House:	☑ Occupied	☐ Vacant	
Records reviewed:	☑ Record drawing	☑ Permit	☑ Past inspection reports
	☑ Pumping records	☐ O&M manual	☐ None found
Record drawing:	☑ Verified accurate	☐ Not accurate, see site plan	☐ None on file, see site plan

2 Sewage tanks, lids, and risers

WAC 246-272A-0260(5)(a)(i), (ii)

Item	Tank 1	Tank 2	Tank 3
Tank use: septic, pump, other	Septic	Pump chamber	None
Material and capacity (gal.)	Concrete, 1,000	Concrete, 500	
Compartments	2	1	
Inlet baffle or tee	Concrete baffle, intact	Tee, intact	
Outlet baffle or tee	Sanitary tee, intact	Pump vault	
Effluent filter	Clogged; cleaned	Screened vault, clean	
Water level	At outlet invert	Normal, below alarm	
Scum (in.)	3	0.5	
Sludge (in.)	14	1	
Solids, % of liquid depth	36%	Under 5%	
Watertightness	No leaks seen when pumped	No leaks seen	
General structural condition	Sound, no cracks	Sound	
Lids, accesses, and risers	24 in. risers to grade	Riser lid not secured	
Pumped (gal.) and by whom	1,000, Kitsap Septic	Not pumped	

3 Drainfield and reserve area WAC 246-272A-0260(5)(a)(iii)

Mark each item: S = Satisfactory, D = Deficient, NI = Not inspected, NP = Not present. Explain each D in section 7.

S	D	NI	NP		
☑	☐	☐	☐	Surfacing sewage, wet spots, or odor	None seen; probed all three laterals
☑	☐	☐	☐	Lush or dead growth over the lines	Even lawn over the field
☑	☐	☐	☐	Ponding in inspection ports	Ports dry to 6 in. above the pipe
☑	☐	☐	☐	Covered by structures or pavement	Lawn only
☑	☐	☐	☐	Vehicle traffic or soil compaction	No ruts; field is fenced from the drive
☐	☑	☐	☐	Roof and footing drains kept away	Garage downspout drains onto the north end
☑	☐	☐	☐	Soil removal or grade changes	None
☑	☐	☐	☐	Reserve area kept clear	Clear, lawn

4 Other components WAC 246-272A-0260(5)(a)(iv)

S	D	NI	NP		
☑	☐	☐	☐	Building sewer and cleanouts	4 in. PVC; cleanout at the house
☐	☐	☐	☑	Distribution box or valve	Pressure manifold instead
☑	☐	☐	☐	Pump, floats, and control panel	Pump ran and dosed all laterals
☐	☑	☐	☐	High water alarm	Light works; horn does not sound
☑	☐	☐	☐	Inspection and monitoring ports	One at the end of each lateral
☐	☐	☐	☑	Curtain drain	

5 Proprietary treatment products WAC 246-272A-0260(5)(c), 0270(1)(k)(iii)

☑ None on this system

Product and model: _____

Inspected following the manufacturer's O&M manual: ☐ Yes ☐ No

Service provider: _____

6 Hydraulic load test, when the local health officer requires one

Water added (gal.): Not required Over (minutes): _____

Result: ☐ Accepted without backing up ☐ Backed up or surfaced

7 Findings and recommendations

Result: ☐ No deficiency found ☑ Deficiencies listed below ☐ Failure found

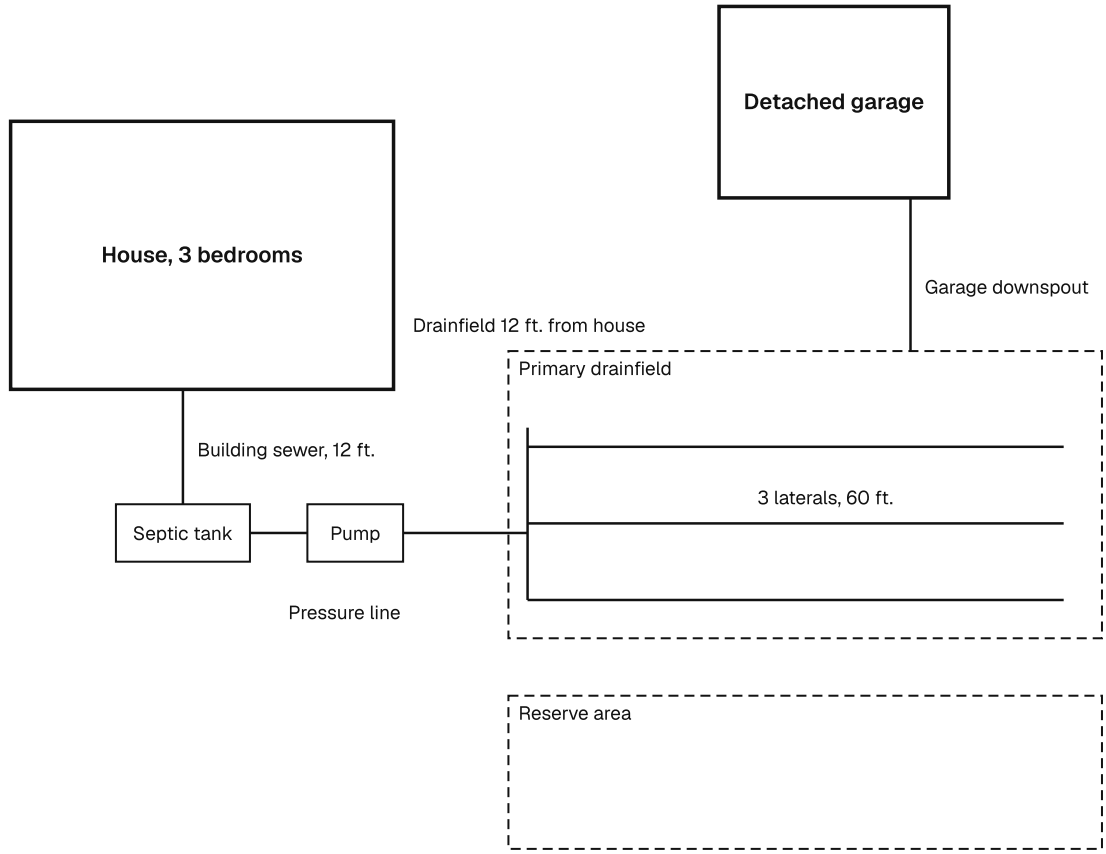
1. Alarm horn does not sound. Repair or replace the alarm before closing.
2. Pump chamber riser lid not secured (two screws missing). Secure the lid.
3. Garage downspout drains onto the drainfield. Route it away from both areas.
4. Effluent filter was clogged; cleaned at this visit. Clean it every year.
5. Tank pumped: solids were 36% of liquid depth. No other work needed.

The local health officer may require a compliance schedule for repair of a failure discovered during the property transfer inspection (WAC 246-272A-0270(1)(k)(iv)).

8 Site plan WAC 246-272A-0260(6)(e)

Needed when no record drawing exists or it is not accurate. Show the location of all system components relative to structures and prominent site features, with distances in feet.

North is up. Holly Road Northwest is to the west.



9 Inspector's statement

The local health officer has authorized me to do this inspection (WAC 246-272A-0340). This report describes the system as I found it on the inspection date. It is not a warranty that the system will keep working.

Dale Whitcomb
Inspector signature

10/14/2026
Date

Date filed with the local health jurisdiction: 10/15/2026

Confirmation or record no.: 2026-03417