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

Tax parcel number	Owner (seller)	Buyer(s)

Inspection company	Phone	Email

Inspector	Local approval no.	Local health jurisdiction

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

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			
Material and capacity (gal.)			
Compartments			
Inlet baffle or tee			
Outlet baffle or tee			
Effluent filter			
Water level			
Scum (in.)			
Sludge (in.)			
Solids, % of liquid depth			
Watertightness			
General structural condition			
Lids, accesses, and risers			
Pumped (gal.) and by whom			

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	
☐	☐	☐	☐	Lush or dead growth over the lines	
☐	☐	☐	☐	Ponding in inspection ports	
☐	☐	☐	☐	Covered by structures or pavement	
☐	☐	☐	☐	Vehicle traffic or soil compaction	
☐	☐	☐	☐	Roof and footing drains kept away	
☐	☐	☐	☐	Soil removal or grade changes	
☐	☐	☐	☐	Reserve area kept clear	

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

S	D	NI	NP		
☐	☐	☐	☐	Building sewer and cleanouts	
☐	☐	☐	☐	Distribution box or valve	
☐	☐	☐	☐	Pump, floats, and control panel	
☐	☐	☐	☐	High water alarm	
☐	☐	☐	☐	Inspection and monitoring ports	
☐	☐	☐	☐	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.): _____ Over (minutes): _____

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

7 Findings and recommendations

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

_____

_____

_____

_____

_____

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.

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.

Inspector signature _____ Date _____

Date filed with the local health jurisdiction: _____

Confirmation or record no.: _____