



Osage County Courthouse
Land Development Office
P.O. Box 221
Lyndon, Kansas 66451
785-828-3347
Fax 785-828-4749

April 24, 2024

Kristi Noonan
Vaughn Roth Land Brokers
512 Neosho Street
Burlington, KS 66839

RE: Wastewater System Evaluation
Location: 21542 S Valencia Road
Osage City, KS 66523

Dear Kristi:

Upon a request from the you, a septic inspection was conducted April 9, 2024. The septic tank was pumped at this time by Alan Engler with D & S Sanitation.

PRIVATE WASTEWATER SYSTEM EVALUATION

Inspection

Location:

The septic tank is directly south of the house and laterals are thought to be located west of the house.

Construction/Size/Condition of Septic Tank:

Acceptable. The septic tank is a single compartment, approximately 1000 gallon and made of concrete. The inlet and outlet sanitary tees are intact. It is recommended that a full size riser be added over the main opening into the tank and brought up to grade. As it is now, the main opening into the tank is about 12 inches deep.

***Do not flush baby or disinfectant wipes as they do not break down in the septic tank.
Use only liquid detergents for the laundry and automatic dishwasher.
The septic tank should be pumped every 3 years for a 4 person family.***

Design/Length of Absorption Field:

There are no records of original construction or any repairs done to the system in our files. The lateral lines were not located for certain. There may be one lateral line that runs about 50 feet west from the tank, then 50 feet northwest of the corner of the house, towards the trees along the road.

Flood Plain:

The sewage system is not located in the 100-year flood plain.

Soil Type:

According to the Osage County Soil Survey, the system has been installed in a Lula (Lu) soil. Lula soils have moderate limitations for septic tank/absorption systems due slow absorption and rock.

Weather/Soil Conditions:

Recent weather had been warm and dry.

Wastewater System Comments/Recommendations

Current installation standards prohibit installation of a new septic tank/soil absorption system in heavy clay soils. However, repairs are allowed. Should the system fail in the future, it will be necessary to replace it with a system designed for use in a clay soil. **It should be noted that the size of the system is unknown and may not hold up to the usage from a new owner.**

Should reconstruction be necessary in the future, it will be necessary to meet current requirements for installation. The Osage County Wastewater Code requires a permit from the Osage County Land Development office for any construction or repair.

This inspection does not imply any warranty of operation, since portions of the system are located underground and cannot be viewed. All manmade systems are subject to failure due to a variety of factors. However, responsible maintenance will extend the useful life of all systems.

Abandoned Wells

This will serve as a notice to all persons involved in property transfers. Be aware that abandoned wells are illegal according to state law. State Regulation 82a-1213 requires all abandoned wells to be plugged in accordance with State Law.

The cost of the inspection and administrative fees is \$150.00 and can be paid to the Osage County Land Development office.

If you have questions or other concerns, please do not hesitate to contact me in the office.

Sincerely,

Keena M. Privat R.S.
Osage County Land Development

CC: File