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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111


[Team@MOPG.com](mailto:Team@MOPG.com)



# Mapping


1321 Falcon Crest  
Oregon, AC +/-



 Boundary

1321 Falcon Crest  
Oregon, AC +/-



 Boundary

1321 Falcon Crest  
Oregon, AC +/-



0 50 100 150 200ft

 Boundary

Boundary 2.05 ac

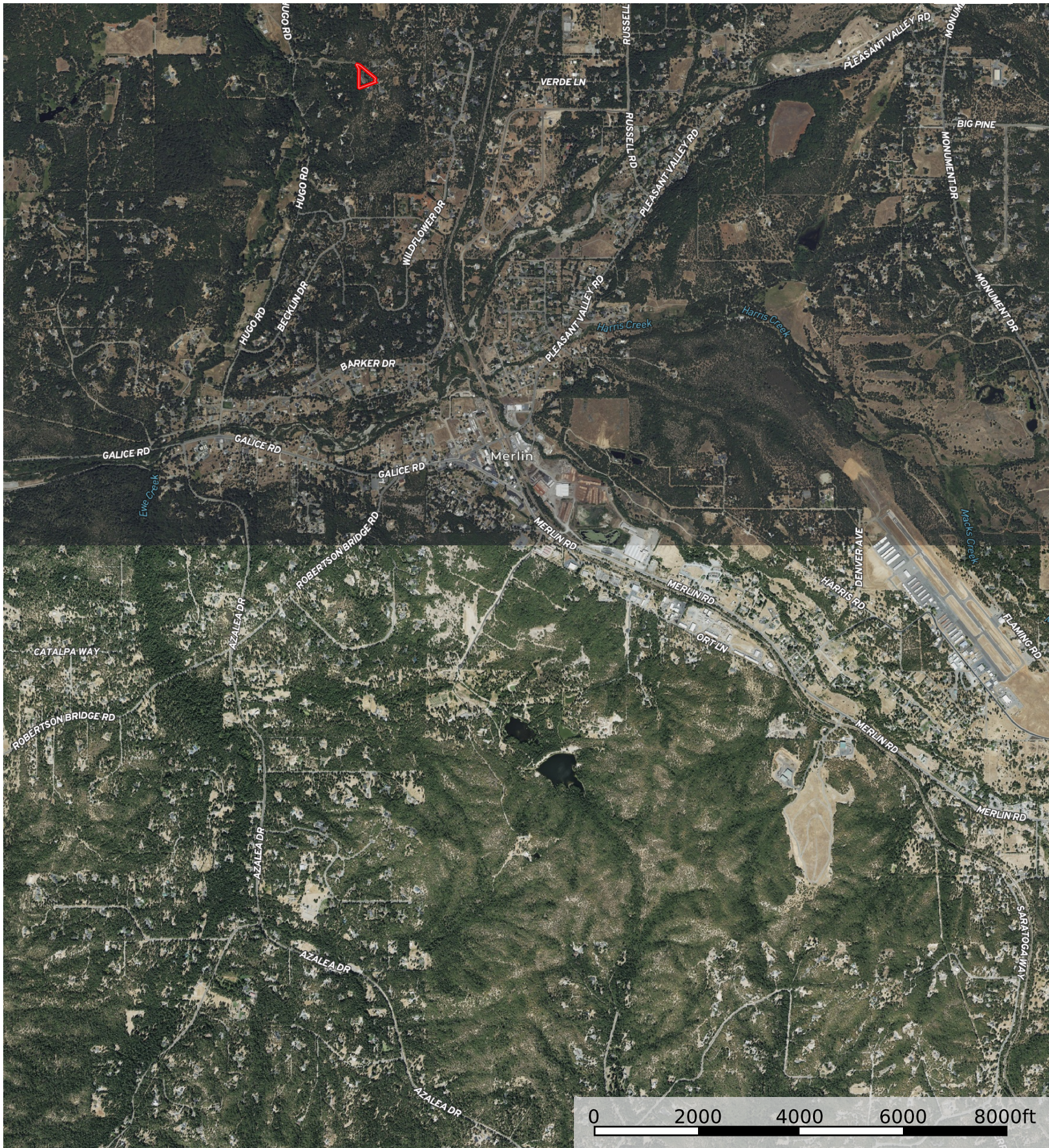
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
53C	Manita loam, 7 to 12 percent slopes	2.05	100	0	68	2e
TOTALS		2.05(*)	100%	-	68.0	2

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# 1321 Falcon Crest

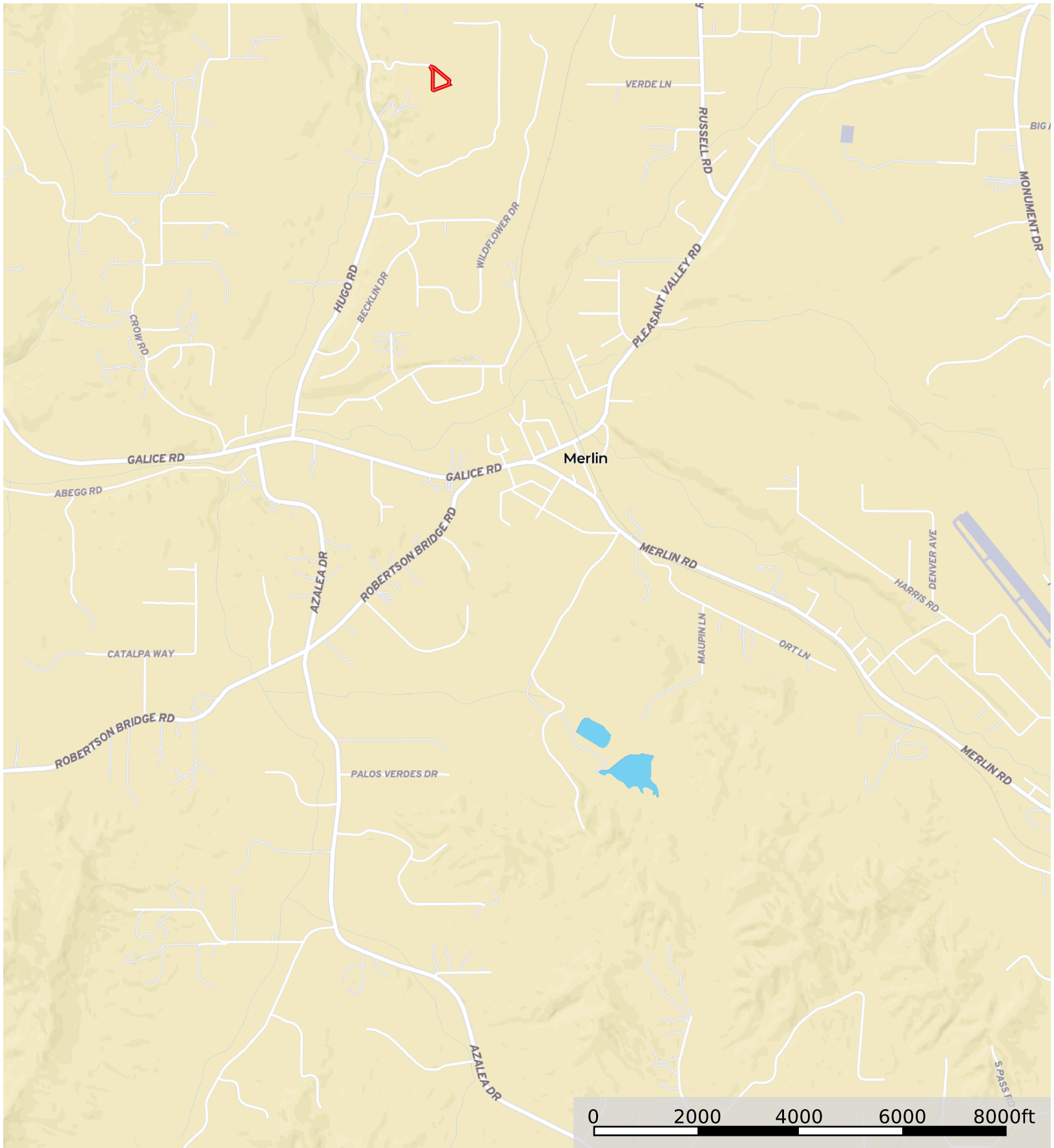
Oregon, AC +/-



 Boundary

# 1321 Falcon Crest

Oregon, AC +/-



 Boundary

# Tax Records & Title Report



After recording return to:  
Wendy S. Martin-Rhodes and Steven  
A. Rhodes, Trustees of the Martin  
Family Trust  
1321 Falcon Crest Ln  
Merlin, OR 97532

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Wendy S. Martin-Rhodes and Steven  
A. Rhodes, Trustees of the Martin  
Family Trust  
1321 Falcon Crest Ln  
Merlin, OR 97532

File No.: 7151-4180328 (MW)  
Date: August 7, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS  
RHIANNON HENKELS, COUNTY CLERK **2024-007616**  
DED-WRD 08/19/2024 11:52 AM  
Cnt=1 Pgs=4 Stn=4 LBOSS  
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$106.00**

I, Rhiannon Henkels, County Clerk, certify that the within  
document was received and duly recorded in the official  
records of Josephine County.

### STATUTORY WARRANTY DEED

**Bruce A. Gwilliam and Tiffany Ann Gwilliam, Trustees of the Gwilliam 2017 Trust dated March 28, 2017**, Grantor, conveys and warrants to **Wendy S. Martin-Rhodes and Steven A. Rhodes, Trustees of the Martin Family Trust dated January 28, 2013, as amended December 9, 2016**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$957,100.00**. (Here comply with requirements of ORS 93.030)

APN: **R345320**

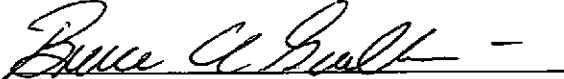
Statutory Warranty Deed  
- continued

File No.: **7151-4180328 (MW)**

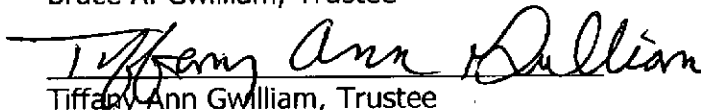
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7 day of August, 2029.

Bruce A. Gwilliam and Tiffany Ann Gwilliam,  
Trustees of the Gwilliam 2017 Trust



Bruce A. Gwilliam, Trustee



Tiffany Ann Gwilliam, Trustee



APN: **R345320**

Statutory Warranty Deed  
- continued

File No.: **7151-4180328 (MW)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Josephine, State of Oregon, described as follows:

**LOT 6 OF FALCON RIDGE ESTATES (A PLANNED COMMUNITY), JOSEPHINE COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 667 OF PLAT RECORDS.**

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R345320	MARTIN FAMILY TRUST	1321 FALCON CREST LN, MERLIN, OR 97532	<b>\$835,340</b>

**Property Page:** Property Details ▼

## 2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	FALCON RIDGE ESTATES PC, LOT 6, ACRES 2.06
Alternate Account Number	-
Neighborhood	0500 Hugo
Map Number	35-06-08-D0-001806-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<a href="#">05</a>
Zoning	RR5

## RELATED PROPERTIES

Linked Properties -

## 2026 OWNER INFORMATION

Owner Name	MARTIN FAMILY TRUST
Mailing Address	1321 FALCON CREST LN MERLIN, OR 97532



Improvement #1		Improvement Type			Beds	
-		<b>Residential</b>			<b>3</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 5	2011	3,949	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2011</b>	Adjustment %	-	Roof Styles	<b>CSARCH</b>
	Baths	<b>3BA,JET</b>	Heat/AC	<b>HP</b>	Fireplaces	<b>1STBR</b>
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #2		Improvement Type			Beds	
-		<b>Residential</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 5	2011	1,900	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2011</b>	Adjustment %	-	Roof Styles	<b>CSMED,GAB</b>
	Baths	<b>1BA</b>	Heat/AC	-	Fireplaces	-
	Flooring	<b>CC</b>	Foundation	<b>CCB</b>	Int Finish	<b>FIN</b>
			Ext Finish	<b>BEV,SHNGL</b>		
2	GARAGE ATTIC	CLASS 5	2011	500	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2011</b>	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	<b>FIN</b>
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
-		<b>Misc Imp</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	ROOF COVER COMP SHINGLE	-	2011	233	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2011</b>	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		
2	CONCRETE STAMPED	-	2012	233	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2012</b>	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #4		Improvement Type			Beds	
-		<b>Misc Imp</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	ROOF COVER COMP SHINGLE	-	2011	618	<a href="#">↗ Details</a>	
	Eff Yr Built	<b>2011</b>	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

2	CONCRETE STAMPED	-	2012	618	<a href="#">↗ Details</a>
Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #5		Improvement Type			Beds
-		<b>Misc Imp</b>			<b>0</b>
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2012	100	<a href="#">↗ Details</a>
Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #6		Improvement Type			Beds
-		<b>Misc Imp</b>			<b>0</b>
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ASPHALT	-	2012	2,500	<a href="#">↗ Details</a>
Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #7		Improvement Type			Beds
-		<b>Misc Imp</b>			<b>0</b>
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GATE, MOTORIZED IRON	-	2012	1	<a href="#">↗ Details</a>
Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	1.06 Acres
L3	OSD On-Site Development	-
L4	LS Landscaping	-
<b>TOTALS</b>		<b>89733.60 Sq. ft / 2.06 acres</b>

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$661,530	\$173,810	\$835,340	\$0	\$661,340
2025	\$688,830	\$185,670	\$874,500	\$0	\$642,080

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
8/19/2024	GWILLIAM FAMILY 2017 TRUST	MARTIN FAMILY TRUST	<a href="#">24-007616</a>	\$957,100	Warranty Deed
7/8/2021	MINISTER REV TRUST, DENNIS & MALANIE	GWILLIAM FAMILY 2017 TRUST	<a href="#">21-012177</a>	\$949,500	Warranty Deed
	MINISTER, DENNIS & MINISTER, MALANIE	MINISTER REV TRUST, DENNIS & MALANIE	<a href="#">11-009300</a>	-	Warranty Deed
5/14/2009	TOBEY & HEINEN PROPERTIES LLC	MINISTER, DENNIS & MINISTER, MALANIE	<a href="#">09-008143</a>	\$167,000	Warranty Deed
	TOBEY & HEINEN PROPERTIES LLC	TOBEY & HEINEN PROPERTIES LLC	<a href="#">07-019712</a>	-	Covenants, Conditions & Restrictions

TOTAL TAXES DUE	
<b>Current Year Due</b>	\$0.00
<b>Past Years Due</b>	\$0.00
<b>Total Due</b>	\$0.00

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

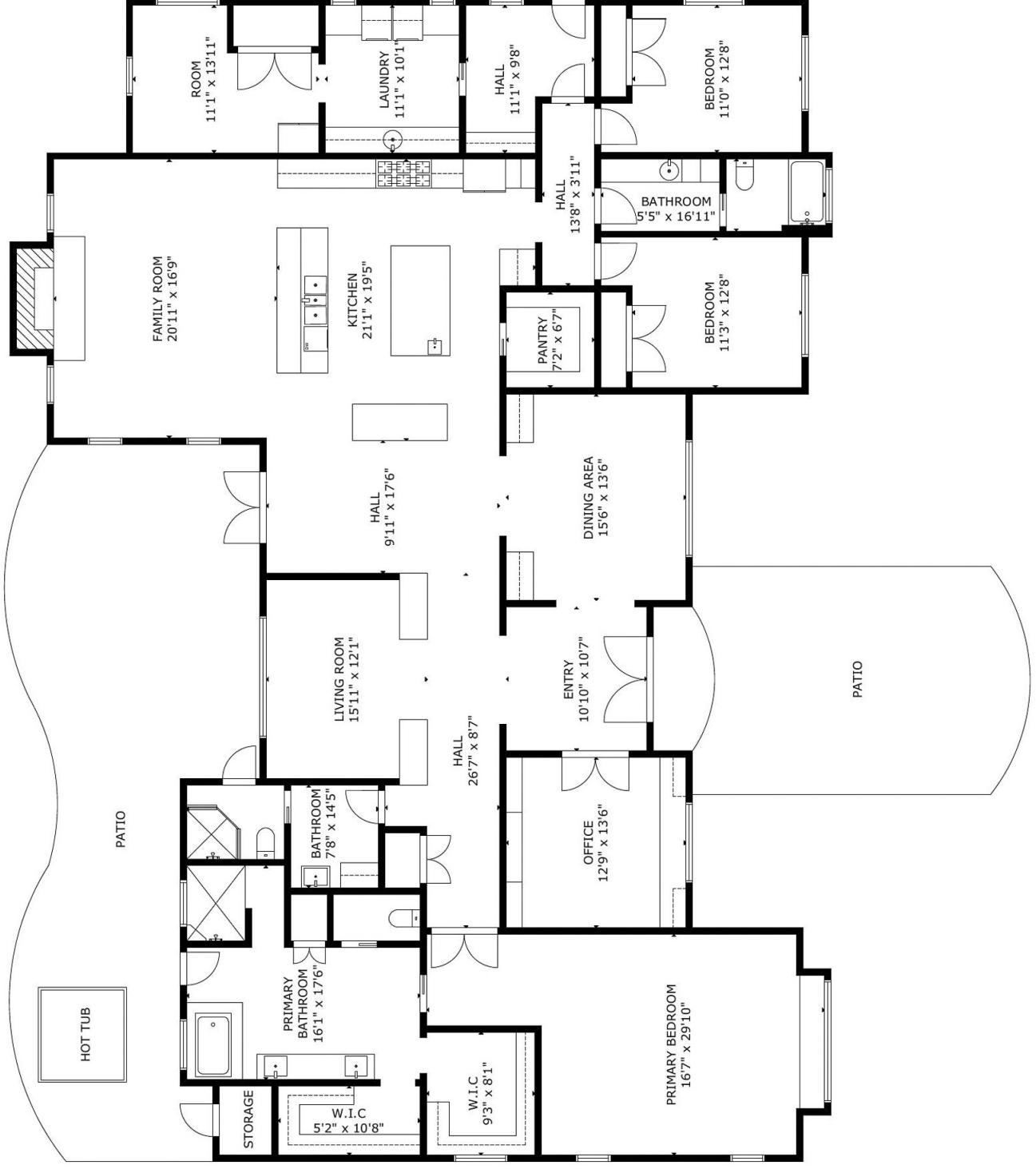
TAX SUMMARY

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$4,734.30	\$4,656.30	<a href="#">\$78.00</a>	\$4,734.30	\$0.00	-	\$0.00
<a href="#">2024</a>	\$4,588.00	\$4,521.75	<a href="#">\$66.25</a>	\$4,588.00	\$0.00	-	\$0.00
<a href="#">2023</a>	\$3,857.95	\$3,791.70	<a href="#">\$66.25</a>	\$3,857.95	\$0.00	-	\$0.00
<a href="#">2022</a>	\$3,777.77	\$3,711.52	<a href="#">\$66.25</a>	\$3,777.77	\$0.00	-	\$0.00
<a href="#">2021</a>	\$3,649.11	\$3,582.86	<a href="#">\$66.25</a>	\$3,649.11	\$0.00	-	\$0.00
2020	\$3,807.60	\$3,741.35	<a href="#">\$66.25</a>	\$3,807.60	\$0.00	-	\$0.00
2019	\$3,653.59	\$3,587.34	<a href="#">\$66.25</a>	\$3,653.59	\$0.00	-	\$0.00
2018	\$3,592.41	\$3,526.16	<a href="#">\$66.25</a>	\$3,592.41	\$0.00	-	\$0.00
2017	\$3,591.84	\$3,525.59	<a href="#">\$66.25</a>	\$3,591.84	\$0.00	-	\$0.00
2016	\$3,036.31	\$2,970.06	<a href="#">\$66.25</a>	\$3,036.31	\$0.00	-	\$0.00
2015	\$2,929.42	\$2,863.17	<a href="#">\$66.25</a>	\$2,929.42	\$0.00	-	\$0.00
2014	\$2,854.15	\$2,787.90	<a href="#">\$66.25</a>	\$2,854.15	\$0.00	-	\$0.00
2013	\$2,742.15	\$0.00	\$0	\$2,742.15	\$0.00	-	\$0.00
2012	\$1,740.32	\$0.00	\$0	\$1,740.32	\$0.00	-	\$0.00
2011	\$514.69	\$0.00	\$0	\$514.69	\$0.00	-	\$0.00
2010	\$504.42	\$0.00	\$0	\$504.42	\$0.00	-	\$0.00
2009	\$490.20	\$0.00	\$0	\$490.20	\$0.00	-	\$0.00
2008	\$480.36	\$0.00	\$0	\$480.36	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	<a href="#">JOCO-232955</a>	11-12-2025	\$4,592.27
2024	<a href="#">JOCO-180845</a>	11-13-2024	\$4,450.36
2023	<a href="#">JOCO-131186</a>	11-9-2023	\$3,742.21
2022	<a href="#">JOCO-67848</a>	11-9-2022	\$3,664.44
2021	<a href="#">JOCO-33743</a>	11-15-2021	\$3,539.64
2020	<a href="#">1250134</a>	2-17-2021	\$1,269.20
2020	<a href="#">1242611</a>	11-19-2020	\$2,487.63
2019	<a href="#">1203420</a>	5-11-2020	\$1,217.86
2019	<a href="#">1172713</a>	11-7-2019	\$2,387.02
2018	<a href="#">1119487</a>	11-1-2018	\$3,484.64
2017	<a href="#">1092610</a>	11-28-2017	\$3,484.08
2016	<a href="#">1019345</a>	11-1-2016	\$2,945.22
2015	<a href="#">967411</a>	10-16-2015	\$2,841.54
2014	<a href="#">942871</a>	11-14-2014	\$2,768.53
2013	<a href="#">871122</a>	10-23-2013	\$2,659.89
2012	<a href="#">822464</a>	10-19-2012	\$1,688.11
2011	<a href="#">772068</a>	10-31-2011	\$499.25
2010	<a href="#">715705</a>	10-26-2010	\$489.29
2009	<a href="#">666416</a>	10-30-2009	\$475.49
2008	<a href="#">657914</a>	5-15-2009	\$499.57

# Floor Plan

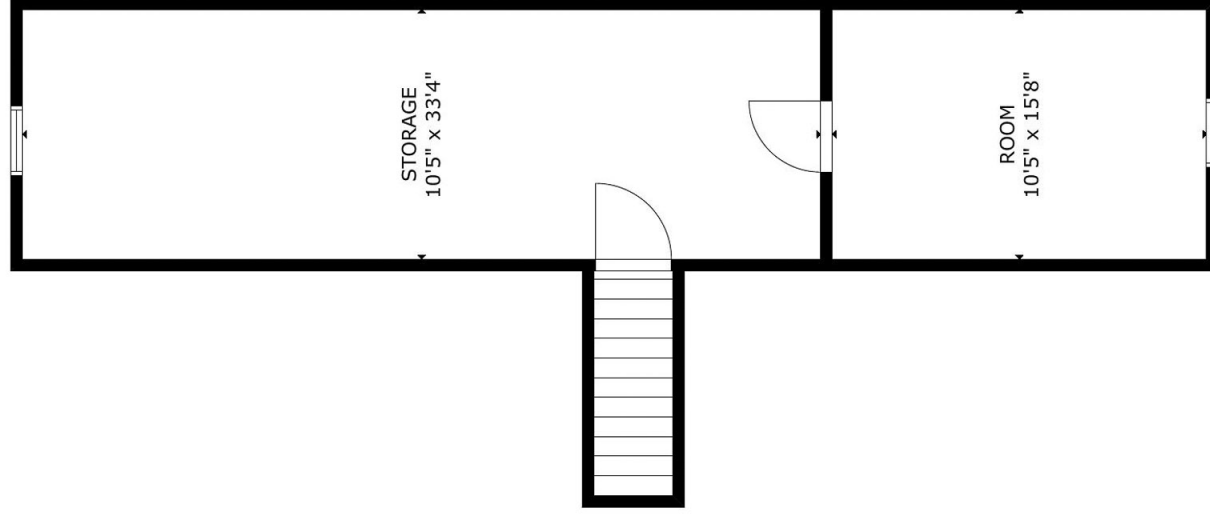


GROSS INTERNAL AREA  
 TOTAL: 3,697 sq.ft  
 FLOOR 1: 3,697 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

TOTAL: 1607 sq.ft

FLOOR 1: 1059 sq.ft, FLOOR 2: 548 sq.ft

EXCLUDED AREAS: GARAGE: 936 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Seller's Disclosures

(Coming Soon)



# Home Inspection

**Prepared for Exclusive Use by:**

Steve & Wendy Rhodes

**Address of Property:**

1321 Falcon Crest Ln  
Merlin OR 97532

**Date of Service:**

7/3/2024



**Company Providing Service:**

Kelley Skudstad  
OCHI: 2207

Kelley Property Inspections dba HouseMaster  
142 SW Hudson Ln  
Grants Pass OR 97526  
541-295-5802

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## INSPECTION INFORMATION

**CLIENT:**

Steve & Wendy Rhodes

**PROPERTY ADDRESS:**

1321 Falcon Crest Ln  
Merlin OR 97532

**INSPECTION DATE/TIME:**

7/3/2024 - 10:00 am

**INSPECTOR:**

Kelley Skudstad OCHI: 2207

**INSPECTION COMPANY:**

Kelley Property Inspections dba HouseMaster  
142 SW Hudson Ln  
Grants Pass OR 97526  
541-295-5802

## INSPECTION DETAILS

**DESCRIPTION:**

Single Family

**AGE OF HOME:**

13 Years

**TYPE OF INSPECTION:**

Standard Home Inspection

**STATUS OF HOME:**

Vacant

**WEATHER:**

Sunny

**ANCILLARY SERVICES:**

Wood-Destroying Insect

**PEOPLE PRESENT:**

Buyer, Buyer's Agent

**TEMPERATURE:**

80 F

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other

biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**Vacant Property** - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**ROOF STYLE:**

*Steep Slope*

**MATERIAL:**

*Composition Shingles*

**ESTIMATED AGE:**

*13 to 14 years*

**DESIGN LIFE:**

*30 years*

**INSPECTION METHOD:**

*Walked On*

**CHIMNEYS/VENTS:**

*Metal Chimney w/ Enclosure*

**SKYLIGHT(S):**

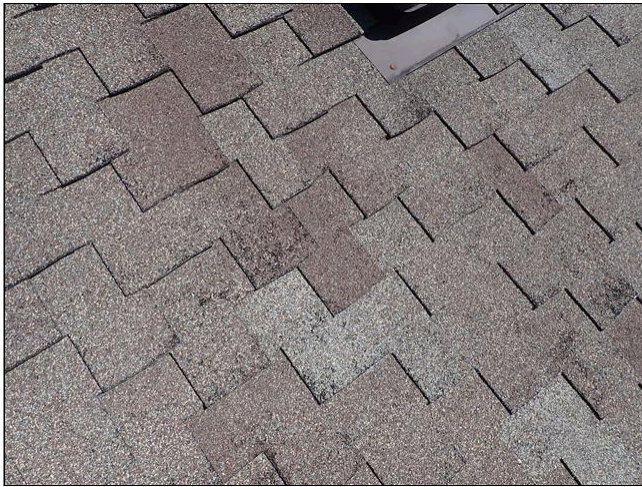
*Solar Tube*

**S F P N A N I**

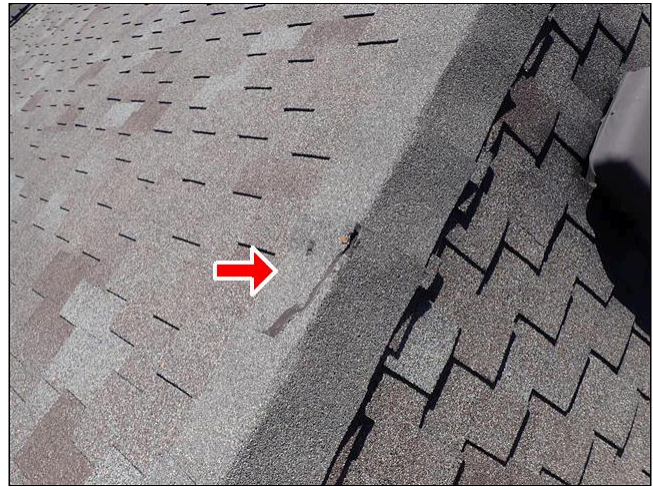
●					<b>1.0 ROOF COVERING</b> Roof covering is rated in fair condition based on age and general wear. Some granular loss observed. Additionally, multiple ridge caps are cracked and damaged. Due to current conditions, recommend having roof further evaluated and repaired as needed by a qualified roofing contractor.
●					<b>1.1 CHIMNEY</b> (1) Siding around chimney enclosure is rated in fair condition due to numerous gaps and worn paint. Recommend repairs where needed by a qualified contractor. Prep, prime and paint to ensure proper protection. (2) Build up noted on chimney cap. Recommend having chimney and all related areas checked and cleared as needed by a qualified chimney sweep.
●					<b>1.2 EXPOSED FLASHING</b>
●					<b>1.3 PLUMBING STACKS/VENT COVERS</b>
●					<b>1.4 VENTILATION COVERS</b> Nails were used to secure ventilation cover flashings to roof. As preventative maintenance, exposed nail heads should be sealed with a roofing compound to prevent moisture intrusion.
●					<b>1.5 SKYLIGHT(S)</b>
●					<b>1.6 RAIN GUTTERS</b> (1) Build up of leaves/debris in gutters and roof valleys. Recommend cleaning now and on a routine basis for proper function. (2) Gutters drain onto lower roof. May cause extra roof wear and increase potential for leakage. Recommend adding extensions to lower gutters.
●					<b>1.7 DOWNSPOUTS / ROOF DRAINS</b>
●					<b>1.8 FASCIA / SOFFITS</b> Moisture stains noted on fascia board at back right of home. Recommend having gutter in area checked and sealed. Repair any damaged wood as needed.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

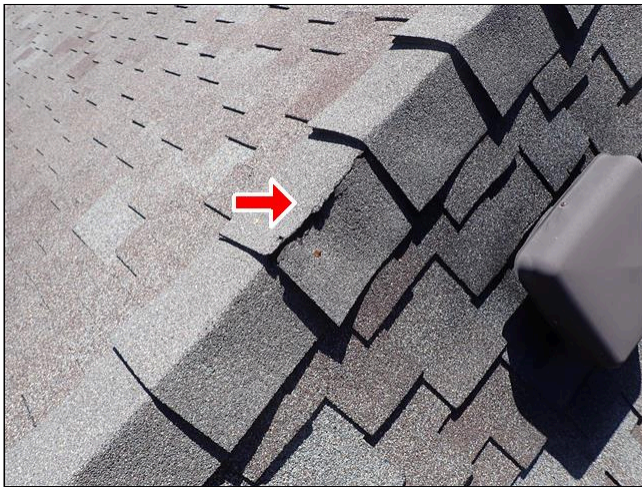
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



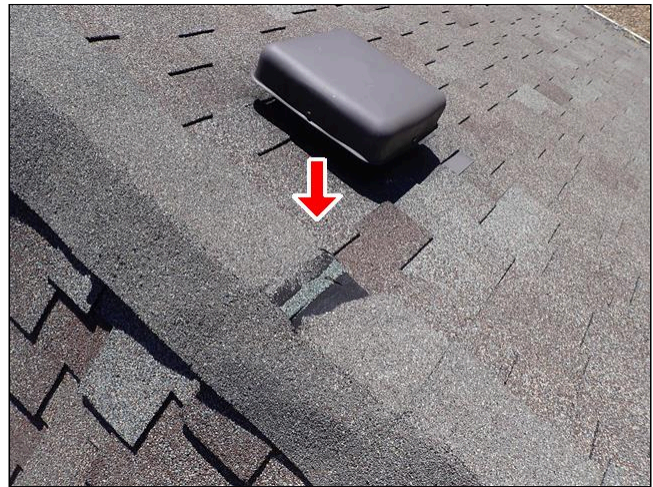
1.0 ROOF COVERING (Picture 1)



1.0 ROOF COVERING (Picture 2)



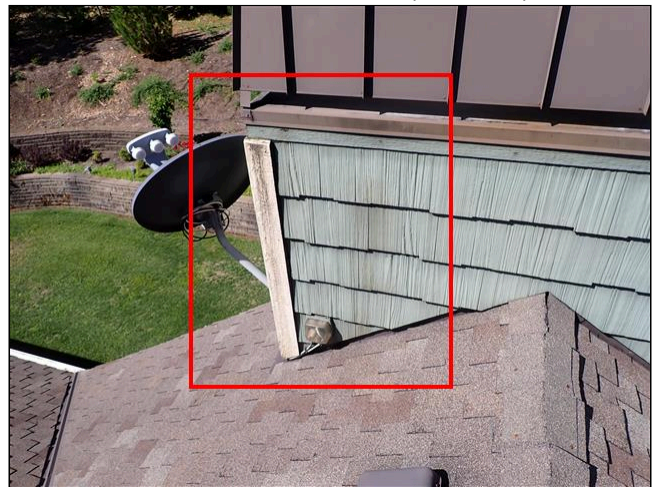
1.0 ROOF COVERING (Picture 3)



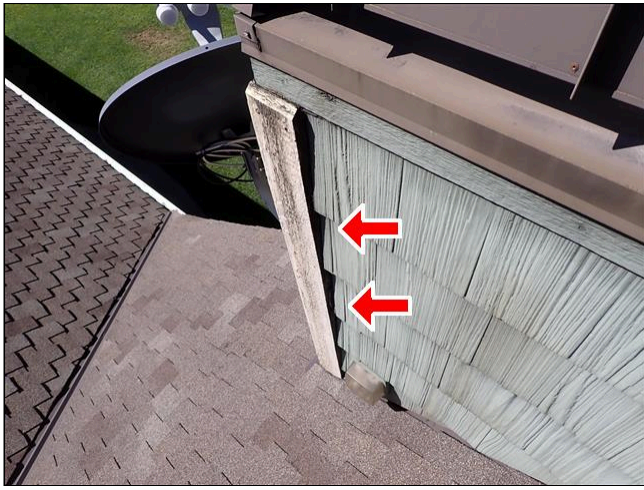
1.0 ROOF COVERING (Picture 4)



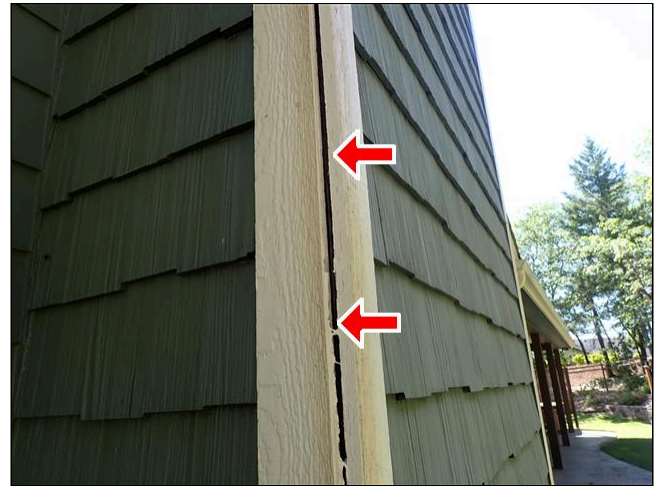
1.0 ROOF COVERING (Picture 5)



1.1(1) CHIMNEY (Picture 1)



1.1(1) CHIMNEY (Picture 2)



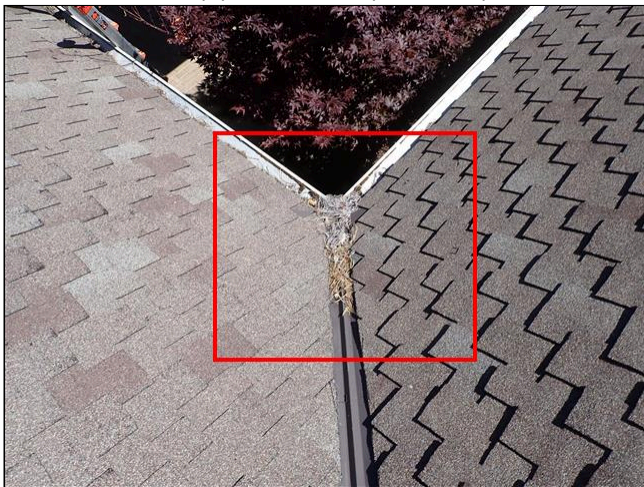
1.1(1) CHIMNEY (Picture 3)



1.1(2) CHIMNEY (Picture 1)



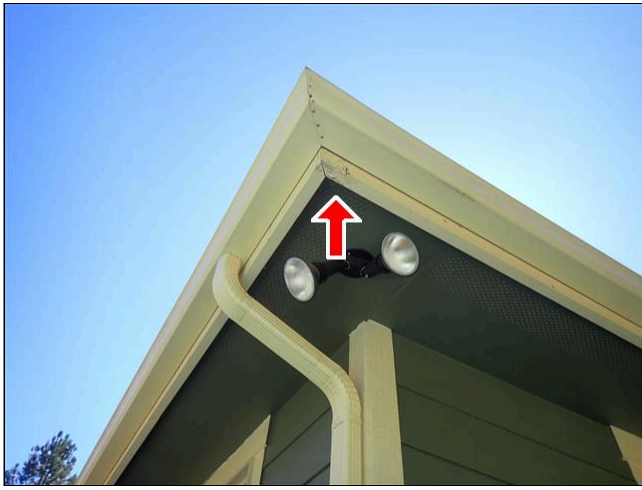
1.4 VENTILATION COVERS (Picture 1)



1.6(1) RAIN GUTTERS (Picture 1)



1.6(2) RAIN GUTTERS (Picture 1)



1.8 FASCIA / SOFFITS (Picture 1)

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.





2.0 SIDING (Picture 3)



2.1 WINDOWS (Picture 1)



2.1 WINDOWS (Picture 2)

**NOTE:** All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Porch Maintenance** - While porches are generally covered with a roof or may even be partially or fully enclosed, they are still subject to the elements and require regular maintenance. The condition of some components such as latticework and trim do not affect the overall structure; however, the condition of foundation piers, roof support posts, railings, stairs and flooring -- and the underlying framing -- can affect the structural integrity and safe use of the porch. The maintenance needs, frequency, and associated costs for large, old, wooden porches will generally be higher than normal and should be planned for accordingly.

**3. SITE ELEMENTS**

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

**PATIO:**

Type: Concrete  
Enclosure: Roof Only  
Location: Rear of House

**WALKWAYS/DRIVEWAYS:**

Walks: Concrete  
Driveway: Concrete  
Driveway: Asphalt

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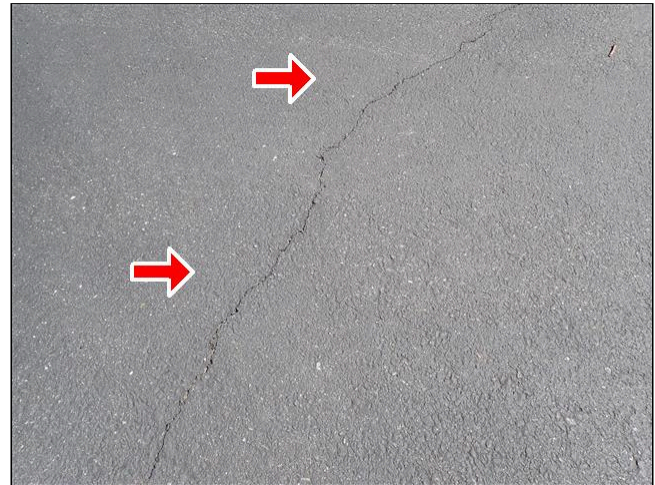
●					<b>3.0 PATIO(S)</b> Cracking noted; recommend sealing cracks to prevent further deterioration.
●					<b>3.1 WALKWAYS</b>
●					<b>3.2 DRIVEWAY</b> Cracking noted; recommend seal cracks. Periodic sealing is recommended for asphalt surfaces.
●					<b>3.3 GROUND SLOPE AT FOUNDATION</b>
●					<b>3.4 SITE GRADING</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.0 PATIO(S) (Picture 1)



3.2 DRIVEWAY (Picture 1)

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ancillary Elements** - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

**4. GARAGE**

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

**GARAGE DESCRIPTION:**

Type: Attached  
Type: Three Car  
Construction: Wood Frame

**SPECIAL LIMITATIONS:**

Storage/Belongings  
Covered Framing

**S F P N A N I**

●					<b>4.0 FLOOR SLAB</b> Floor sealant is starting to deteriorate in several areas. Recommend repair as needed by a qualified contractor.
●					<b>4.1 ATTIC VENTILATION</b>
●					<b>4.2 WALLS / CEILINGS</b>
●					<b>4.3 VEHICLE DOOR</b> Several door trim pieces are loose or starting to detach. Recommend repair as needed by a qualified contractor.
●					<b>4.4 DOOR OPERATOR</b>
●					<b>4.5 ELECTRIC / GFCI</b> Garage area outlets are not GFCI protected. Recommend replacing as a safety upgrade.
●					<b>4.6 HOUSE / SERVICE DOOR</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.0 FLOOR SLAB (Picture 1)



4.3 VEHICLE DOOR (Picture 1)



4.5 ELECTRIC / GFCI (Picture 1)

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

**5. ATTIC**

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**ATTIC:**

*Style: Exposed Framing  
Entrance: Ceiling Hatch  
Insp. Method: From Entrance Area*

**ROOF CONSTRUCTION:**

*Framing: Wood Trusses  
Deck: OSB Sheathing*

**INSULATION:**

*Form: Loose Fill  
Type: Fiberglass  
Est. Average: 12+/- Inches*

**VENTILATION PROVISIONS:**

*Location: Rooftop  
Location: Soffits*

**SPECIAL LIMITATIONS:**

*No Walkway  
Insulation Over Framing  
Radiant Barrier*

**S F P NA NI**

●					<b>5.0 ROOF FRAMING</b>
●					<b>5.1 ROOF DECK / SHEATHING</b>
●					<b>5.2 VENTILATION PROVISIONS</b>
●					<b>5.3 INSULATION</b>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**6. INTERIOR ELEMENTS**

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT WALLS & CEILINGS:**  
*Wood Frame w/ Drywall*

**PREDOMINANT WINDOWS:**  
*Mixed Windows Styles  
w/ Insulated Glass*

**PREDOMINANT FLOORS:**  
*Wood Frame  
w/ Tile  
w/ Wood*

**FIREPLACES/STOVES:**  
*Wood-burning Fireplace*

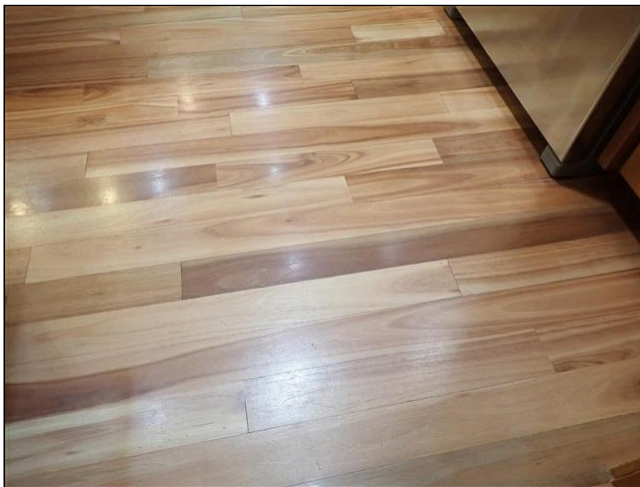
**DETECTORS:**  
*Location: Hallway/Sleeping Area  
Type: Smoke/Carbon Monoxide*

**S F P N A N I**

●					<b>6.0 CEILINGS</b>
●					<b>6.1 WALLS</b>
	●				<b>6.2 FLOORS</b> Wood floors are worn/scratched throughout home. Recommend repair and refinish as needed by a qualified contractor.
●					<b>6.3 WINDOWS</b>
●					<b>6.4 ROOM DOORS</b>
●					<b>6.5 DETECTORS</b>
	●				<b>6.6 FIREPLACE</b> Heavy creosote build-up noted at fireplace. Recommend a qualified chimney sweep clean and inspect for safety.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.2 FLOORS (Picture 1)



6.6 FIREPLACE (Picture 1)

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Systems** - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

**7. KITCHEN**

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**RANGE:**

Propane  
Est. Age: 13 to 14 years

**DISHWASHER (MAIN):**

Est. Age: 10 to 11 Years

**DISHWASHER (SECONDARY):**

Est. Age: 13 to 14 years

**GARBAGE DISPOSAL:**

Est. Age: 5 to 10 Years  
Est. Age: 13 to 14 Years

**VENTILATOR:**

Exhaust Fan

**S F P N A N I**

●				<b>7.0 PLUMBING / SINK</b> Caulking between sink and countertop is deteriorated and potential source of water leakage; recommend re-caulking.
●				<b>7.1 ELECTRIC / GFCI</b>
●				<b>7.2 RANGE</b>
●				<b>7.3 DISHWASHER</b> Dishwashers functioned satisfactorily at time of inspection. However, they are past their design life. Monitor for any signs of leakage to catch potential failures early. Budget for future replacement.
●				<b>7.4 DISPOSAL</b> Disposals functioned satisfactorily at time of inspection. However, these are a high maintenance item and units are near the end of their design life. Monitor for signs of failure.
●				<b>7.5 VENTILATOR</b> Vent light is out. Replace bulb as first course of action. If problems persist, contact a qualified electrician or appliance repair person.
●				<b>7.6 CABINETRY</b>
●				<b>7.7 COUNTERTOP</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.0 PLUMBING / SINK (Picture 1)



7.5 VENTILATOR (Picture 1)

**NOTE:** Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may

require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Appliances** - Appliance evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

**8(A) . BATHROOM 1**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
*Full Bath*

**LOCATION:**  
*Hallway*

**VENTILATOR(S):**  
*Combo Light/Heater/Exhaust Fan*

**S F P NANI**

●					<b>8.0.A BATHTUB</b> Operation of the bathtub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. Additionally, shower head leaks/sprays at connection to plumbing neck. Recommend repair to preclude damages to surrounding area.
●					<b>8.1.A SINK(S)</b>
●					<b>8.2.A TOILET</b>
●					<b>8.3.A SURROUND / ENCLOSURE</b> Deteriorated grout/caulking; recommend repair to prevent water intrusion concerns.
●					<b>8.4.A FLOOR(ING)</b>
●					<b>8.5.A WALLS / CEILING</b>
●					<b>8.6.A VENTILATOR</b> Heat setting on ventilator was not operational. Recommend repair as needed by a qualified contractor.
●					<b>8.7.A ELECTRIC / GFCI</b>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.0.A BATHTUB (Picture 1)



8.0.A BATHTUB (Picture 2)



8.3.A SURROUND / ENCLOSURE (Picture 1)

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**8(B) . BATHROOM 2**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
3/4 Bath

**LOCATION:**  
Hallway

**VENTILATOR(S):**  
Combo Light/Heater/Exhaust Fan

**S F P N A N I**

●					8.0.B SINK(S)
●					8.1.B TOILET
●					8.2.B STALL SHOWER
	●				8.3.B SURROUND / ENCLOSURE Deteriorated grout/caulking; recommend repair to prevent water intrusion concerns.
●					8.4.B FLOOR(ING)
●					8.5.B WALLS / CEILING
	●				8.6.B VENTILATOR Heat setting on ventilator was not operational. Recommend repair as needed by a qualified contractor.
●					8.7.B ELECTRIC / GFCI

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.3.B SURROUND / ENCLOSURE (Picture 1)

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**8(C) . BATHROOM 3**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
*Full Bath*

**LOCATION:**  
*Master Bedroom*

**VENTILATOR(S):**  
*Combo Light/Exhaust Fan*

**S F P NANI**

●					<b>8.0.C BATHTUB</b>
●					<b>8.1.C SINK(S)</b>
●					<b>8.2.C TOILET</b>
	●				<b>8.3.C STALL SHOWER</b> Shower spray is irregular. Recommend cleaning or replacement to return back to normal pattern.
	●				<b>8.4.C SURROUND / ENCLOSURE</b> Caulking and/or grouting work is required to maintain the watertightness of tile and the shower enclosure. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.
●					<b>8.5.C FLOOR(ING)</b>
●					<b>8.6.C WALLS / CEILING</b>
●					<b>8.7.C VENTILATOR</b>
●					<b>8.8.C ELECTRIC / GFCI</b>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.3.C STALL SHOWER (Picture 1)



8.4.C SURROUND / ENCLOSURE (Picture 1)



8.4.C SURROUND / ENCLOSURE (Picture 2)

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**8(D) . BATHROOM 4**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
*3/4 Bath*

**LOCATION:**  
*Detached Shop*

**VENTILATOR(S):**  
*Exhaust Fan*

**S F P N A N I**

●						<b>8.0.D SINK(S)</b>
●						<b>8.1.D TOILET</b>
●						<b>8.2.D STALL SHOWER</b>
●						<b>8.3.D SURROUND / ENCLOSURE</b>
●						<b>8.4.D FLOOR(ING)</b>
●						<b>8.5.D WALLS / CEILING</b>
●						<b>8.6.D VENTILATOR</b>
●						<b>8.7.D ELECTRIC / GFCI</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**9. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

**CONSTRUCTION TYPE:**  
*Crawlspace*

**CRAWLSPACE AREAS:**  
*Style: Fully Enclosed*  
*Location: Under Full House*  
*Inspec. Method: Entered*

**FOUNDATION WALLS/PIERS:**  
*Block Walls*  
*Concrete Footing*

**FLOOR STRUCTURE:**  
*Floor Framing: Wood I-Joists*  
*Floor Framing: Engineered Wood*  
*Beam Support: Stud-Wall on Concrete Footing*

**INSULATION/VAPOR RETARDERS:**  
*Vapor Retarder: Crawlspace Floor*  
*Insulation betw. Joists: Fiber Batts (est. 5 to 6 inches)*

**SPECIAL LIMITATIONS:**  
*Full Access Blocked Wet Conditions*  
*Access Blocked by Plumbing/Ducting*  
*Insulation/Vapor Barrier Cover*

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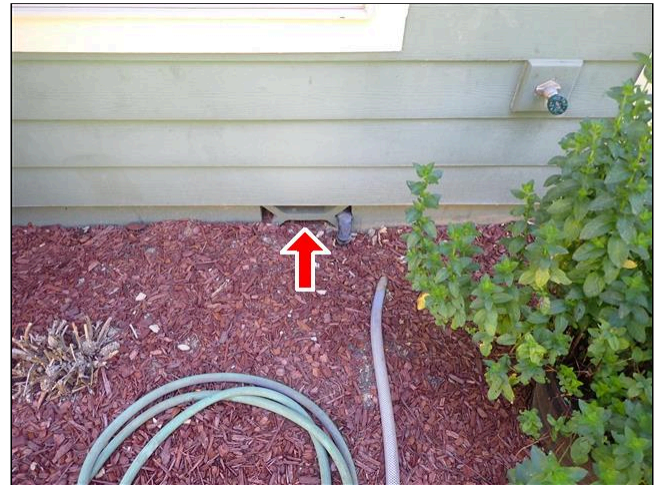
●					<b>9.0 FOUNDATION/ FRAMING</b>
●					<b>9.1 FLOOR FRAMING</b>
	●				<b>9.2 CRAWLSPACE FLOOR</b> Vapor barrier is displaced in multiple locations due to water in areas. See related comments in Section 10. Advise adding or redistributing barrier to help control moisture levels in living area.
	●				<b>9.3 CRAWLSPACE VENTILATION PROVISIONS</b> Several crawlspace vents are full of debris. Recommend checking and clearing all vents to ensure best provisions are in place.

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



9.2 CRAWLSPACE FLOOR (Picture 1)



9.3 CRAWLSPACE VENTILATION PROVISIONS (Picture 1)

**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Crawlspace** - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.





10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS (Picture 3) Left Section



10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS (Picture 4) Right Section



10.2 SUMP PUMP (Picture 1)



10.2 SUMP PUMP (Picture 2)



10.2 SUMP PUMP (Picture 3)

**NOTE:** Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

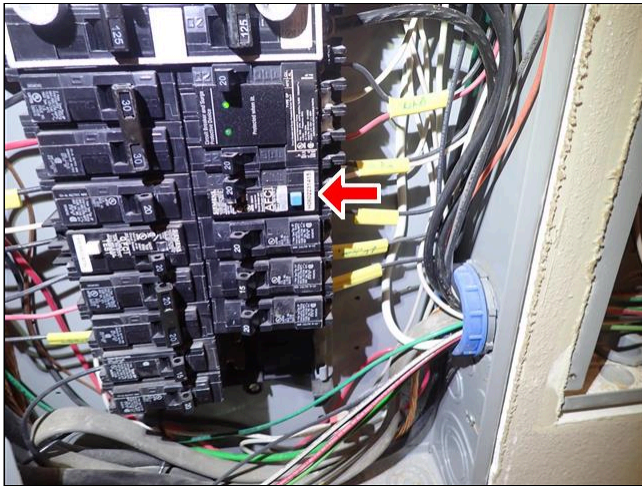
**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Considerations** - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would

be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

**Sump Pump Discharge** - Sump pump discharge should be directed away from the foundation to minimize any backflow and recurring seepage or damage.

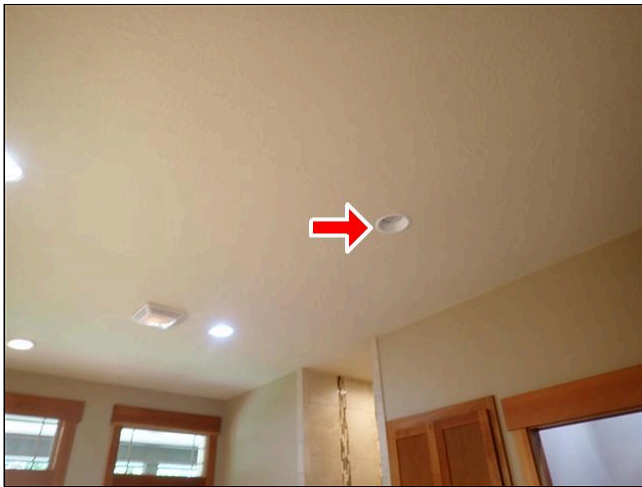




11.1 DISTRIBUTION PANEL(S) (Picture 1)



11.5 DEVICES (Picture 1) Hallway Bath



11.5 DEVICES (Picture 2) Master Bath

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**12. HEAT PUMPS**

The inspection of heat pump systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, design or adequacy evaluations, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of heat pump systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to heat pumps system may be found under other headings in this report.

**HEAT PUMP 1:**

Type: Electric Central Split  
Brand: Bryant  
Est. Age: 13 Years  
Design Life: 15-20 Years  
Distribution: Ducted w/ Registers  
Location: Utility Closet  
Location: Outside  
Location: Right Wing

**HEAT PUMP 2:**

Type: Electric Central Split  
Brand: Bryant  
Est. Age: 13 Years  
Design Life: 15-20 Years  
Distribution: Ducted w/ Registers  
Location: Utility Room  
Location: Outside  
Location: Left Wing

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●						<b>12.0 HEAT PUMP</b> Heat Pumps were operational at time of inspection. However, systems are aging. Anticipate an increasing need for repairs.
●						<b>12.1 OUTDOOR UNIT(S)</b>
●						<b>12.2 AIR HANDLER</b>
●						<b>12.3 CONDENSATE PROVISIONS</b>
●						<b>12.4 DUCTWORK</b>
●						<b>12.5 THERMOSTAT</b>
●						<b>12.6 SUPPLEMENTAL HEAT</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Servicing or repair of cooling systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

**13. PLUMBING SYSTEM**

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER SUPPLY PIPING:**  
*Cross-linked Poly (PEX)*

**DRAIN/WASTE LINES:**  
*Plastic (ABS)*

**LOCATION OF SHUT-OFFS:**  
*Water: At Well Tank*  
*Gas: At Gas Tank*

**SPECIAL LIMITATIONS:**  
*Concealed Piping*

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●						<b>13.0 WATER SUPPLY PIPING</b>
●						<b>13.1 WATER FLOW AT FIXTURES</b>
●						<b>13.2 DRAIN / WASTE PIPING</b>
●						<b>13.3 FIXTURE DRAINAGE</b>
●						<b>13.4 EXTERIOR FAUCET(S)</b>
●						<b>13.5 UTILITY SINKS</b>
●						<b>13.6 GAS PIPING</b>

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Systems** - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.



## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

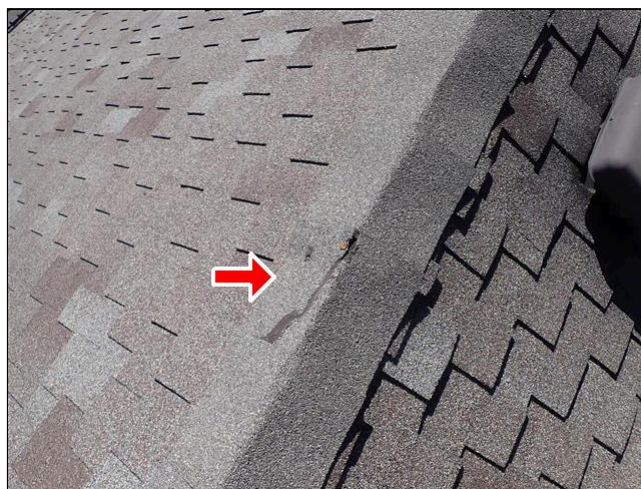
#### 1.0 ROOF COVERING

##### Fair

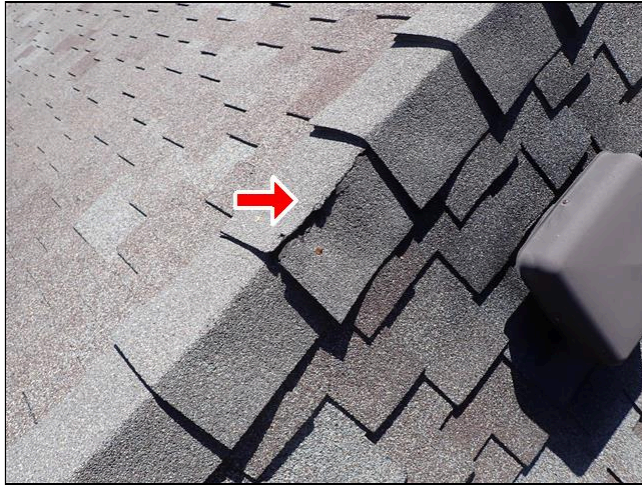
Roof covering is rated in fair condition based on age and general wear. Some granular loss observed. Additionally, multiple ridge caps are cracked and damaged. Due to current conditions, recommend having roof further evaluated and repaired as needed by a qualified roofing contractor.



1.0 (Picture 1)



1.0 (Picture 2)



1.0 (Picture 3)



1.0 (Picture 4)

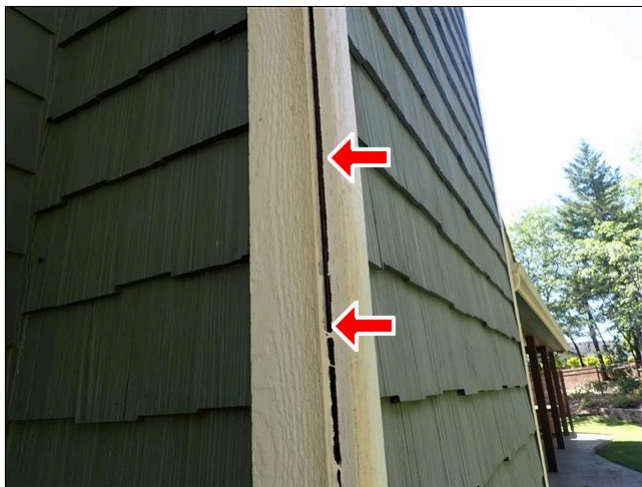
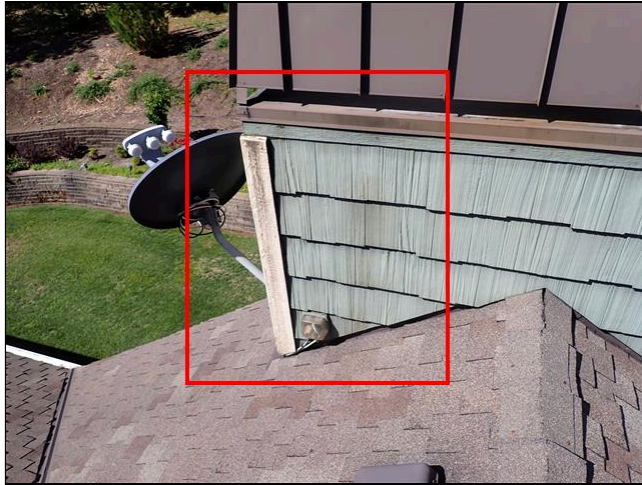


1.0 (Picture 5)

## 1.1 CHIMNEY

### Fair

1.1 (1) Siding around chimney enclosure is rated in fair condition due to numerous gaps and worn paint. Recommend repairs where needed by a qualified contractor. Prep, prime and paint to ensure proper protection.



#### 1.4 VENTILATION COVERS

**Fair**

Nails were used to secure ventilation cover flashings to roof. As preventative maintenance, exposed nail heads should be sealed with a roofing compound to prevent moisture intrusion.



1.4 (Picture 1)

## 1.6 RAIN GUTTERS

Fair

1.6 (1) Build up of leaves/debris in gutters and roof valleys. Recommend cleaning now and on a routine basis for proper function.



1.6 (2) Gutters drain onto lower roof. May cause extra roof wear and increase potential for leakage. Recommend adding extensions to lower gutters.

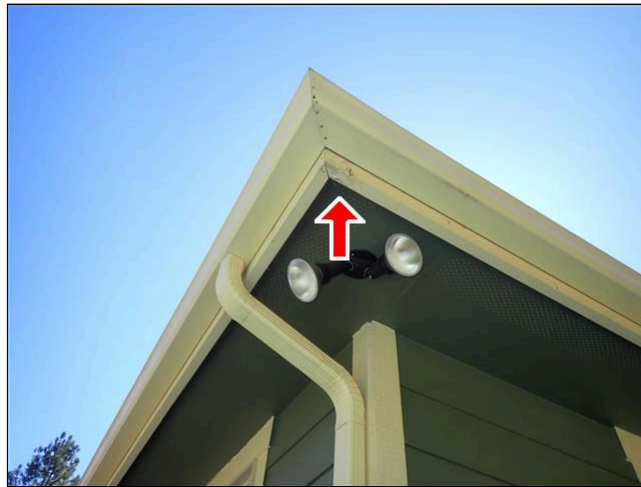


## 1.8 FASCIA / SOFFITS

Fair

Moisture stains noted on fascia board at back right of home. Recommend having gutter in area checked and sealed. Repair any damaged

wood as needed.



1.8 (Picture 1)

## 2. EXTERIOR ELEMENTS

### 2.0 SIDING

**Fair**

Siding is rated in fair condition due to age and general wear. Recommend prep, prime and paint as desired. Additionally, vegetation noted growing up side of house. Recommend trimming/maintaining at least 6 inches away from home as they can contribute to moisture infiltration and insect infestation.



2.0 (Picture 1)



2.0 (Picture 2)



2.0 (Picture 3)

## 2.1 WINDOWS

### Fair

Several window screens around home and shop are missing. Recommend replacing to ensure proper operation.



2.1 (Picture 1)



2.1 (Picture 2)

### 3. SITE ELEMENTS

#### 3.0 PATIO(S)

**Fair**

Cracking noted; recommend sealing cracks to prevent further deterioration.

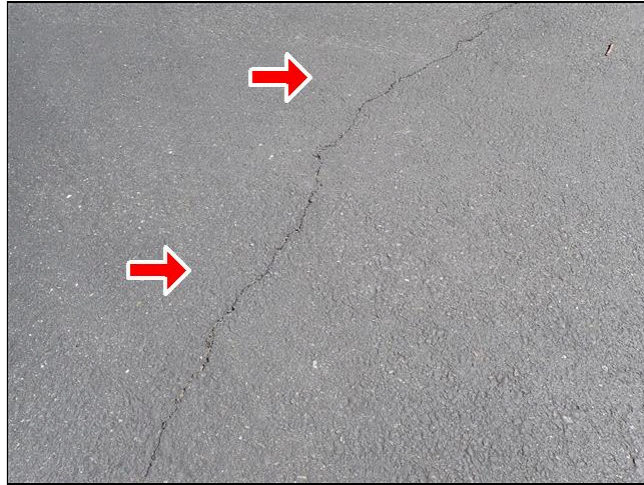


3.0 (Picture 1)

#### 3.2 DRIVEWAY

**Fair**

Cracking noted; recommend seal cracks. Periodic sealing is recommended for asphalt surfaces.



3.2 (Picture 1)

## 4. GARAGE

### 4.0 FLOOR SLAB

**Fair**

Floor sealant is starting to deteriorate in several areas. Recommend repair as needed by a qualified contractor.



4.0 (Picture 1)

### 4.3 VEHICLE DOOR

**Fair**

Several door trim pieces are loose or starting to detach. Recommend repair as needed by a qualified contractor.



4.3 (Picture 1)

#### 4.5 ELECTRIC / GFCI

**Fair**

Garage area outlets are not GFCI protected. Recommend replacing as a safety upgrade.



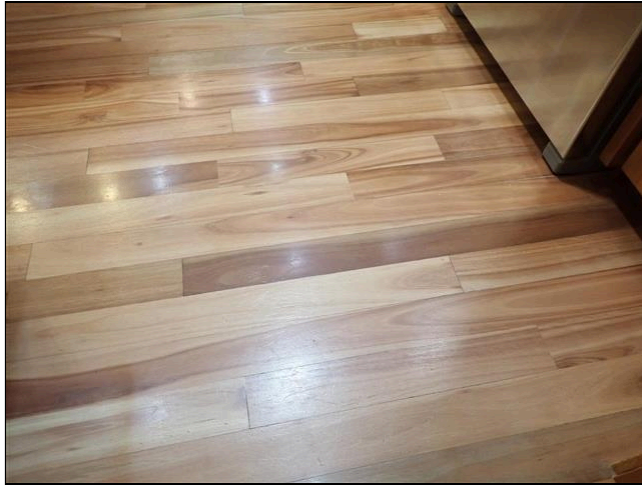
4.5 (Picture 1)

## 6. INTERIOR ELEMENTS

### 6.2 FLOORS

**Fair**

Wood floors are worn/scratched throughout home. Recommend repair and refinish as needed by a qualified contractor.



6.2 (Picture 1)

## 6.6 FIREPLACE

**Fair**

Heavy creosote build-up noted at fireplace. Recommend a qualified chimney sweep clean and inspect for safety.



6.6 (Picture 1)

## 7. KITCHEN

### 7.0 PLUMBING / SINK

**Fair**

Caulking between sink and countertop is deteriorated and potential source of water leakage; recommend re-caulking.



7.0 (Picture 1)

### 7.3 DISHWASHER

**Fair**

Dishwashers functioned satisfactorily at time of inspection. However, they are past their design life. Monitor for any signs of leakage to catch potential failures early. Budget for future replacement.

### 7.4 DISPOSAL

**Fair**

Disposals functioned satisfactorily at time of inspection. However, these are a high maintenance item and units are near the end of their design life. Monitor for signs of failure.

### 7.5 VENTILATOR

**Fair**

Vent light is out. Replace bulb as first course of action. If problems persist, contact a qualified electrician or appliance repair person.



7.5 (Picture 1)

## 8(A) . BATHROOM 1

### 8.0.A BATHTUB

**Fair**

Operation of the bathtub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. Additionally, shower head leaks/sprays at connection to plumbing neck. Recommend repair to preclude damages to surrounding area.



8.0.A (Picture 1)



8.0.A (Picture 2)

### 8.3.A SURROUND / ENCLOSURE

**Fair**

Deteriorated grout/caulking; recommend repair to prevent water intrusion concerns.



8.3.A (Picture 1)

### 8.6.A VENTILATOR

**Fair**

Heat setting on ventilator was not operational. Recommend repair as needed by a qualified contractor.

## 8(B) . BATHROOM 2

### 8.3.B SURROUND / ENCLOSURE

**Fair**

Deteriorated grout/caulking; recommend repair to prevent water intrusion concerns.



8.3.B (Picture 1)

### 8.6.B VENTILATOR

**Fair**

Heat setting on ventilator was not operational. Recommend repair as needed by a qualified contractor.

## 8(C) . BATHROOM 3

### 8.3.C STALL SHOWER

**Fair**

Shower spray is irregular. Recommend cleaning or replacement to return back to normal pattern.



8.3.C (Picture 1)

### 8.4.C SURROUND / ENCLOSURE

**Fair**

Caulking and/or grouting work is required to maintain the watertightness of tile and the shower enclosure. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.



8.4.C (Picture 1)



8.4.C (Picture 2)

## 9. FOUNDATION / SUBSTRUCTURE

### 9.2 CRAWLSPACE FLOOR

**Fair**

Vapor barrier is displaced in multiple locations due to water in areas. See related comments in Section 10. Advise adding or redistributing barrier to help control moisture levels in living area.



9.2 (Picture 1)

### 9.3 CRAWLSPACE VENTILATION PROVISIONS

Fair

Several crawlspace vents are full of debris. Recommend checking and clearing all vents to ensure best provisions are in place.



9.3 (Picture 1)

## 10. FOUNDATION AREA WATER PENETRATION

### 10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS

Fair

Standing water noted on crawlspace floor at multiple locations under home. Most significant areas of water was observed at back right, front right and front left corners of home. Water could be related to over irrigation or house being located on hill (ground water). Recommend conditions be further evaluated by a qualified specialist to determine repair needs and associated cost.



10.0 (Picture 1) Right Section



10.0 (Picture 2) Right Section



10.0 (Picture 3) Left Section



10.0 (Picture 4) Right Section

## 10.2 SUMP PUMP

### Fair

Sump pump was present and operational at time of inspection. However, installation appears substandard. Sump pit is surrounded by dirt with large openings allowing sediment into bucket. Additionally, water terminates from hose on exterior of home near foundation. Due to current conditions, recommend having sump pit checked and repaired as needed by a qualified specialist.



10.2 (Picture 1)



10.2 (Picture 2)



10.2 (Picture 3)

## 11. ELECTRIC SYSTEM

### 11.0 SERVICE PANEL / ENTRANCE LINE

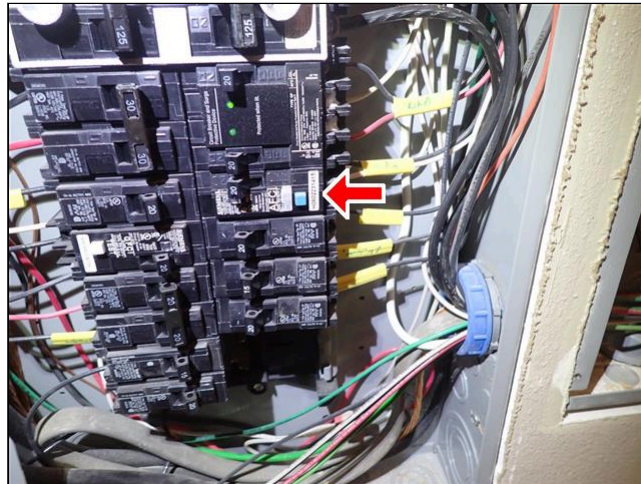
**Not Inspected**

Service line is underground and therefore not inspected.

### 11.1 DISTRIBUTION PANEL(S)

**Fair**

This home is equipped with Arc-fault Circuit Interrupters (AFCIs) located in the distribution panel. These provide additional safety measures for the home. There was a recall of AFCIs with blue test buttons. Unit in left side panel did not trip at time of inspection. As a precaution, recommend further evaluation and repair as necessary by qualified electrician.



11.1 (Picture 1)

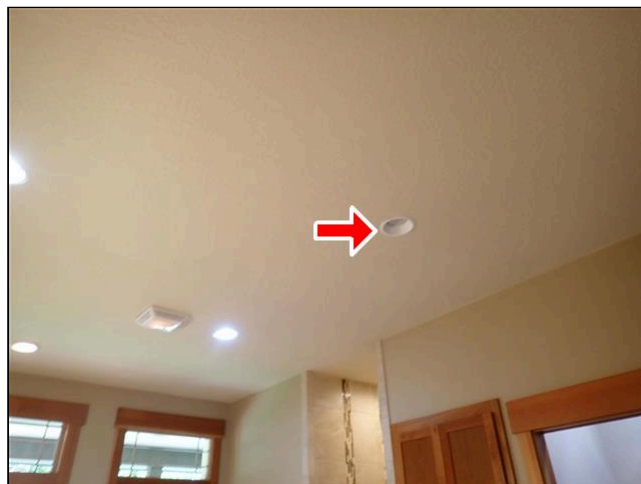
### 11.5 DEVICES

#### Fair

Several lights were not operable. Any inoperative unit may be due to a defective fixture or bulb. Replace bulbs as first action; contact qualified electrician if issue persists.



11.5 (Picture 1) Hallway Bath



11.5 (Picture 2) Master Bath

## 12. HEAT PUMPS

### 12.0 HEAT PUMP

Fair

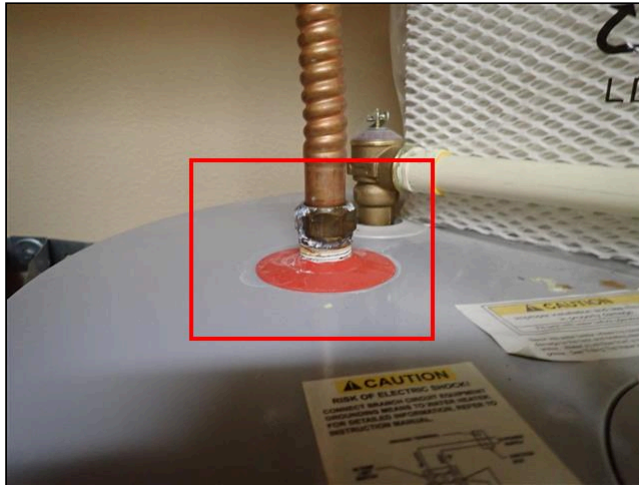
Heat Pumps were operational at time of inspection. However, systems are aging. Anticipate an increasing need for repairs.

## 14. HOT WATER SUPPLY

### 14.0 WATER HEATER

Fair

Hot water heaters were functional at time of inspection. However, they are near the end of their normal design life. Corrosion noted at tank/water supply connections. Recommend monitoring for changing or worsening conditions. Repair or replace as needed.



14.0 (Picture 1)



14.0 (Picture 2)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kelley Skudstad

**INVOICE**

**Kelley Property Inspections dba HouseMaster**  
142 SW Hudson Ln  
Grants Pass OR 97526  
541-295-5802

**Inspection Date:** 7/3/2024  
**Inspected By:** Kelley Skudstad

<b>Customer Info:</b>	<b>Inspection Property:</b>
Steve & Wendy Rhodes	1321 Falcon Crest Ln Merlin OR 97532

Service	Price	Amount	Sub-Total	
Standard Home Inspection		500.00	1	500.00
				<b>Tax \$0.00</b>
				<b>Total Price \$500.00</b>

**Payment Method:** CreditCard  
**Payment Status:**  
**Notes:**

## Inspection Report Attachments

The following files present the results of ancillary services such as laboratory analyzes, third-party vendor reports, or copies of report information in an alternate format. Related information may be found in the principal inspection report itself. Please contact the office if you do not receive any expected reports or results in a timely fashion.

[NPMA-33 Wood Destroying Insect Inspection Report](#)

# Well Information

# WELL FLOW REPORT

Rogue Valley Pump Services, LLC  
3396 Redwood Ave.  
Grants Pass, Or. 97527



LICENSED  
BONDED  
INSURED  
CCB# 51215

PROFESSIONAL QUALITY SERVICE

541-474-7877

NORTH VALLEY·CASCADE·CAPP'S·RVPS

## TEST AUTHORIZED BY

WENDY AND STEVE RHODES  
1398 ELLISON LOOP  
GRANTS PASS, OR 97526

TEST PERFORMED BY CORBY

DATE 5/12/2026

TEST ADDRESS 1398 ELLISON LOOP  
GRANTS PASS, OR 97526

AVERAGE GPM	22.8
GPM END OF TEST	22.5
TOTAL GALLONS PUMPED	5463

## TEST DETAILS

TIME	STATIC	GPM
:00	23	
:15	84	23.1
:30	96	23.1
:45	101	23.0
1:00	102	23.0
1:15	105	22.9
1:30	106	22.9
1:45	107	22.8
2:00	108	22.8
2:15	108	22.7
2:30	109	22.7
2:45	109	22.6
3:00	110	22.6
3:15	110	22.5
3:30	111	22.5
3:45	111	22.5
4:00	112	22.5

WELL DEPTH 320  
BEG. STATIC LEVEL 23  
ENDING STATIC LEVEL 112  
WELL SEALED YES

TEST PUMP SUB 2HP  
PUMP SETTING 290  
BEGINNING METER READING 0  
ENDING METER READING 5463

THESE TEST RESULTS ARE GUARANTEED ON DATE OF TEST ONLY, WELLS CAN CHANGE WITH TIME OF YEAR



# Grants Pass Water Lab

"Fast & Reliable Water Testing Since 1978"

964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · [www.gpwaterlab.com](http://www.gpwaterlab.com) · ORELAP# OR100033

**Mail To:**

**Rogue Valley Pump Service**

Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526

Date: July 25, 2024  
Address of Source: 1321 Falcon Crest  
Sample ID #: 22402471  
Project Name: None Provided

## Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Laboratory Director

## Sample Information

Sample ID: <b>22402471</b>	Collectors Name: Sean
Address of Source: 1321 Falcon Crest	Sample Point: Inside Faucet
Project Name: None Provided	Source: Well
Received Date: 07/23/2024	Treatment System: UV Light

## Microbiological (Bacteria) Results

Sample Notes:	Collection Date: <b>07/23/24 10:00 AM</b>						
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	<b>Absent</b>	100ml	7/23/2024 4:01:49 PM	KMB	AA	A
E. Coli	COLILERT	<b>Absent</b>	100ml	7/23/2024 4:01:49 PM	KMB		

### This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: <http://www.gpwaterlab.com/well-chlorination.asp>.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

#### DEFINITIONS AND DATA FLAGS

A Analysis is covered under ORELAP scope of Accreditation	E Estimated Value
AA Analysis is covered under ISO scope of Accreditation	LOQ Reporting Limit
C Sample did not meet acceptance criteria	N/A Not Applicable
H Analysis performed outside method hold time	ND None Detected
ID Subsample identifier for each Sample number	S Sample Outsourced
M Matrix Spike recovery is out of control limits due to matrix interference	
The LCS was in acceptance limits showing the analysis is in control and the data is acceptable	

Results Color Key
White - No EPA Limit
Low Risk within EPA Limit
Medium Risk
High Risk Exceeds EPA Limit
Call the Lab to Discuss



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**Mail To:**

**Rogue Valley Pump Service**

Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526

Date: July 12, 2024  
Address of Source: 1321 Falcon Crest  
Sample ID #: 22402278  
Project Name: None Provided

## Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

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The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Laboratory Director

## Sample Information

Sample ID: <b>22402278</b>	Collectors Name: Corby Leckie
Address of Source: 1321 Falcon Crest	Sample Point: Well Tap
Project Name: None Provided	Source: Well
Received Date: 07/09/2024	Treatment System: None

## Results of Chemical Analysis

Sample Notes:		Collection Date:		07/08/24 5:00 PM					
Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Silver	EPA 200.7	0.015	ND	mg/L	0.1	07/11/24 1:27 pm	PVS	AB	A
Aluminum	EPA 200.7	0.04	ND	mg/L	0.05-0.2	07/11/24 1:27 pm	PVS	AC	A
Alkalinity	SM 2320B	5.0	134.0	mg/L		07/10/24 4:40 pm	PVS	AD	
Arsenic	SM 3113 B	0.005	ND	mg/L	0.01	07/10/24 3:24 pm	PVS	AE	A
Boron	EPA 200.7	0.03	ND	mg/L	5.5	07/11/24 1:27 pm	PVS	AF	A
Barium	EPA 200.7	0.003	0.0059	mg/L	2.0	07/11/24 1:27 pm	PVS	AG	A
Beryllium	EPA 200.7	0.003	ND	mg/L	0.004	07/11/24 1:27 pm	PVS	AH	A
Calcium	EPA 200.7	1.0	24.44	mg/L		07/11/24 11:19 am	PVS	AI	A
Cadmium	EPA 200.7	0.003	ND	mg/L	0.005	07/11/24 1:27 pm	PVS	AJ	A
Chloride	EPA 300.0	1.0	3.4	mg/L	250	07/09/24 7:50 pm	PVS	AK	A
Cobalt	EPA 200.7	0.03	ND	mg/L		07/11/24 11:19 am	PVS	AL	
Conductivity	SM 2510 B	1.0	258.8	umhos/cm	700	07/10/24 4:08 pm	PVS	AM	
Chromium	EPA 200.7	0.015	ND	mg/L	0.1	07/11/24 1:27 pm	PVS	AN	A
Copper	EPA 200.7	0.006	ND	mg/L	1.3	07/11/24 1:27 pm	PVS	AO	A
Iron- Total	EPA 200.7	0.03	ND	mg/L	0.3	07/11/24 1:27 pm	PVS	AP	A
Fluoride	EPA 300.0	0.50	ND	mg/L	4.0	07/09/24 7:50 pm	PVS	AQ	A
Total Hardness	SM 2340B	2.0	109.6	mg/L	250	07/12/24 8:43 am	PVS	AR	
Potassium	EPA 200.7	1.0	2.06	mg/L		07/11/24 11:19 am	PVS	AS	A
Lithium	EPA 200.7	0.03	ND	mg/L		07/11/24 11:19 am	PVS	AT	
Magnesium	EPA 200.7	1.0	11.78	mg/L		07/11/24 11:19 am	PVS	AU	A
Manganese	EPA 200.7	0.03	ND	mg/L	0.05	07/11/24 1:27 pm	PVS	AV	A
Molybdenum	EPA 200.7	0.06	ND	mg/L		07/11/24 1:27 pm	PVS	AW	A
Sodium	EPA 200.7	3.0	10.15	mg/L		07/11/24 11:19 am	PVS	AX	A
Nickel	EPA 200.7	0.020	ND	mg/L	0.1	07/11/24 1:27 pm	PVS	AY	A
Nitrite	EPA 300.0	0.5	ND	mg/L	1.0	07/09/24 7:50 pm	PVS	AZ	A
Nitrate	EPA 300.0	0.5	ND	mg/L	10	07/09/24 7:50 pm	PVS	BA	A
Ortho-phosphates	EPA 300.0	0.5	ND	mg/L		07/09/24 7:50 pm	PVS	BB	A
Lead	SM 3113 B	0.005	ND	mg/L	0.015	07/10/24 3:17 pm	PVS	BC	A
pH	EPA 150.1		6.97	S.U.	6.5 - 8.5	07/09/24 3:56 pm	PVS	BD	
Sodium Absorption Ratio	Calculation		0.42			07/12/24 8:51 am	PVS	BE	
Selenium	EPA 200.7	0.03	ND	mg/L	0.05	07/11/24 1:27 pm	PVS	BF	A
Sulfates	EPA 300.0	1	1.25	mg/L	250	07/09/24 7:50 pm	PVS	BG	A
Total Dissolved Solids	EPA 160.1	2.0	173.4	mg/L	500	07/10/24 4:31 pm	PVS	BH	
Turbidity	SM19 2130B	0.05	0.15	NTU		07/09/24 4:54 pm	PVS	BI	
Vanadium	EPA 200.7	0.015	0.0205	mg/L		07/11/24 1:27 pm	PVS	BJ	A
Zinc	EPA 200.7	0.06	ND	mg/L	5.0	07/11/24 1:27 pm	PVS	BK	A

DEFINITIONS AND DATA FLAGS

- A Analysis is covered under ORELAP scope of Accreditation
- AA Analysis is covered under ISO scope of Accreditation
- C Sample did not meet acceptance criteria
- H Analysis performed outside method hold time
- ID Subsample identifier for each Sample number
- M Matrix Spike recovery is out of control limits due to matrix interference  
The LCS was in acceptance limits showing the analysis is in control and the data is acceptable

- E Estimated Value
- LOQ Reporting Limit
- N/A Not Applicable
- ND None Detected
- S Sample Outsourced

<b>Results Color Key</b>
<b>White - No EPA Limit</b>
<b>Low Risk within EPA Limit</b>
<b>Medium Risk</b>
<b>High Risk Exceeds EPA Limit</b>
<b>Call the Lab to Discuss</b>



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**Mail To:**

**Rogue Valley Pump Service**

Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526

Date: July 12, 2024  
Address of Source: 1321 Falcon Crest  
Sample ID #: 22402278  
Project Name: None Provided

## Analysis Report

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Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Laboratory Director

## Sample Information

Sample ID: <b>22402278</b>	Collectors Name: Corby Leckie
Address of Source: 1321 Falcon Crest	Sample Point: Well Tap
Project Name: None Provided	Source: Well
Received Date: 07/09/2024	Treatment System: None

## Microbiological (Bacteria) Results

Sample Notes:		Collection Date: <b>07/08/24 5:00 PM</b>					
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	<b>Present</b>	100ml	7/9/2024 4:01:58 PM	KMB	AA	A
E. Coli	COLILERT	<b>Absent</b>	100ml	7/9/2024 4:01:58 PM	KMB		

### This Sample DOES NOT Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: <http://www.gpwaterlab.com/well-chlorination.asp>.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

## Results of Chemical Analysis

Sample Notes:		Collection Date: <b>07/08/24 5:00 PM</b>								
Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags	
Arsenic	SM 3113 B	0.005	<b>ND</b>	mg/L	0.01	07/10/24 3:24 pm	PVS	AE	A	
Nitrate	EPA 300.0	0.5	<b>ND</b>	mg/L	10	07/09/24 7:50 pm	PVS	BA	A	

#### DEFINITIONS AND DATA FLAGS

A Analysis is covered under ORELAP scope of Accreditation AA Analysis is covered under ISO scope of Accreditation C Sample did not meet acceptance criteria H Analysis performed outside method hold time ID Subsample identifier for each Sample number M Matrix Spike recovery is out of control limits due to matrix interference The LCS was in acceptance limits showing the analysis is in control and the data is acceptable	E Estimated Value LOQ Reporting Limit N/A Not Applicable ND None Detected S Sample Outsourced
---	---

#### Results Color Key

White - No EPA Limit

Low Risk  
within EPA Limit

Medium Risk

High Risk  
Exceeds EPA Limit

Call the Lab to Discuss



# Grants Pass Water Lab

"Fast & Reliable Water Testing Since 1978"

964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · [www.gpwaterlab.com](http://www.gpwaterlab.com) · ORELAP# OR100033

**Mail To:**

**Rogue Valley Pump Service**

Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526

Date: July 10, 2024  
Address of Source: 1321 Falcon Crest  
Sample ID #: 22402278  
Project Name: None Provided

## Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Laboratory Director

## Sample Information

Sample ID: <b>22402278</b>	Collectors Name: Corby Leckie
Address of Source: 1321 Falcon Crest	Sample Point: Well Tap
Project Name: None Provided	Source: Well
Received Date: 07/09/2024	Treatment System: None

## Microbiological (Bacteria) Results

Sample Notes:		Collection Date: <b>07/08/24 5:00 PM</b>					
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	<b>Present</b>	100ml	7/9/2024 4:01:58 PM	KMB	AA	A
E. Coli	COLILERT	<b>Absent</b>	100ml	7/9/2024 4:01:58 PM	KMB		

### This Sample DOES NOT Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: <http://www.gpwaterlab.com/well-chlorination.asp>.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

#### DEFINITIONS AND DATA FLAGS

A Analysis is covered under ORELAP scope of Accreditation AA Analysis is covered under ISO scope of Accreditation C Sample did not meet acceptance criteria H Analysis performed outside method hold time ID Subsample identifier for each Sample number M Matrix Spike recovery is out of control limits due to matrix interference The LCS was in acceptance limits showing the analysis is in control and the data is acceptable	E Estimated Value LOQ Reporting Limit N/A Not Applicable ND None Detected S Sample Outsourced
---	---

Results Color Key
White - No EPA Limit
Low Risk within EPA Limit
Medium Risk
High Risk Exceeds EPA Limit
Call the Lab to Discuss

# Septic Information

# Septic Evaluation

for the property located at:

**1321 Falcon Crest Lane**

**Merlin, OR 97532**

**Josephine County**

Prepared by:



**Sweet Water Sanitation, llc**

1736 Avenue F

White City, OR 97503

541-821-1426

[www.swsmodoc.com](http://www.swsmodoc.com)

**“Our Service is the Difference”**



# Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** Web: [www.swsmodoc.com](http://www.swsmodoc.com)

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The information we gather to complete this report comes from a variety of sources. Every step is taken to make this report as accurate as possible at the time of inspection.

### Sources we use:

- 1) County / DEQ Records either via email, online, or in person
- 2) Internet sources such as Google, Zillow, MLLS, or Realtor sites.
- 3) GPS, onX Hunt
- 4) Buyer, Seller and / or representative.

**Records:** We may edit County or DEQ records, removing only blank pages or pages that do not have any connection with the septic system. We try to include all relevant information we have access to.

### Inspectors:

Our inspectors hold either an Installers License or Maintenance Providers License from the State of Oregon. Our inspectors attend regular Continuing Education Classes to keep up to date with their license and new system designs. We have over 20 years combined experience in the Septic industry. We are members of Oregon Onsite Wastewater Association and Part of Oregon Septic Smart.

### Recommendations:

Not all recommendations made in the inspection are required to be completed. We will make some recommendations to simplify the access to the system or to save money for the customer in the future. These recommendations are not required to allow the system to function. We will also make recommendations that may need to be completed. Example given, having a sand filter flushed by a professional Maintenance Provider if it has never been serviced. The septic system does not have to meet current codes. We are evaluating it as it exists. The completion of recommendations should be at the discretion of the buyers and sellers.

### Disclaimer:

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. The system may not meet current codes but it should meet the codes as of when it was installed. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.



OREGON ONSITE  
WASTEWATER ASSOCIATION





# Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmodoc.com](http://www.swsmodoc.com)

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## Helpful Information for Septic Systems

The average life span for septic systems is between 20 and 40 years. Concrete tanks can last longer than the septic system.

Older tanks with cast iron or metal baffles will eventually need the baffles replaced. The iron corrodes and will shut down the draining of the tank.

Steel tanks have a life expectancy of about 25 years. Though a tank may still be functioning at the time of an inspection, there may be corrosion that may not be visible. A functioning steel tank is a tank that is not leaking or in danger of collapsing.

Drain fields should be protected from vehicles, livestock and deep-rooted plants. It is not advised to water the ground where the drain field is located.

Sand filter systems (prior to 2014) though they may not require a maintenance provider for annual service, they should be flushed out by a maintenance provider. This may require monitoring ports to be exposed if they are not currently exposed. Yearly service is best, at least every other year is advisable.

Sand Filters (2014 and newer) and Advanced Treatment Technology systems require a maintenance provider and must be inspected yearly, and a permit renewed every year. A maintenance provider is required on these systems for the life of the septic system.

Septic tanks should be pumped every 3-5 years depending on the number of people living in the house. Pumping the tank is required to remove the solids from the tank. Neglected tanks allow solids to travel into the drain field which will shorten the life of the drain field. Septic additives Do Not change the pumping frequency.

Accessibility to the septic tank. Care should be taken to keep the tank accessible for a pumper truck. If the septic pumper truck cannot reach the septic tank in a reasonable fashion, it will increase the cost for service or make it difficult to service.

Risers should be installed to tanks if the lids are not to ground level. Though the lids may not coincide with all landscapes, they ease access to the tank for service and to ease diagnosing issues that may arise with septic systems.

This information is added to help owners, there may be varying opinions on each topic. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

“Our Service is the Difference”



# Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmoc.com](http://www.swsmoc.com)

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## Septic Tank Lid Safety

### **Avoid Injury or a Tragedy**

People do accidentally fall into septic tanks. In most cases, the person who falls in gets out without serious injury. But a child's tragic death is a reminder to inspect your septic system for damaged or missing lids.

Take these precautions to make sure no one accidentally falls into your septic tank.

Know where your septic system lids or covers are located.

Routinely inspect the condition of the lids for hazards or problems.

Keep the lids secure by repairing or replacing all damaged or missing parts.

Use bolts, screws, or other locks to secure the lids and prevent easy access.

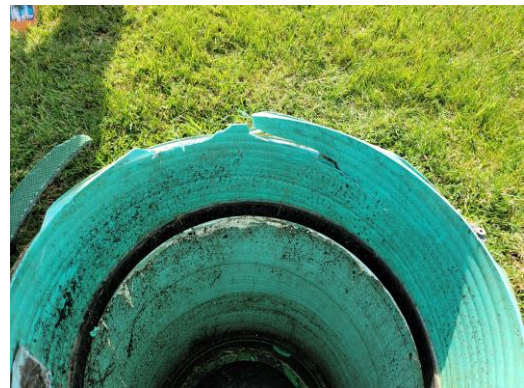
Never drive or park vehicles on top of septic systems – it can damage or dislodge the cover.

Never leave an open lid unattended when inspecting or having your septic system pumped. Make sure the lids are secured after working on your septic system.

Teach children that the septic tank lids are not to be played on or opened.

Contact a septic professional if you notice a depression forming in the septic area.

Owners of septic systems are responsible for ensuring the systems are safe and function properly, including having a secure lid on the tanks.





Sweet Water Sanitation, llc

1736 Avenue F  
White City, OR 97503

Phone #	541-821-1426 or 541-821-2907
---------	------------------------------

# Invoice

Date	Invoice #
7/3/2024	SWS 9212

Bill To
Bruce Gwilliam 1321 Falcon Crest Ln. Merlin,OR 97532

Terms
Due on receipt

Item	Description	Amount
Septic Pumping	W.O. 9417 Septic Pumping 1321 Falcon Crest Ln. Merlin,OR 500-1000 Gals.	480.00

A \$5.00 Minimum or, 1.75% , Monthly service fee will be charged on all "Past Due" balances.	<b>Total</b>	\$480.00
--	--------------	----------



Sweet Water Sanitation, llc

1736 Avenue F

White City, OR 97503

# Sales Receipt

Date	Sale No.
7/3/2024	SWS 6699

Phone #	541-821-1426 or 541-821-2907
---------	------------------------------

Sold To
Steve & Wendy Rhodes

Check No.	Payment Method	Project
805		

Description	Qty	Rate	Amount
Septic Inspection 1321 Falcon Crest Ln. Merlin,OR		330.00	330.00
<b>Total</b>			\$330.00

www.swsmodoc.com



# Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality  
Onsite Program  
165 East Seventh Ave, Suite 100  
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

### Septic System Owner-Provided Information:

Property Owner(s)(Sellers): GWILLIAM FAMILY 2017 TRUST Telephone: \_\_\_\_\_

Site Address: 1321 Falcon Crest Lane City: Merlin Zip Code: 97532

County: Josephine Lot Size: 2.06 Acres/Square Feet (circle units)

Legal Description: T:39 R:1W S:03 Taxlot:2000

Age of wastewater treatment system 13 (years) Is there a service contract for system components? No

Date the septic tank was last pumped Unknown (please attach receipt if available)

Number of people occupying dwelling 0 If unoccupied, for how long has it been vacant? Unknown

Was this section completed by the evaluator because owner or agent was unavailable? Yes

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Kevin Riddle

### Certification:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Installer                                   | <input type="checkbox"/> Professional Engineer           |
| <input type="checkbox"/> Maintenance Provider                                   | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians         | <input type="checkbox"/> Waste Water Specialist          |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ |  |

Certification Number: RI 749

Business name Sweet Water Sanitation, llc Email kevin@swsmodoc.com

Business address 1736 Avenue F White City, OR 97503 Phone 541-821-1426

Date of Evaluation: 07/03/2024 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

07/03/2024

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. **General System Information**

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool                                  |
| <input type="checkbox"/> Dosing Tank            | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill                              |
| <input type="checkbox"/> Seepage Bed            | <input type="checkbox"/> Sand Filter                               |
| <input type="checkbox"/> Other _____            |  |

**Note:** Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) OS410532
- Year original septic system installed: 2011 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: \_\_\_\_\_ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

---

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- Additional Comments:

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2. **Overall Septic System Status**

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown
- Additional Comments:

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3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation Yes No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

- 
- 
- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) \_\_\_\_\_
- Unknown

- Is the septic tank accessible?  Yes  No **Steep Access road**
- Septic tank volume in gallons 1000
- Tank volume determined by: Check all that apply, add comments below as needed  
 Permit Records  Measured  Stamped on Tank  Other
- Septic tank risers are at ground level  Yes  No
- Tank appears to be free from defects, leaking and signs of deterioration  Yes  No  
If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- 
- 
- Septic tank lid(s) is intact  Yes  No
  - Septic tank baffles are intact: Inlet  Yes  No Outlet  Yes  No
  - Baffle material - Inlet  Plastic  Concrete  Metal Outlet  Plastic  Concrete  Metal  
Effluent filter is present  Yes  No
  - Effluent filter is free of debris  Yes  No  Not Applicable
  - Liquid level in tank relative to invert of outlet  At  Above  Below  
If above or below invert outlet, please explain: \_\_\_\_\_
  - **Scum** layer 0-.25 (inches) **Sludge** layer 6-8 (inches)
  - **Scum** and **Sludge** layer more than 35% of the *total* tank volume  Yes  No  
Indicate where sludge measured from:  Inlet  Middle  Outlet
  - Additional Comments:

---

#### 4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank  Yes  No  
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s):  Yes  No

- Dosing tank capacity \_\_\_\_\_(gallons)
- Tank volume determined by: Check all that apply, add comments below as needed  
 Permit Records  Measured  Stamped on Tank  Other
- Dosing tank material \_\_\_\_\_
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen \_\_\_\_\_
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- **Scum** layer \_\_\_\_\_(inches)      **Sludge** layer \_\_\_\_\_(inches)
- Additional Comments:

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5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

Visual Inspection Only.

- 
- Absorption distribution Equal Serial Pressure Equal via pressure
  - Absorption lines construction material:  
 Gravel and pipe  Chamber  Tile  Polystyrene foam and pipe  Other \_\_\_\_\_
  - Absorption distribution unit(s): dropbox hydrosplitter equal distribution box
  - Intact  Damaged  N/A
  - Absorption distribution unit(s) are free of debris or solids Yes No  N/A

- Locate all drain lines in soil absorption system Yes No  
Total length of drain lines 375 (ft)  
Lengths determined by Physically uncovering portions of system/probing Written records  
Fish tape Electronic locator  camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.  
Yes No

If you answered "No," please describe below:

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- Absorption area appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:  
Yes No  Replacement area not identified in permit record

If you answered "No," please explain below:

Area just past current system.

---

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- Additional Comments:  
Visual Inspection Only. Performed hydraulic load test and system appeared to drain properly.  
No defects noted.

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6. **Sand Filter System**

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter Yes No  
(If "No," skip the rest of section 6)
- Type of sand filter  
 Intermittent  
 Recirculating  
 Bottomless
- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

Yes  No

If you answered "No," please describe below:

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- Sand filter appears to be **free** from surface water runoff and down spouts  Yes  No
- Evidence of ponding in/ on sand filter media surface  Yes  No
- Surface access to manifold and valves  Yes  No
- Monitoring ports are present  Yes  No
- Lateral lines flushed and equal distribution verified  Yes  No
- The sand filter has a pump  Yes  No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition  Yes  No  N/A
- Pump is functional  Yes  No
- Pump control mechanism is functional (floats, pressure transducer)  Yes  No
- High water alarm in pump vault (audible and visual) is working  Yes  No
- Pump electrical components are sealed and watertight  Yes  No

- Additional Comments:

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**7. Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

**Note\*** Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)**  Yes  No  
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name \_\_\_\_\_  
System ID number \_\_\_\_\_  
Manufacturer name \_\_\_\_\_

- Previous two years of maintenance records are available Yes No  
If you answered "No," please explain below:

---

---

- Previous two years of maintenance records are attached to this form Yes No  
If you answered "No," please explain below:

---

---

- Additional Comments:

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---

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8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:  
County / DEQ records are attached.

---

---

---

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:  
A site plan is attached and appears accurate, this replaces page 8 of this report.

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10. **Disclaimer:**

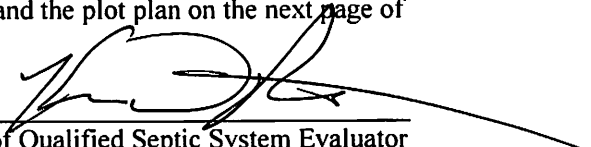
This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

- 11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

07/03/2024

Date

Signature of Qualified Septic System Evaluator



**Provide a Site Plan in the space below:** Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

A large grid of graph paper, consisting of a 20x20 grid of squares, intended for drawing a site plan. The grid is composed of light gray lines on a white background.



# Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmodoc.com](http://www.swsmodoc.com)

July 3, 2024

## Septic Evaluation

### 1321 Falcon Crest Ln. Merlin, OR Josephine County



**Inlet Baffle**



**Outlet Baffle**



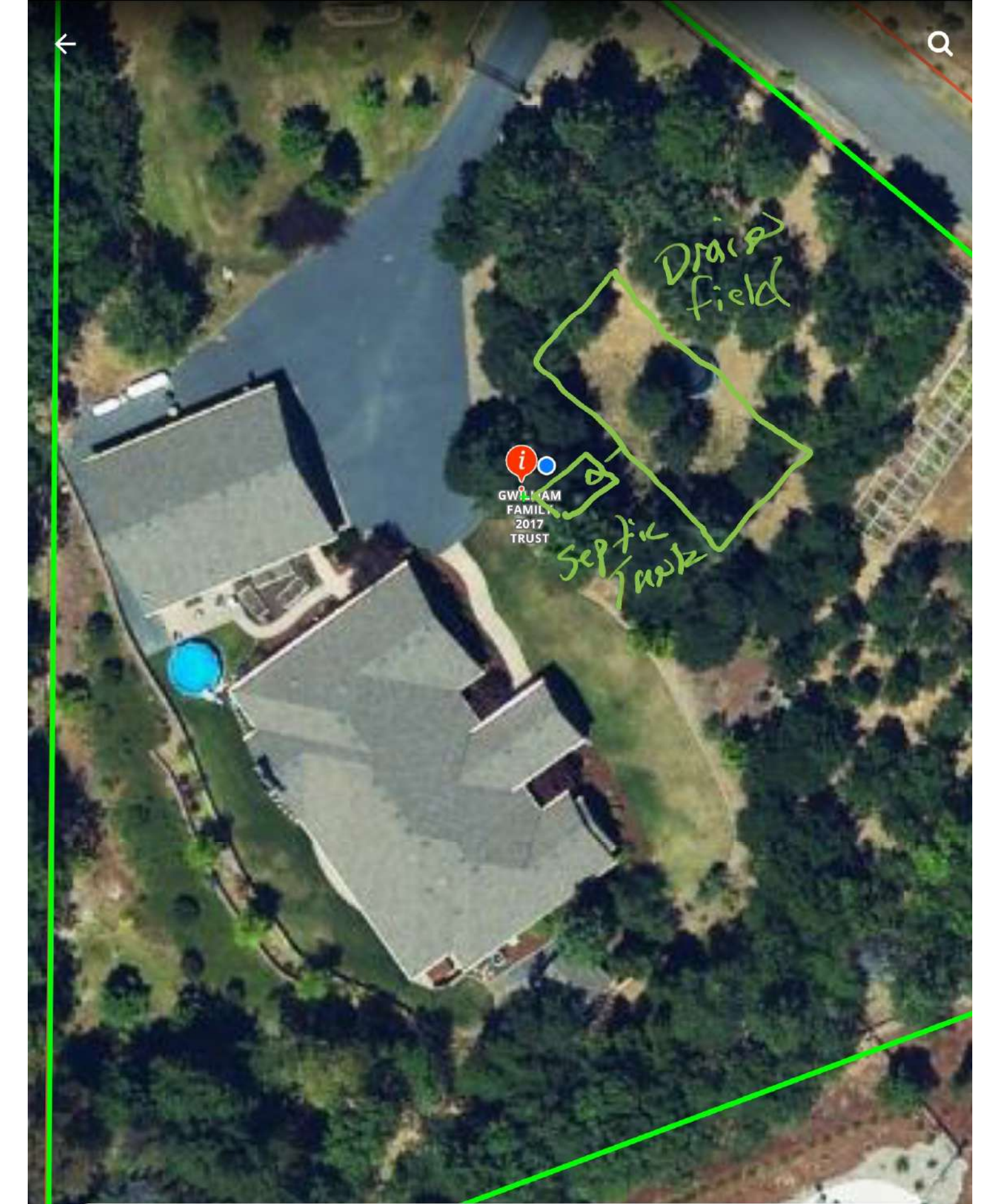
**View of Lid to House**



**View of Drain Field (tank to left)**

Pictures Page 1 of 1

This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system



address

**1321 Falcon Crest Lane, Merlin, Oregon 97532, United States**

Overview

Hunt Unit

Weather

Content

**Certificate of Satisfactory Completion**

*Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS410532 as follows:*

**PROPERTY INFORMATION**

Property Owner: <b>Dennis Minister</b>	<b>Township 35S, Range 06W, Section 08 D</b>
Property Location: <b>1321 Falcon Crest Drive, Merlin</b>	<b>Tax Lot 1806</b>
Facility Type: <b>Single Family Dwelling</b>	<b>Josephine County</b>
<b>3 Bedrooms</b>	<b>County Worksheet #2011-216</b>

**SPECIFICATIONS AND REQUIREMENTS**

**System type: Standard**

Design Flow:	<b>450 gals/day</b>	Drain Media Total Depth:	<b>12 inches</b>
Minimum Septic Tank Size:	<b>1000 gals</b>	Drain Media Below Pipe:	<b>6 inches</b>
Distribution Type:	<b>Serial</b>	Drain Media Above Pipe:	<b>2 inches</b>
Total Trench Length:	<b>375 Linear feet</b>		
Trench Spacing:	<b>8 feet*</b>		
Media Type:	<b>Rock and Pipe</b>		
Maximum Trench Depth:	<b>27 inches</b>		
Minimum Trench Depth:	<b>24 inches</b>		

\*Minimum undisturbed soil between trenches

**ADDITIONAL CONDITIONS**

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.

SCANNED  
JUL 02 2019

6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

**SYSTEM INSPECTIONS AND COMPLETION DATES**

Pre-Cover Inspection by Don Jossie on 7/25/2011

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.

*Don Jossie*

**Onsite Wastewater Specialist**

**7/25/2011**

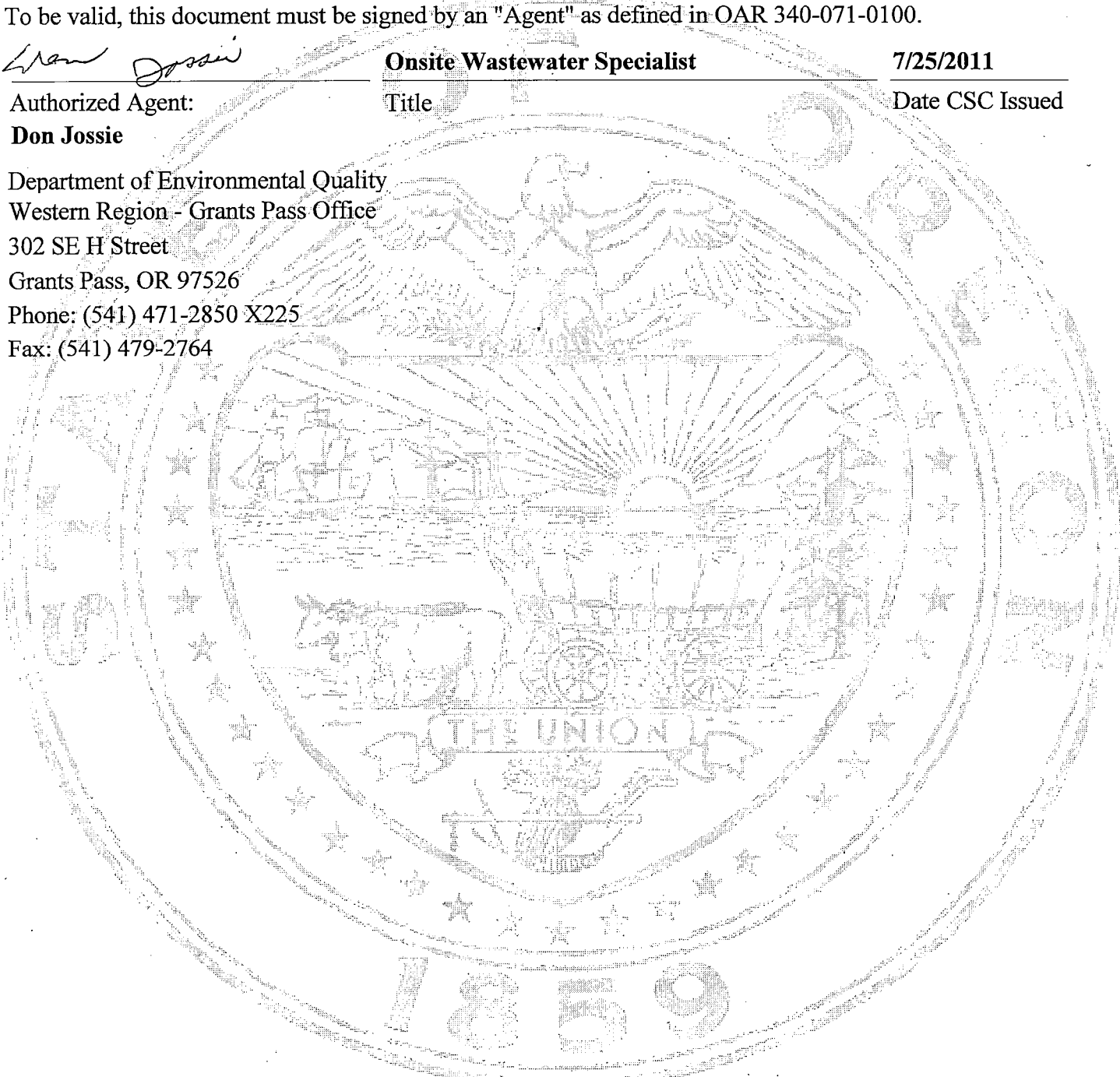
Authorized Agent:

Title

Date CSC Issued

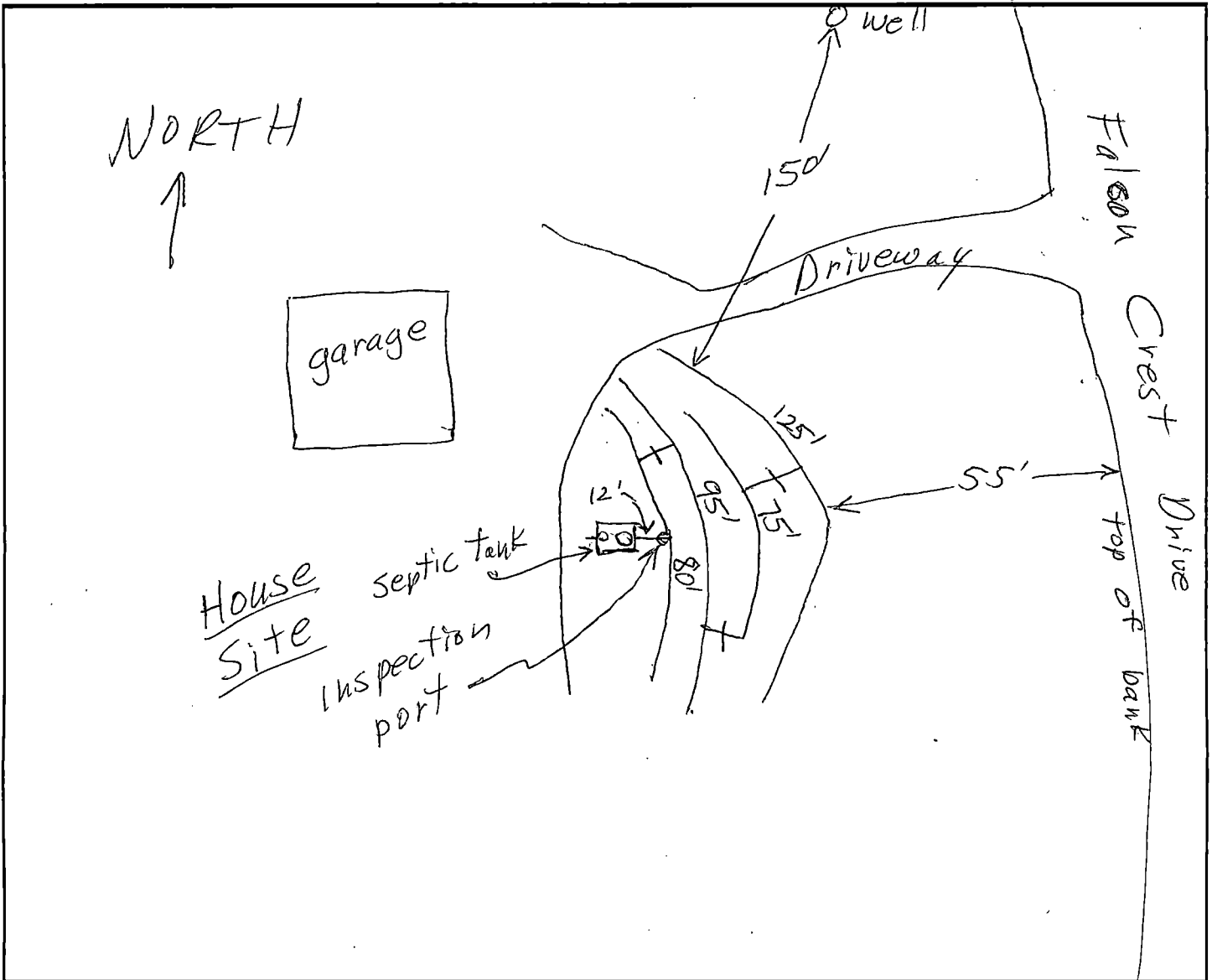
**Don Jossie**

Department of Environmental Quality  
Western Region - Grants Pass Office  
302 SE H Street  
Grants Pass, OR 97526  
Phone: (541) 471-2850 X225  
Fax: (541) 479-2764



**SECTION 3 - As Built Plan**

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



**SECTION 4 - Construction was performed by (Signature Required)**

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:	Print Name: <u>John Meade</u>		
Licensed Installer:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	License#: <u>38814</u>	Certification#:
Owner/ Certified Installer:	Signature: <u>John Meade</u>	Date: <u>7-20-11</u>	Phone#: <u>541-659-9103</u>

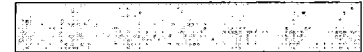
**SECTION 5 - Office Use Only:**

Notice Accepted	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <u>7.25.11</u>
-----------------	---	----------------------

Installer/Owner (Permittee) Notified:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <u>7.25.11</u>
---------------------------------------	---	----------------------

If No, Reason for Non Acceptance: \_\_\_\_\_

Comment: \_\_\_\_\_



## Final Inspection Request and Notice - Onsite ID: 410532

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

### SECTION 1: Owner/Permittee Information:

**Name:** Dennis Minister  
**Property Address:** 1321 Falcon Crest Drive, Merlin

Township 35S, Range 06W, Section 08 D  
 Josephine County TaxLot#: Tax Lot 1806  
 County Planning Approval #: 2011-216

### SECTION 2: System Component Specifications:

A. Tanks/Pumps		System Type: Standard		Water tight verification*	
Tanks(1)	Volume: 1,000 gal.	Compartments: 1	Manufacturer: Riverside Redy Mix	Date: 7-20-11	
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:	
Pump(s)	HP:	Model/Manuf.	Float(s)Type(1):	Model/Manuf.	
			Float(s)Type(2):	Model/Manuf.	

#### B. Piping

Effluent Sewer (tank to drainfield)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Diameter: 4"	ASTM#/Other: D 3034	Length: 12'
Pressure Transport Pipe	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Diameter:	ASTM#/Other:	Length:

#### C. Secondary Treatment Unit:

Sand Filter**	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Type:	Container Dimensions:	
Underdrain pipe	Diameter:		ASTM#/Other:	Length:	
Manifold piping	Diameter:		ASTM#/Other:	Length:	
Internal Pump	HP:		Model/Manufacturer		
Floats(1)	Type:		Model/Manufacturer		
Floats(2)	Type:		Model/Manufacturer		
ATT	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Model:		
Certified Maint.	Provider Name:				
Operation and Maint.	Contract Received?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

#### D. Drainfield Media

Type	(Gravel, Pipe or alternative?) Gravel & Pipe				
Distribution Box	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Drop Box	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Distribution Pipe	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Diameter: 4"	ASTM#/Other: F-810	Length: 39.5'
Comment					

\*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)

\*\*Attach sieve analysis for Underdrain Media and Filter Sand

## Construction-Installation Permit

This Construction-Installation Permit OS410532 authorizes the property owner to construct an onsite wastewater system as follows:

### PROPERTY INFORMATION

Property Owner: **Dennis Minister** Josephine County  
Property Location **1321 Falcon Crest Drive, Merlin** Township **35S, Range 06W, Section 08 D**  
Facility Type: **Single Family Dwelling** Tax Lot **1806**  
**3 Bedrooms** County Planning Approval #: **2011-216**

### SPECIFICATIONS AND REQUIREMENTS

System Type: **Standard**

Design Flow: **450 gals/day**  
Minimum Septic Tank Size: **1000 gals**  
Distribution Type: **Serial**  
Total Trench Length: **375 Linear feet**  
Trench Spacing: **8 feet\***  
Maximum Trench Depth: **27 inches**  
Minimum Trench Depth: **24 inches**

\*Minimum undisturbed soil between trenches

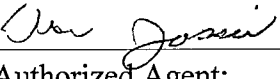
### ADDITIONAL CONDITIONS

- 1 Each trench to be level and on contour.
- 2 Meet all required setbacks.
- 3 The system must be installed by the property owner or a licensed sewage disposal business (installer).
- 4 The system must be installed in accordance with the plan approved by the agent, including any changes made by the agent.
- 5 Vehicular traffic and livestock must be restricted from the system area.
- 6 All roof drains must be directed away from the system.
- 7 All work is to conform to Oregon Administrative Rules, Chapter 340, Divisions 071 and 073. Make no changes in system location or specifications without written approval from the permit issuing agent.

**INSPECTION REQUIREMENTS**

- <sup>1</sup> A final inspection request and notice form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- <sup>2</sup> A pre-cover inspection of the installed absorption facility (prior to backfill) is required.

For pre-cover inspection information, contact your agent below:

	<b>Onsite Wastewater Specialist</b>	<b>6/8/2011</b>	<b>6/8/2012</b>
Authorized Agent:	Title	Date Issued	Expiration Date

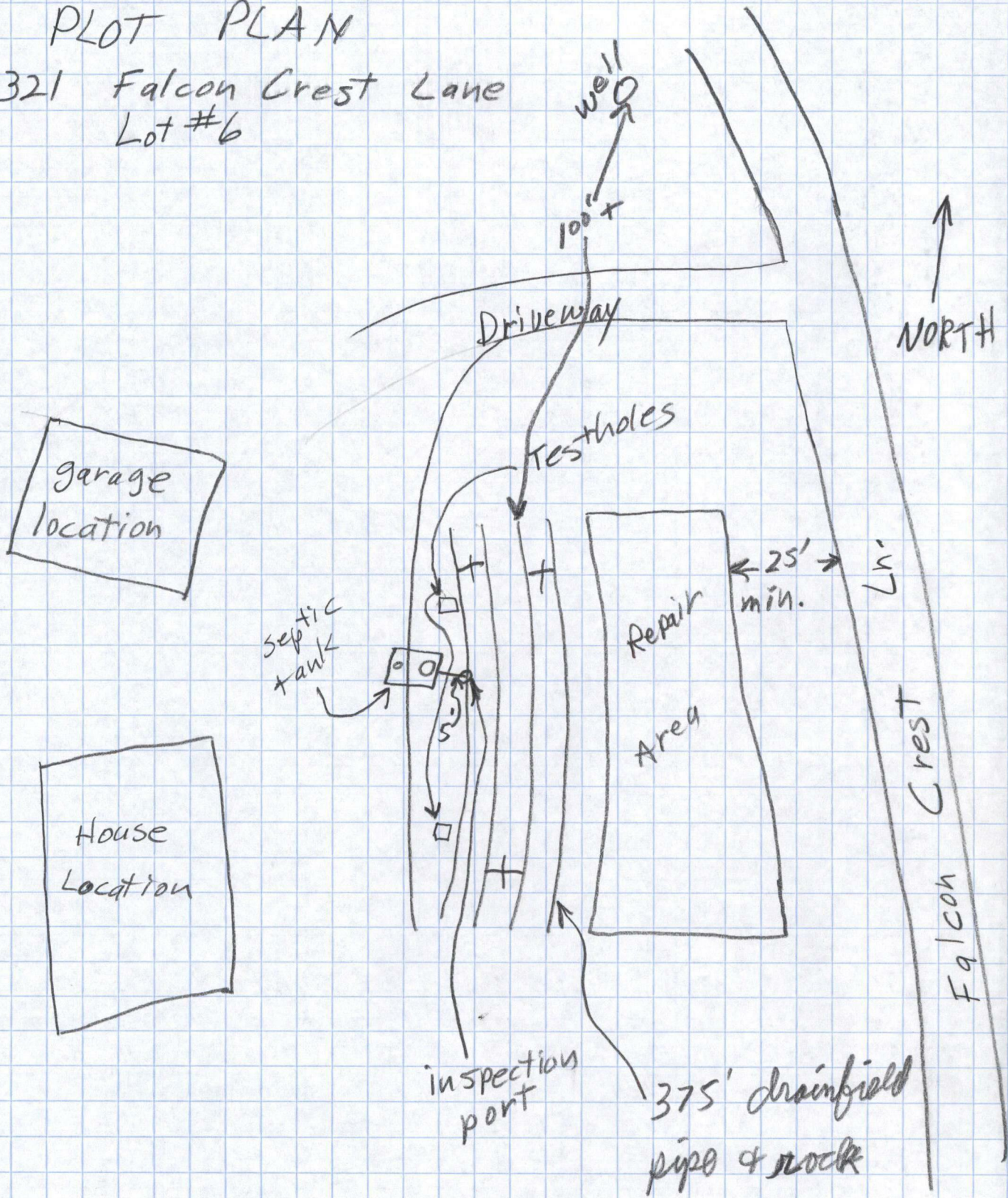
**Don Jossie**

Department of Environmental Quality  
Western Region, Grants Pass Office  
302 SE H Street  
Grants Pass, OR 97526  
Phone: (541) 471-2850 X225  
Fax: (541) 479-2764

See the Attachment 1 for additional information about your permit.

# PLOT PLAN

1321 Falcon Crest Lane  
Lot #6



John Meade  
6-7-11

PLAN APPROVED  
BY D.E.Q.

Date 6-8-11 Signed [Signature]

CWR Thomas Toby



State of Oregon Department of Environmental Quality

Application for Onsite Sewage Treatment System

Department of Environmental Quality 302 SE "H" Street

Grants Pass, OR 97526

Phone/TTY: (541) 471-2850 Fax: (541) 479-2764

- Requirements: Plot Plan, Vicinity and Tax Lot Map, Test Pits-5 feet deep, Zoning Clearance, (County Planning Approval) Included: Plot Plan, Vicinity and Tax Lot Map, Test Pits-5 feet deep, Zoning Clearance

For DEQ Use Only: Date Received 6-3-2011, Fee Paid 41,068.00, Receipt Number 1961608, Application Number 411926

A. Property Owner Information

Dennis Malanie Mewler 9385 N. Cornell Rd. Postello ID 83801 208-234-0319

B. Legal Property Description

Township 35 Range 06 Section 08 DO Tax Lot 1806 Tax Account Number 2 Ac. County Josephine Subdivision Name Falcon Crest

Property Address: 1321 Falcon Crest Ln Merlin OR 97532

Directions to Property: Merlin Gulch Rd -> Hugo Rd North 2 miles to Falcon Crest Lane

C. Existing Facility / Proposed Facility / Water Information

Existing Facility: Single Family Residence, Number of Bedrooms, Other

Proposed Facility: Single Family Residence, Number of Bedrooms, Other

Water Supply: Private Well

D. Type of Application

- Site Evaluation, Construction Permit, Repair Permit, Alteration Permit, Renewal Permit, Existing System Evaluation, Permit Transfer, Permit Reinstatement, Authorization Notice for: Connecting to an Existing System Not in Use, Replacing a Mobile Home or House with Another Mobile Home or House, The Addition of One or More Bedrooms, Personal Hardship, Temporary Housing, Other - Please Specify

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature: Thomas J. Toby IV, Date: 6/3/11, Applicant's FAX Number: 541-862-2967, Applicant's Phone Number: 541-655-0108, Applicant's E-mail Address: tomjt@apdo.net

Applicant is the Owner, Authorized Representative, Licensed Septic Installer, Authorization Attached, Installer's Name: John Meade

**EXISTING SEWAGE DISPOSAL SYSTEM DESCRIPTION - REPAIR**

Answer the following questions to the best of your ability.

1. The existing sewage disposal system consists of (check all that apply):

- Septic Tank
- Disposal Trenches
- Unknown
- Seepage Bed
- Cesspool or Pit
- other- Describe \_\_\_\_\_

2. When was your sewage disposal system installed? \_\_\_\_\_  
Year Permit #

3. Tank Material:

- Steel
- Concrete Volume in gallons: \_\_\_\_\_
- Other \_\_\_\_\_

4. When was the septic tank last pumped? (attach receipt) \_\_\_\_\_

5. Total length of disposal trenches in feet: \_\_\_\_\_

6. Is your sewage disposal system currently in use: \_\_\_\_\_

If no, how long has it been out of use? \_\_\_\_\_

7. Repair Permit: Is your sewage system surfacing \_\_\_\_\_, backing up inside the dwelling? \_\_\_\_\_

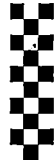
	<b>EXISTING:</b> (what is there now)	<b>PROPOSED:</b> (what you want to add)
Residence	# of bedrooms: _____ # of occupants: _____	# of bedrooms: _____ # of occupants: _____
Hardship Residence	# of bedrooms: _____ # of occupants: _____	# of bedrooms: _____ # of occupants: _____
Multifamily (Duplex, triplex, foster home, etc.)	# of bedrooms: _____ # of occupants: _____	# of bedrooms: _____ # of occupants: _____
Commercial facility: type of business: _____	estimated daily occupancy employees/clients # _____	estimated daily occupancy employees/clients # _____
Other: Explain _____ _____ _____	# of bedrooms: _____ # of occupants: _____ and/or employees/clients # _____	# of bedrooms: _____ # of occupants: _____ and/or employees/clients # _____

Note other waste streams (i.e., industrial wastes): \_\_\_\_\_

By my signature, I certify that the above information and the plot plan are accurate and true to the best of my knowledge.

\_\_\_\_\_  
Signature of Property Owner or Legally Authorized Representative.

\_\_\_\_\_  
Date



**PERMIT AUTHORIZATION FORM**

I/We, Malanie Minister property owner(s), do here by authorize, Tobey & Heinen Fine Homes Inc. and their representatives, to act as my agent for the following residential project:

ADDRESS: 1321 Falcon Crest Lane, Merlin 97532

MAP & TAX LOT: 350608DO TL 1806

PROJECT DESCRIPTION: New Home & Shop

Tobey & Heinen Fines Homes Inc and their representatives may apply and sign for permits regarding this property. This authorization is for the purpose of the property owner extending authority for Tobey & Heinen Fine Homes Inc. to obtain permits on the owner's behalf. This authorization is not meant to extend construction authorization on the above property.

NAME:

Malanie Minister  
owner

\_\_\_\_\_  
owner

DATE: 6-3-11

DATE: \_\_\_\_\_

ADDRESS: 9385 N. Cornell RD  
Pocatello, ID 83201  
PHONE: 208 234-0319

Tobey & Heinen Fine Homes Inc  
252 Jesinghaus Rd., Grants Pass, Oregon 97527  
541-862-2967  
CCB # 168811

Tom Tobey  
President

\_\_\_\_\_



**JOSEPHINE COUNTY DEVELOPMENT PERMIT**

NON-REFUNDABLE FEE: \$275 CHECK: 2540 CASH: \_\_\_\_\_  
PERMIT NUMBER: 2011-216

TWN: 35    RNG: 06    SEC: 08    QQ: D0    TAXLOT 1806  
SITUS: 1321 FALCON CREST LN

ACRES: 2.06

ZONE: RR5

**Applicant:** \*Tobey & Heinen Fine Homes Inc.

**Applicant Phone:** 541 659 0108

**Applicant Address:**

**Owner:** MINISTER, DENNIS & MINISTER, MALANIE

**Owner Address:** 9385 N CONNELL RD POCATELLO, ID 83201

**SPECIAL REQUIREMENTS**

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| YES                      | NO                                  |   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Assigned Situs/Space Number _____ Address Card _____  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Road* _____ State Highway* _____ Other/NA _____ Access Permit in File _____            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Violation - Development Permit to resolve violation(s) _____ Comment: _____                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate Flood Hazard Area - Professional Certificate in File _____ NA _____ Reason: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floodway Fringe - Base Flood Elevation _____ ft. NA _____ Reason: _____                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floodway - Approved Engineer's "No-Rise" Study in File _____ NA _____ Reason: _____           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | LOMA (Letter of Map Amendment) on file  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scenic Waterway - BLM Authorization in File _____   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stream - Name _____ Class 1 Stream _____ Class 2 Stream _____                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetland - Division of State Lands Authorization in File _____ NA _____ Reason: _____          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Nesting Site - ODF&W Authorization in File _____ NA _____ Reason: _____                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Erosion Hazard - Plan in File _____ NA _____ Reason: _____                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire Hazard - Plan in File _____ NA _____ Reason: _____                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aggregate - Restrictive Covenant/Aggregate Impact Area Agreement in File _____                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Airport Overlay - Declaration in File _____ NA _____ Reason: _____                            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Enterprise Zone   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historical - Historical Committee Review _____  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Part of Total - map no. : _____   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Site Review Conditions - Comment: _____   |

Schools :Three Rivers  
Acres:

**EXISTING STRUCTURES**

**PROPOSAL**

Conventional Residence-3bdrm/3bth  
detached shop/garage- 1900sqft w/bth  
  
erosion control plan done with PUD  
approval

**SETBACKS**

Front Setback: 30  
Side Setback: 10  
Rear Setback: 25  
Stream Setback: NA  
Height: 35 ft.

**Additional Terms:**

Building and Safety note: Fire Safety Plan must be implemented prior to issuing the Certificate of Completion.

OTHER PERMITS REQUIRED: \*ACCESS PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT OR STATE HIGHWAY DIVISION. ALL STRUCTURES APPROVED BY THIS PERMIT MUST ALSO BE AUTHORIZED BY SEPARATE PERMITS FROM THE DEPARTMENTS OF BUILDING SAFETY AND ENVIRONMENTAL QUALITY. FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT WILL RESULT IN REVOCATION. FALSIFICATION OF INFORMATION IS A VIOLATION OF STATE LAW.

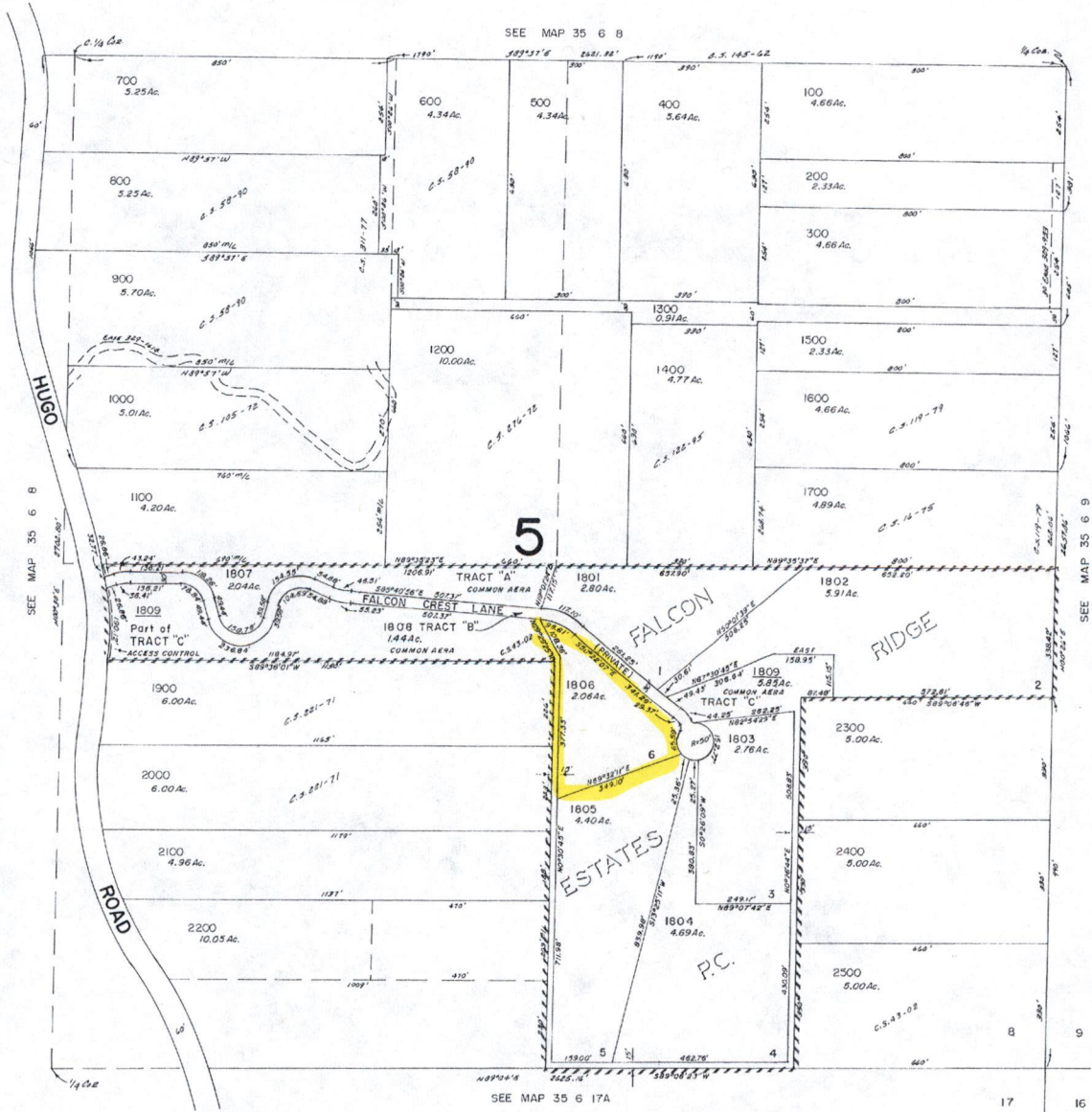
Signature: [Signature]  
Contractor Name: \*Tobey & Heinen Fine Homes Inc.  
Approved: Valerie Montague

Date: 6-3-11  
License#: 168811  
Date: June 3, 2011

NOTE: AUTHORIZED USES MUST BE UNDER WAY WITH ALL REQUIRED PERMITS WITHIN 1 YEAR FROM DATE OF ISSUANCE OF THIS PERMIT.

This map was prepared for  
assessment purpose only.

1"=200'



CANCELLED T.L.  
1800

SEE MAP 35 6 9

SEE MAP 35 6 8

SEE MAP 35 6 17A



# Oregon

Theodore R. Kulongoski, Governor

Scan ID  
211926

## Department of Environmental Quality

Western Region

Grants Pass Branch Office

510 NW 4th St., Rm #76

Grants Pass, OR 97526-2019

(541) 471-2850

FAX (541) 479-2764

## Memorandum

**To:** Planning Commission

**Date:** 11-17-04

**From:** Richard Blake  
Grants Pass DEQ  
510 NW 4<sup>th</sup> Street, Rm. 76  
Grants Pass, OR. 97526

*RB*

**RE:** Falcon Ridge Subdivision  
T. 35 R.06 Sec. 08-40 TL #1800  
Under sized Lot 6 (4.65 Acre)

Lot 6 has been approved for a Standard Onsite Sewage Disposal as per the requirements of the Oregon Administrative Rules Chapter 340 Divisions 71 and 73.

The approval indicates that the lot has adequate area for the septic system including replacement area and can meet required setbacks to property lines, wells, groundwater tables and other items requiring setbacks.

A properly installed and maintained septic system should not constitute a public health, safety or welfare hazard.

See the site approval field sheet and approval letter # 0417-130 dated June 28, 2004.

If you have any further questions regarding this matter, please contact me at 541-471-2850 extension 23.





# Oregon

Theodore R. Kulongoski, Governor

## Department of Environmental Quality

Western Region

Grants Pass Branch Office

510 NW 4th St., Rm #76

Grants Pass, OR 97526-2019

(541) 471-2850

FAX (541) 479-2764

June 28, 2004

H & T Construction  
154 Mountain Springs Drive  
Grants Pass, OR 97527

### IMPORTANT DOCUMENT – PLEASE READ CAREFULLY

**-This is not a construction permit-**

RE: **Site Evaluation #0417-130 Results – Site Approval With Conditions**  
Township/Range/Section: 35-06-08-40, Tax Lot Number: 1800 (Lot #6)  
Hugo Road, Grants Pass, Josephine County

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s): 6/22/04. Based on this evaluation, the following on-site sewage disposal systems are approved:

**Initial system:** Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

**Replacement system:** Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

### Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by DEQ before you can start construction.

### Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of \$440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$1340. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to contact Rick Blake (541) 471-2850 ext. 23.

Sincerely,

*Richard E. Blake for GREG FARRELL*

Greg Farrell  
On-Site Wastewater Specialist

Enclosure  
Site Evaluation Report

## **Site Evaluation Report For On-Site Sewage Disposal System Suitability**

Site Location: 35-06-08-40, Tax Lot Number: 1800 (Lot #6)  
Hugo Road, Grants Pass, Josephine County  
Applicant: H & T Cosntruction  
Date(s) of Site Evaluation: 6/22/04  
DEQ On-Site Specialist: Greg Farrell  
Date of Report: June 28, 2004

### **General Description of Site Evaluations**

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An on-site sewage disposal system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an on-site system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial drainfield area and the replacement drainfield area. The criteria used for this site evaluation can be found in Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features were evaluated during the site visit on 6/22/04. In the site inspection, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to groundwater
- Wells located on the site or adjacent sites.
- Slopes, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that could affect the placement of your on-site system.

### Approved Systems

Based on the evaluation of the site conditions, the following on-site sewage disposal systems are approved:

**Initial System:**                      System Type: Standard  
Minimum Septic Tank Size: 1000 gallons  
Linear feet of drainfield: 375  
Distribution Method: Serial  
Trench Depths – Maximum: 27" and Minimum: 24"

**Replacement System:**              System Type: Standard without pump  
Minimum Septic Tank Size: 1000 gallons  
Linear feet of drainfield: 375  
Distribution Method: Serial  
Trench Depths – Maximum: 27" and Minimum: 24"

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the site visit.

### Additional Conditions of Site Approval

1. This site is approved for the type of disposal system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. This is normally sufficient to serve a single-family dwelling with a maximum of four bedrooms. Premature failure of the treatment system may occur if either of these flow quantities is exceeded. If for some reason you expect your domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
4. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
5. This approval is site specific and intended to serve only one tax lot. Future lot line locations through or near the approved area may invalidate this approval.

Site Evaluation #0417-130 (Lot #6)

June 28, 2004

Page 4

6. Placement of a well within 100 feet of the approved areas may invalidate this approval.

This site approval is valid until the system approved above is constructed in accordance with a DEQ construction permit. Technical rule changes shall not invalidate this approval, but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the Department will attempt to notify in writing the current property owner as identified by the county assessor's records. The site approval runs with the land and will automatically benefit subsequent owners.

Attachment: Field Worksheet

SITE EVALUATION FIELD WORKSHEET

Tax Reference 35-06-8-40 TL 1800 (Pulcan Ridge # 6) Evaluator F. J. J. J.  
 Applicant H & T Construction Date 6-22-04 S.E. # 0417-130

Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

Depth	Texture	
Pit 1	6-10	SALM
	10-21	SALM
	21-36	CLM
	36-53	RG, SALM
Pit 2		sim to 1
		31-38 - Finer tex layer - silty
Pit 3		
Pit 4		

Landscape Notes \_\_\_\_\_  
 Slope 6% Aspect E Groundwater Type TP  
 Other Site Notes scrub oak, few small pines, few small mesquites, manure etc

SYSTEM SPECIFICATIONS

Type System: \_\_\_\_\_ Design Flow 450 gpd Disposal Field Size 375/375 Linear Feet  
 Initial Standard System Sizing 125 / 150 g. Max. Depth Absorption Facility (in) 27  
 Replacement Standard System Sizing 125 / 150 g. Max. Depth Absorption Facility (in) 27

Special Conditions \_\_\_\_\_

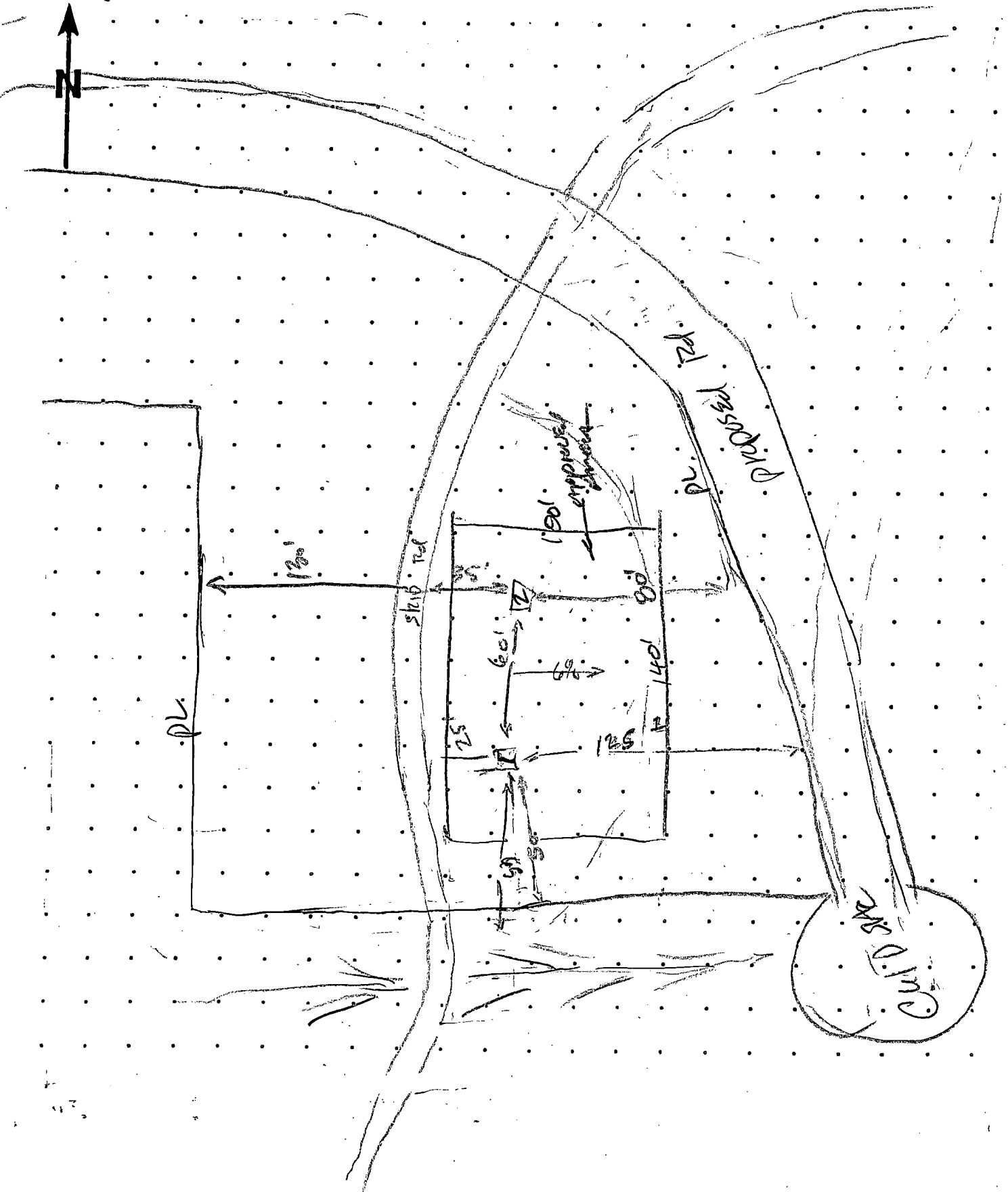
Tax Reference 35-d6-8-40 TL 1800 (Falcon Ridge #6)

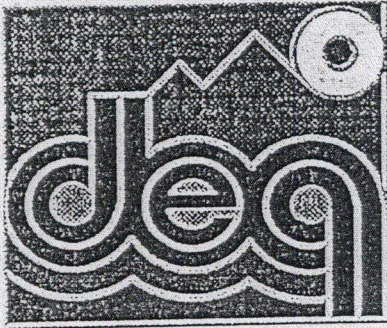
Evaluator: G Farrell

Applicant H&T construction

Date: 6-22-04

SE 0417-130





DEPARTMENT OF ENVIRONMENTAL QUALITY  
 510 NW 4TH STREET ROOM: 76  
 GRANTS PASS, OR. 97526  
 (541) 471-2850

FOR OFFICE USE ONLY  
 Date Received: 6-7-04  
 Date Completed:  
 Required Fee: 465-  
 Receipt No: 112647  
 Control No: 0417-130

APPLICATION FOR

- SITE EVALUATION
- REPAIR PERMIT
- ALTERATION PERMIT
- OTHER- PLEASE SPECIFY

- NEW CONSTRUCTION PERMIT
- AUTHORIZATION NOTICE
- HARDSHIP AUTHORIZATION

REQUIREMENTS	YES	NO	INCLUDED	YES	NO
Plot Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Vicinity and Tax Lot Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Test Pits- 5 feet deep	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Development Permit	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

There is a flag or sign at entrance to property and leading to test holes

For Applicant- PLEASE PRINT

Property Owner's name: H&T Const. Jim Hein Property Address: Hugo Rd  
 Township: 35 Range: 6 Section: 8-40 Tax Lot #: 1800#6 County: \_\_\_\_\_  
 Subdivision Name: Falcon Ridge Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Acreage: 31.93

Public Water Supply

Private Water Supply (Specify Type): wells

Single Family Residence (Home or Mobile): \_\_\_\_\_

Number of Bedrooms: 4

Other- Specify

Directions to Property

Merlin Balice Rd, right on Hugo Rd approx 1 1/2 miles turn right on pioneer trail (dirt road) approx 1 mile till see flags & comb in on east end of lot # 2 on trail.

By my signature, I certify that the information I have furnished is correct and hereby grant the Department of Environmental Quality and its authorized agent permission to enter into the above described property for the purpose of this application.

Signature: Clint Ellis Date: 6-5-04

- Owner
- Authorized Representative
- D. S. License No. \_\_\_\_\_

Owner's Mailing Address  
H&T Const  
154 Mt. Springs dr  
G.P.O.R 97527  
 Phone: 659-2211

Applicant's Mailing Address (if different)  
Clint Ellis  
 Phone: \_\_\_\_\_



DEPARTMENT OF ENVIRONMENTAL QUALITY  
 510 N.W. 4<sup>th</sup> St., Room 76  
 Grants Pass, OR 97526  
 (541) 471-2850  
 FAX (541) 479-2764

LETTER OF AUTHORIZATION

Let it be known that Clint Eells  
 Has been retained to act as my legally authorized representative to perform all acts for development on my  
 property identified below

Address or Road: Falcon Ridge Subdivision  
 City: Merlin Oregon State: Zip Code: 97532

And described in the records of Josephine County as:

Township 36 Range 06 Section 08 Tax Lot(s) 1800

PROPERTY OWNER:

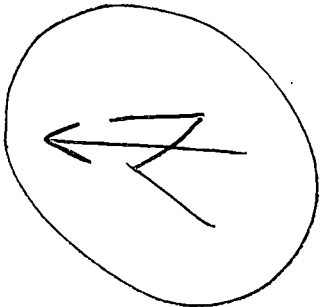
Signature: James R. Heinen Date: 6-1-04  
 Printed Name: James R. Heinen H+T Construction and Design LLC  
 Address: 154 Mt. Springs Dr Phone: 659-2211 or 474-0092  
 City, State, Zip: Grants Pass, Or. 97527 Fax: 956-2156

LEGALLY AUTHORIZED REPRESENTATIVE:

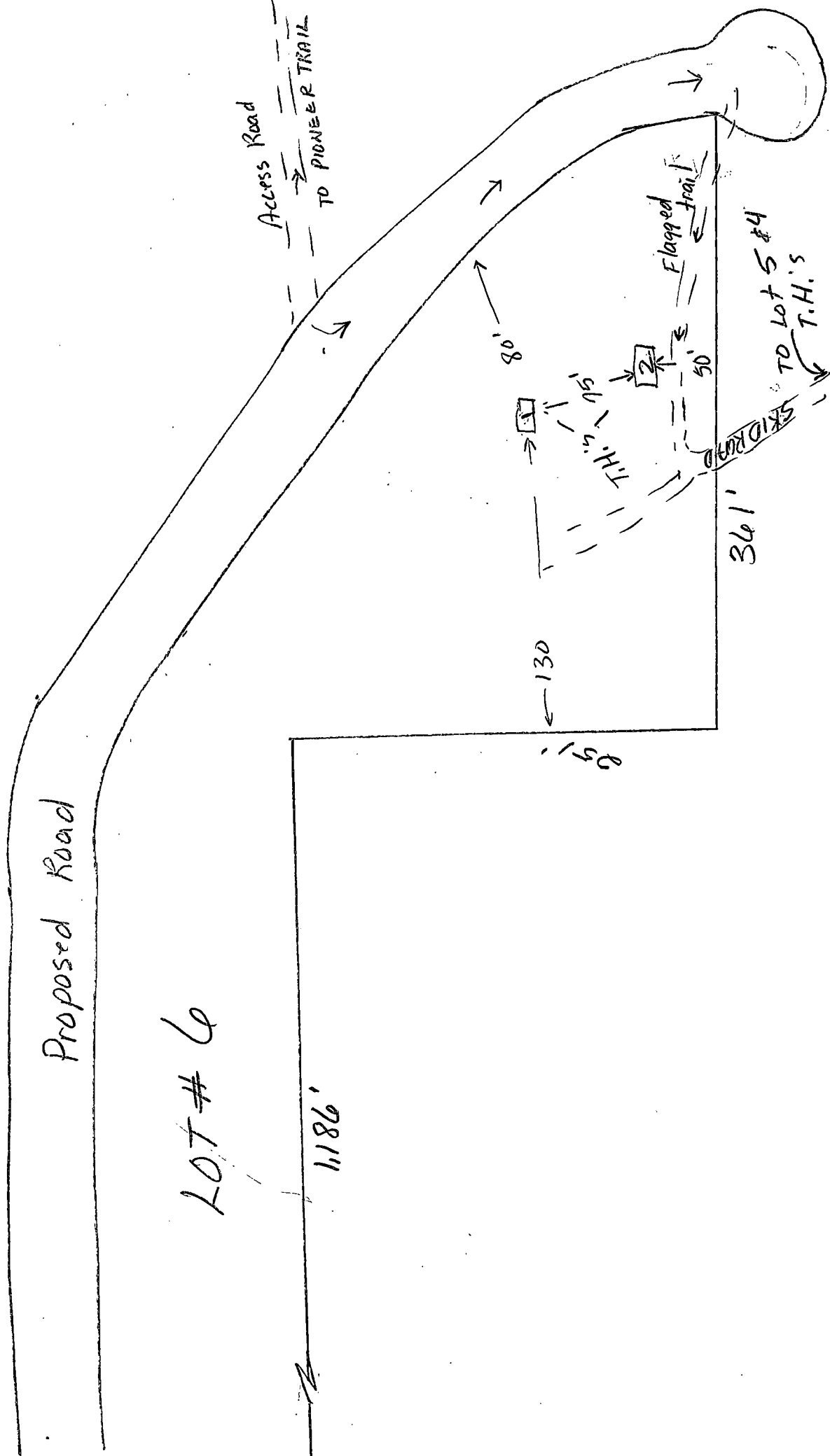
Signature: Clint Eells Date: 6-1-04  
 Printed Name: Clint Eells  
 Address: 410 Lancelot Ln Phone: 476-5974  
 City, State, Zip: Merlin OR 97532 Fax: \_\_\_\_\_

Authent. 6/00sh

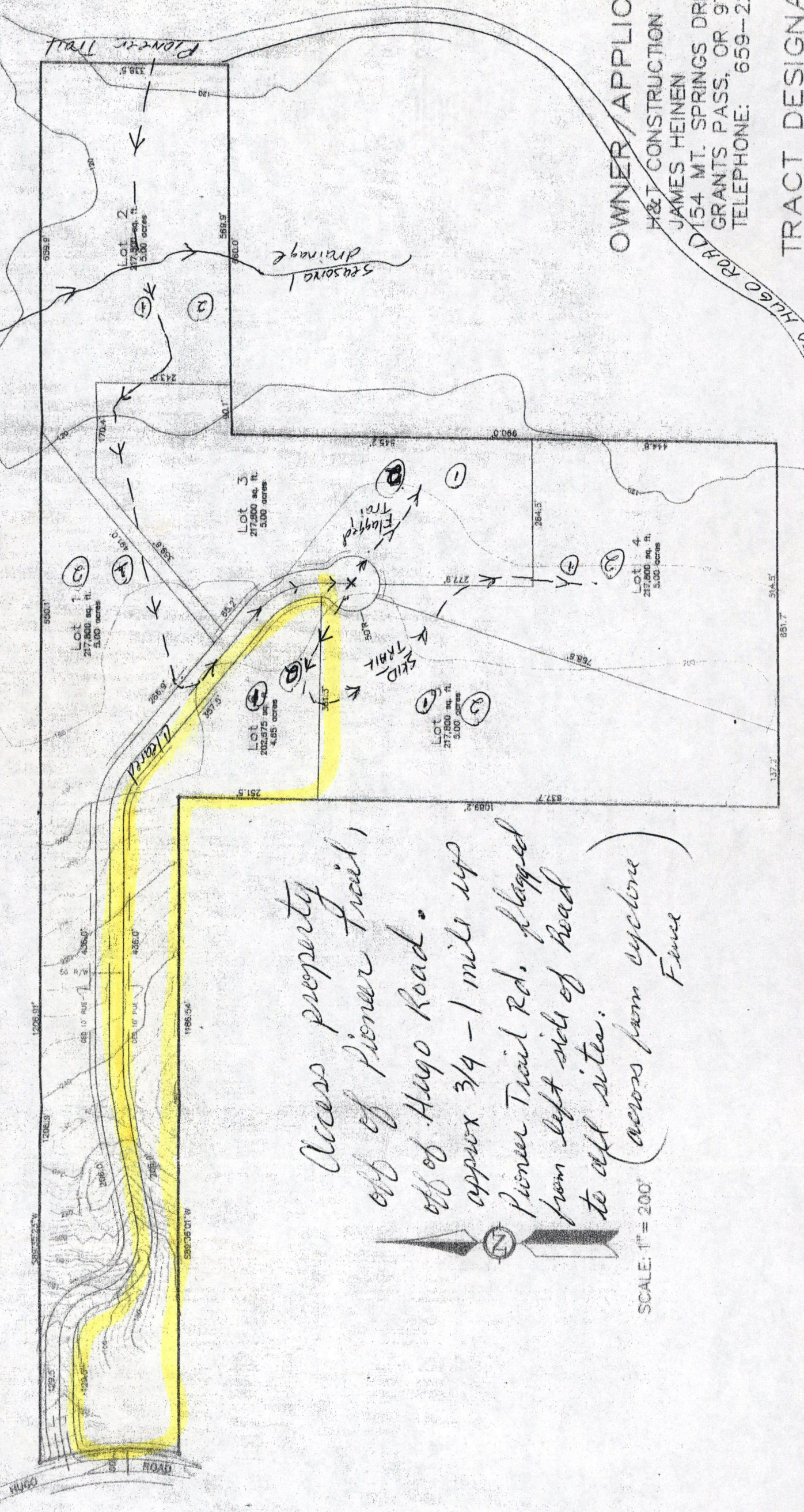
Please Send me :



Christ Falls  
6-5-04  
35-6-8-40 T.L. 1800  
Falcon Ridge Subd.  
LOT # 6







Access property  
 off of Pioneer Trail,  
 off of Hugo Road.  
 approx 3/4 - 1 mile up  
 Pioneer Trail Rd. flagged  
 from left side of Road  
 to all sites.  
 (across from cyclone  
 Fence)

SCALE: 1" = 200'

OWNER / APPLIC  
 H&T CONSTRUCTION  
 JAMES HEINEN  
 154 MT. SPRINGS DRI  
 GRANTS PASS, OR 97  
 TELEPHONE: 659-22

TRACT DESIGNA  
 TAX LOT 1800

TO HUGO ROAD



Oregon Department of Environmental Quality  
Onsite Program

## Septic System DO's and DON'Ts

A properly constructed and maintained system can last a long time if you follow some common **Septic System DO's and DON'Ts**:

**DON'T** flush material that will not easily decompose, such as hair, diapers, cigarette butts, matches, or feminine hygiene products.

**DON'T** wash or flush medicines or hazardous chemicals like paint, paint thinner and bleach into the system. They kill the bacteria needed to decompose wastes in the septic tank and drain field.

**DON'T** drive over the septic tank or drainfield.

**Don't** flush flushable wipes. Many septic tank pumpers and city public works employees are finding they don't break down and cause serious headaches.

**DON'T** plant anything over or near the drain field except grass. Roots from nearby trees or shrubs may clog and damage drain lines.

**DON'T** dig in your drain field or build anything over it.

**DON'T** cover the drain field with a hard surface such as concrete or asphalt.

**DON'T** make or allow repairs to your septic system without obtaining the required permit. Use professionally licensed septic contractors when needed.

**DON'T** use septic tank additives. These products usually do not help and some may even be harmful to your system.

**DON'T** allow backwash from home water softeners or condensate from an air conditioner or heat pump to enter the septic system.

**DON'T** enter your tank. Any work to the tank should be done from outside. Gases that can be generated in the tank and/or oxygen depletion can be fatal.

**DO** conserve water to avoid overloading the system.

**DO** use substitutes for household hazardous waste.

**DO** learn the location of your septic tank and drain field. Keep a sketch of it handy with your maintenance records for service visits.

**DO** cover the drain field with a grass cover to prevent erosion and remove excess water.

**DO** keep your septic tank cover accessible for inspections and pumpings. Install risers if necessary.

**DO** keep a detailed record of repairs, pumpings, inspections, permits issued, and other maintenance activities.

**DO** divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the septic system. Excessive water keeps the soil in the drain field from naturally cleansing the wastewater.

**DO** have your septic tank pumped out regularly by a DEQ licensed contractor.

**DO** call a professional whenever you experience problems with your system, or if there are any signs of system failure.

Follow these septic system  
DO's and DON'TS !!!

DO'S	DON'TS
Conserve water	Overload system
Substitute for bleach and ammonia cleaners	Flush medicines and hazardous materials down drain
Plant grass on drainfield	Plant deep rooted plants near tank or drainfield
Know location of all system components	Park, drive on, or allow animals access to drainfield
Perform periodic septic system maintenance and inspections	Wait until there is a problem before inspecting your septic system

Don't Flush Household Hazardous Waste!

Visit the HHW website for the drop-off location nearest to you!

<http://www.oregon.gov/deq/Hazards-and-Cleanup/hw/Pages/HHW-by-County.aspx>

Or call 1-800-732-9253

Why You Care About Your  
Septic System

### Protect Your Investment

It is typically much cheaper to properly maintain a working septic system than it is to repair or replace a failing septic system.

### Protect Community Health

Septic system owners, their neighbors, and the surrounding community run the risk of coming into contact with harmful bacterial and viral pathogens when septic systems are not properly maintained.

### Protect Drinking Water

Septic systems that are not working properly can contaminate groundwater sources. More than 70% of all Oregonians are at least partially dependent on groundwater for their drinking water supplies!

### Protect Environment

Septic systems that are not working properly can contaminate surface waters, which disrupts natural systems and impairs aquatic and riparian life.

# Be Septic Smart



What to consider BEFORE Buying a Home



Water Quality  
Onsite Program  
Eugene, OR 97401  
Phone: 541-686-7905  
[www.oregon.gov/deq](http://www.oregon.gov/deq)

# Don't Take Chances...

# Know Before You Buy!

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Septic systems are designed to collect and purify the water that goes down the drains in your home. There are two main parts to a conventional septic system.

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## 1) Septic Tank

The septic tank is a watertight container buried in the ground. It is designed to collect all of the water that comes from your home. For example, every time you flush a toilet, or do a load of laundry, you are sending water to your septic tank. When water enters the septic tank, the solids sink to the bottom of the tank (sludge) and oils float to the top of the tank (scum). All of the liquid between the sludge and scum layers is called wastewater. Once the tank is full, wastewater is pushed from the septic tank to the drainfield.

## 2) Drainfield

The drainfield, also called leach field, usually consists of a series of trenches that sit below the ground. These trenches are filled with a porous material and covered with soil. Wastewater from the septic tank is dispersed into the trenches. Microbes then purify the wastewater, as it moves down through the soil profile below the trenches. Microbes are responsible for purifying your waste!

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The microbes are doing *their* job, but what can *you* do to keep your system working properly? Follow these guidelines for Operation and Maintenance of your septic system.

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## Operation:

The first step in keeping your septic system working is to make sure that you and your family are *using* it properly. Of course, *never* flush materials that are hard to decompose down your drains. For example, cigarette butts, hair and food scraps are not septic friendly! Check out a list of DO'S and DON'TS for septic systems on the back of this brochure!

## Maintenance:

Your septic system will need periodic maintenance even when you and a healthy microbial population are doing the job properly. Having periodic septic system inspections can help to save you thousands of dollars in expensive repairs or even system replacement!

Visit :

<http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

for a list of certified and experienced [Onsite Maintenance Providers](#).

**Have questions? Call 541-686-7905**

## Ask These Questions First !!!

### **Is the system currently working?**

The best way to find out is to have a certified [Onsite Maintenance Provider](#) do an Existing System Evaluation.

### **Are there maintenance, pumping or repair records?**

Checking maintenance records will help you to identify if potentially costly repairs may be needed.

### **If the existing system fails, how will you repair it and what will it cost?**

Repairs or replacement can be expensive. Plan ahead for system expenses!

### **Where is the existing system located?**

Planting, building or driving on the drainfield will ruin the system! There should also be a reserve area for a replacement system. Do not build or pave over the reserve area either!

### **Is there a septic system permit on file with the DEQ or local County agency?**

If no permit is on file, the system may have been installed without a permit or be very old. You could be held responsible if the system fails or causes a public health risk.

### **Will the existing system support any changes to the home?**

You may need a larger system if you make additions to the home. Ask *before* you build!

# ROGUE VALLEY PUMP SERVICE

Rogue Valley Pump Services, LLC  
3396 Redwood Ave.  
Grants Pass, Or. 97527



LICENSED  
BONDED  
INSURED  
CCB# 116125

PROFESSIONAL QUALITY SERVICE

541-474-7877

CLOUSER·NORTH VALLEY·CASCADE·CAPP'S

Wendy And Steve Rhodes  
1398 Ellison Loop  
Grants Pass, Or 97526

DATE 5-12-26  
INVOICE # 67619

INVOICE FOR WORK COMPLETED AT: 1398 ELLISON LOOP

## WORK COMPLETED

4 HOUR WELL FLOW TEST  
TAKE WATER SAMPLES, DELIVER TO LAB

LABOR CHARGES  
\$200.00

## PARTS AND SUPPLIES USED

QTY	DESCRIPTION	UNIT	TOTAL
1	TOP 35 LESS NITRATE/ARSENIC COST	\$188.00	\$188.00

PARTS PAGE 1	\$188.00
PARTS PAGE 2	
LABOR TOTAL	\$200.00
TRIP CHARGES	
SUB TOTAL	\$388.00
TOTAL INV	\$388.00

INVOICE #	TOTAL INV	AMOUNT PAID	PAYMENT NOTES
67619	\$388.00		

BALANCE DUE **\$388.00**

*Payment on time helps us serve you better. This invoice is due in full upon receipt. Failure to pay within 14 days from receipt of invoice will result in a 1.5% per month service charge added to balance.  
In event of default, you will be charged for all reasonable collection charges and/or legal fees.*

**ALL OF OUR SERVICES CARRY A CUSTOMER SATISFACTION GUARANTEE.**  
**IF YOU LIKE OUR SERVICE, PLEASE GIVE US A REVIEW ON GOOGLE, IF YOU HAVE ANY CONCERNS, PLEASE CONTACT US**  
**WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO SERVING YOU IN THE FUTURE**