

SUPPORTING DOCUMENTATION

WILLIAMS CREEK RANCH

18200 WILLIAMS HIGHWAY, WILLIAMS, OR

CONTENTS PAGES

01 Property Summary 2 to 8

02 Maps 9 to 16

03 Floor Plans 17 to 20

04 Seller's Disclosures *Coming soon* 21 to 22

05 Water Rights 23 to 28

06 Well Records 29 to 38

07 Septic Records 39 to 51

08 Inspection Reports 52 to 103

- Home Inspection Report, Main House 52 to 83
- Home Inspection Report, Guest Quarters 84 to 103

09 Solar 104 to 105

SECTION

01

PROPERTY SUMMARY

WILLIAMS CREEK RANCH

18200 WILLIAMS HIGHWAY | SECTION 1 OF 9

WELCOME

Township	Range	Section	Tax Lot	2026 Taxes	Account #	Acres	Zoning
38	5	3	1000	$7,409.79	R326552	10	EF
38	5	3	1000	$127.44	R344871	27.55	EF
Totals				**$7,537.23**		**37.55**	

Two tax accounts (R326552 and R344871), one legal parcel: Tax Lot 1000, totaling 37.55 acres.

Welcome to Williams Creek Ranch, a distinguished equestrian estate on 37.55 acres in Southern Oregon's Applegate Valley. A custom farmhouse, detached guest quarters, and approximately 50,000 square feet of ranch facilities under roof anchor a property designed for country living and equestrian pursuits. Strong senior water rights include primary irrigation rights serving 24 acres with an 1858 priority date, complemented by supplemental rights dating to 1891. Irrigated pastures, mountain views, and more than 1,000 feet of frontage on year-round Williams Creek complete a property offering natural beauty, extensive improvements, and income potential.

PROPERTY OVERVIEW

Access	Gravel driveway off paved Williams Highway with custom gated entry
Present Land Use	Rural residential estate operated as an equestrian facility
2026 Taxes	$7,537.23 (two tax accounts)
Zoning	EFU, Exclusive Farm Use
Elevation	Approximately 1,320 feet above sea level
Topography	Level
Water Rights	24 acres of primary irrigation rights from Williams Creek, 1858 priority date. 21 acres of supplemental irrigation rights from Williams Creek, 1891 priority date.
Irrigation System	Irrigation water is delivered via a buried main line to multiple risers throughout the property. The system is powered by a Paco pump with a 20 HP Baldor 3-phase motor (JMM2514T) and a Selectric 460V 3-phase control panel. The pump was reconditioned in October 2026. Also included in the sale is a large quantity of aluminum hand-move pipe with sprinkler heads.

Domestic Water	The domestic well serves both the home and the guest quarters. It was drilled in 2006 to a depth of 320 feet and is equipped with a variable drive pump. A 4-hour flow test in 2020 produced 32 gallons per minute. The property is served by a CSI Water Treatment Systems whole-house filtration setup, which includes three tanks with electronic controls, an arsenic trap, a nitro sulfur iron filter, and a salt-based softener.
Sanitation	On-site septic system with a 1,500 gallon, 2-compartment tank and standard drainfield, serving both the main residence and the guest quarters.
Power Service	Two services. Residential: 400 amp, single-phase. Irrigation: three-phase.
Gas/Propane	Leased propane tank from Ed Staub & Sons with 500 gallon capacity
Solar	A 16 kW grid-tied solar system was installed in 2023, consisting of 40 panels with Enphase IQ8PLUS microinverters, an IQ Combiner 4, and an IQ Gateway. Estimated production is 22,235 kWh per year.
Inten	Starlink

The Custom ICF Home

Built in 2006, the 3,906-square-foot custom home combines Insulated Concrete Form (ICF) construction with farmhouse architecture and thoughtful craftsmanship. Sprawling green lawns and established landscaping surround the home, with open pastures and mountain views beyond. More than 2,500 square feet of covered wraparound porch and patio extend the living spaces outdoors, providing generous room for gathering, dining, and enjoying the ranch throughout the seasons.

Inside, grand vaulted ceilings and a custom knotty alder and wrought iron staircase create a striking first impression. The open-concept floor plan connects the main living spaces, while expansive windows and upper dormers fill the interior with natural light, creating an airy, bright atmosphere. Excellent views are a defining feature throughout the home, enjoyed from the formal dining room, casual eating area off the kitchen, living room, and bedrooms.

The great room centers on a wood-burning stove with a stone surround and alder beam mantel, while polished concrete floors complement the home's substantial woodwork. The spacious island kitchen features granite countertops, custom knotty alder cabinetry, a six-burner propane range, double convection ovens, and a large walk-in pantry. A generous bar counter connects the kitchen to the living areas, with both casual and formal dining spaces nearby. A laundry and mudroom with a sink and half bathroom adds everyday convenience.

The large, beautifully appointed main-floor office features custom built-in shelving and views toward the barn and arena. This versatile room could also serve as a den or library. The primary suite occupies its own end of the main floor, offering space for a sitting area and French doors opening to the covered

porch. The adjoining bathroom includes dual vanities with granite countertops, a walk-in shower, and a spacious walk-in closet. Upstairs, two additional bedrooms share a full bathroom with a vintage-style clawfoot tub. In addition to the ICF construction the home is built on a 12-inch slab foundation with post-tension rods and features in-floor radiant heating, triple-pane windows, a constant-pressure water system, cement-board siding, and a metal roof. Grid-tied solar helps significantly reduce the property's utility costs.

Detached Guest Quarters & Garage

Located near the main home is the two-bedroom and one bath guest quarters with inviting living space and an open kitchen. High ceilings, abundant natural light, and quality finishes create a bright, comfortable setting for family and guests.

The building also includes garage/shop space with a half bathroom and a carport, preserving practical space for projects, equipment, and vehicle storage. An exterior RV hookup and sewer cleanout, together with ample parking, provide additional flexibility for visitors, trailers, and recreational vehicles.

RESIDENCE OVERVIEW

Year Built	2006
Approx. SF	3,906
Bed / Bath	3 bedrooms, 2 full bathrooms, 1 half bathroom
Levels	2
Garage | Parking	Detached two-car garage with adjoining carport
Floor Plan Notes	Grand entry with staircase, formal dining room, office with built-ins, central living area, kitchen with island and walk-in pantry, laundry/mudroom with half bath, main-level primary suite, and additional bedrooms upstairs.
Exterior Features	Large wraparound porch, concrete walkways, mature landscaping, expansive lawns and vegetation, mountain and pasture views, and access to trails throughout the property
HVAC	Central cooling, wood stove and in-floor radiant heating
Hot Water Heater	Two hot water tanks, one serving the upper level and one associated with the in-floor heating system
Exterior Siding	Concrete Board Lap siding
Roofing	Metal
Doors and Windows	Solid oak interior doors, triple pane glass, large bay windows, and dormers.

RESIDENCE OVERVIEW (Guest Quarters)

Year Built	2021
Approx. SF	1,080 (per seller)
Bed / Bath	2 bedrooms, 1 full bathroom
Levels	1
Garage | Parking	Connected to the main detached garage and carport
Floor Plan Notes	Open-concept living, dining, and kitchen area with two rooms located off the right side of the unit and separated by the bathroom. Additional exterior door off the dining area provides access to the backyard.
Interior Features	Granite countertops, kitchen island, oak cabinetry, coffered ceilings, ceiling fans, and tub/shower combination
HVAC	Forced air system, electric heat pump
Hot Water Heater	50 gallon standard electric tank
Exterior Siding	Lap siding
Roofing	Metal
Doors and Windows	Standard door and window package

Equestrian Improvements

The main barn measures 50 by 135 feet and includes eight 14-by-14-foot Noble stalls with stall mats, a large tack room, feed room, preparation area with wash rack, and cross ties. Large roll-up doors provide convenient access and airflow, while covered areas at either end offer additional storage. Rubber flooring over concrete serves the tack, feed, preparation, and cross-tie areas.

The trainer's barn measures 85 by 228 feet and offers substantial covered space for additional stabling and training. Its layout includes sixteen 16-by-20-foot stalls, a 52-foot round pen with sand footing, three storage rooms, and cross ties. Additional features include a breeding stanchion, foal holding pen, and teasing rail. Two wash racks are conveniently positioned between the barns, and both buildings have lighting, water, and power.

The separate 85-by-228-foot covered riding arena features skylights, 16-foot clearance, recently updated footings, and a sprinkler system. Its scale accommodates a broad range of riding and driving disciplines, with covered space for training throughout the year.

A 175-by-400-foot outdoor arena provides additional room for riding and training. The separate 36-by-48-foot hay barn offers generous clearance for hay handling and storage.

Multiple irrigated turnouts with shed-row stalls and connecting alleyways add flexibility for turnout, shelter, and the daily movement of horses throughout the property.

EXTERIOR IMPROVEMENTS

Main Barn	~50' by 135' Eight 14' by 14' Noble stalls with stall mats Large tack room, feed room, and preparation area with wash rack Four large roll-up doors Rubber floor mats covering the concrete floor
Trainer Barn	~85' by 228' Sixteen 16' by 20' stalls 52' round pen with sand footing Three storage rooms Cross ties Breeding stanchion Foal holding pen Teasing rail Two wash racks
Covered Riding Arena	~85' by 228' Skylights 16' clearance Recently updated footings Sprinkler system
Outdoor Riding Arena	~175' by 400'
Turnouts	Six separate turnouts with additional paddocks All irrigated
Hay Barn	~36' by 48'

Land, Water Rights & Creekside Trails

The ranch's 37.55 acres feature level to gently rolling terrain, irrigated pastures, mature trees, and mountain views. Fenced and cross-fenced, the property includes six interconnected pastures of approximately three to five acres each. Frost-free hydrants and water serve the pastures, with shelters providing additional protection for livestock. Water rights include 24 acres of primary irrigation rights with an 1858 priority date and 21 acres of supplemental irrigation rights with an 1891 priority date. More

than 2,000 feet of underground irrigation mainline and three-phase power support the ranch's agricultural infrastructure. Well-drained and high quality loam soils provide a productive foundation for pasture and a variety of agricultural uses.

More than 1,000 feet of frontage on year-round Williams Creek brings a distinctive natural element to the property. Developed riding trails along the creek offer an opportunity to enjoy the ranch beyond the arenas and pastures. A seasonal pond, established landscaping, and a high-producing well further complement the setting.

Income Potential

The scale and arrangement of the improvements offer significant income potential through horse boarding, training, and related equestrian activities. An owner-operator could bring together the barns, arenas, turnouts, and pastures for an integrated boarding and training program.

Another approach would be to lease the trainer's barn and selected pastures while retaining the main barn for personal equestrian use. The separate facilities provide flexibility in how the ranch is occupied and operated, allowing an owner to balance private enjoyment with income-producing activities.

LOCATION

Williams Creek Ranch enjoys a rural setting just over two miles from Williams, approximately 20 miles from downtown Grants Pass, and approximately 23 miles from historic Jacksonville. Medford and the Rogue Valley International Airport provide access to additional services, shopping, and regional air travel.

The Applegate Valley's appeal extends beyond its scenery to its small-town culture, agricultural roots, and sense of community. Family farms, local businesses, and welcoming tasting rooms give the area a relaxed, personal character. The Applegate Valley Wine Trail connects distinctive wineries throughout the valley, offering opportunities to meet local producers and enjoy wines that reflect the surrounding landscape.

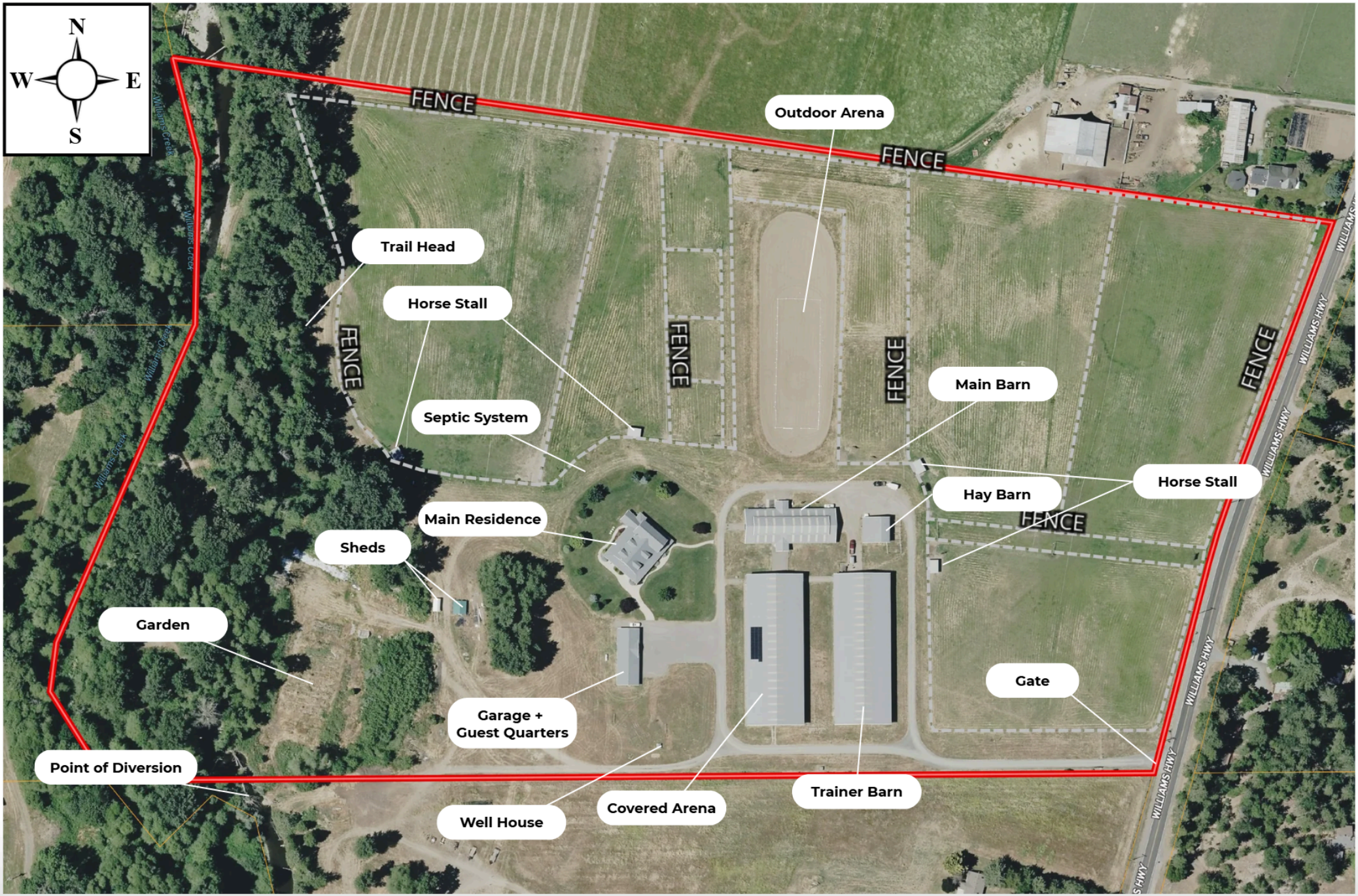
Four distinct seasons, mountain scenery, and abundant outdoor recreation complement the valley's rural lifestyle. Nearby public lands offer opportunities for riding and hiking, while the region's rivers and lakes provide fishing, boating, camping, and places to explore throughout the year.

Framed by mountain views, Williams Creek Ranch brings together fine craftsmanship, expansive facilities, and an exceptional setting for both private enjoyment and equestrian pursuits.

SECTION

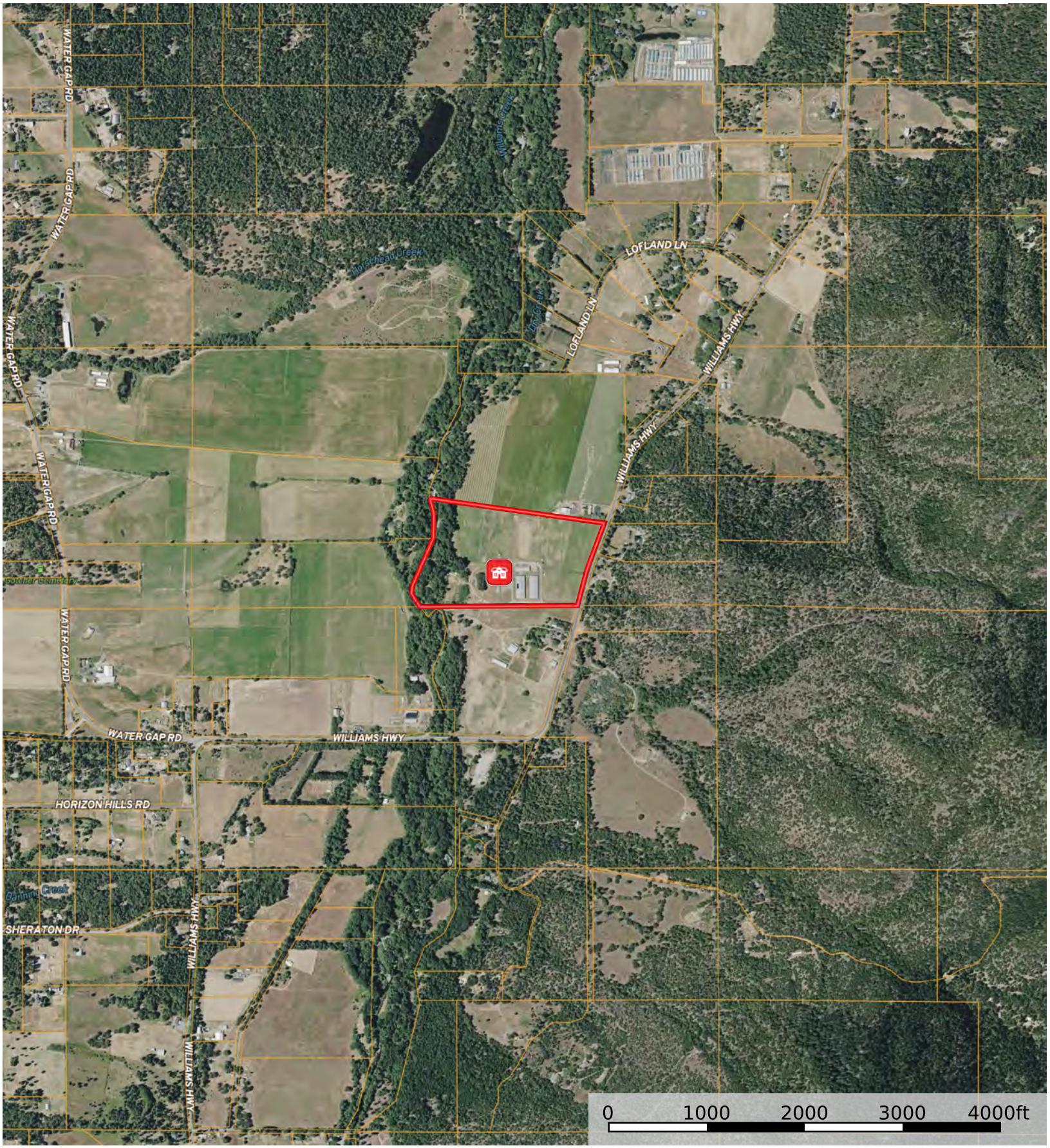
02

MAPS


N
W
E
S
FENCE
FENCE
Outdoor Arena
Trail Head
Horse Stall
FENCE
FENCE
FENCE
FENCE
Main Barn
Septic System
Hay Barn
Horse Stall
Main Residence
FENCE
Sheds
Garden
Gate
Garage +
Guest Quarters
Point of Diversion
Trainer Barn
Covered Arena
Well House
Williams Creek
WILLIAMS HWY

18200 Williams Hwy

Oregon, AC +/-

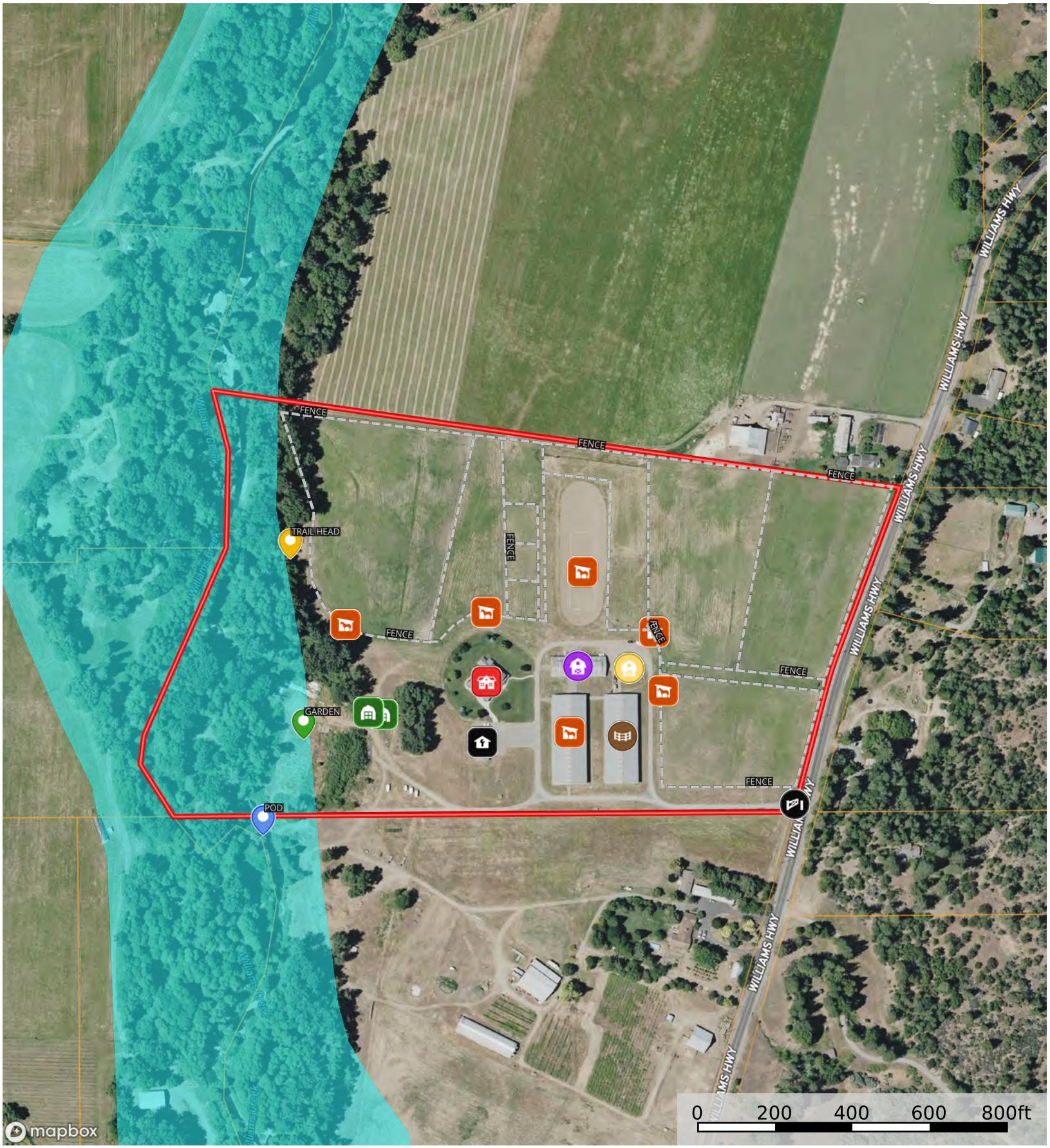


Main House Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

18200 Williams Hwy

Oregon, AC +/-



POD
Horse Stall
Trainers Barn
Garage + ADU
Main House
Shed
Trail Head
Garden
Gate
Riding Arena
Hay Barn
Main Barn
Fence
Boundary
100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ Not Included

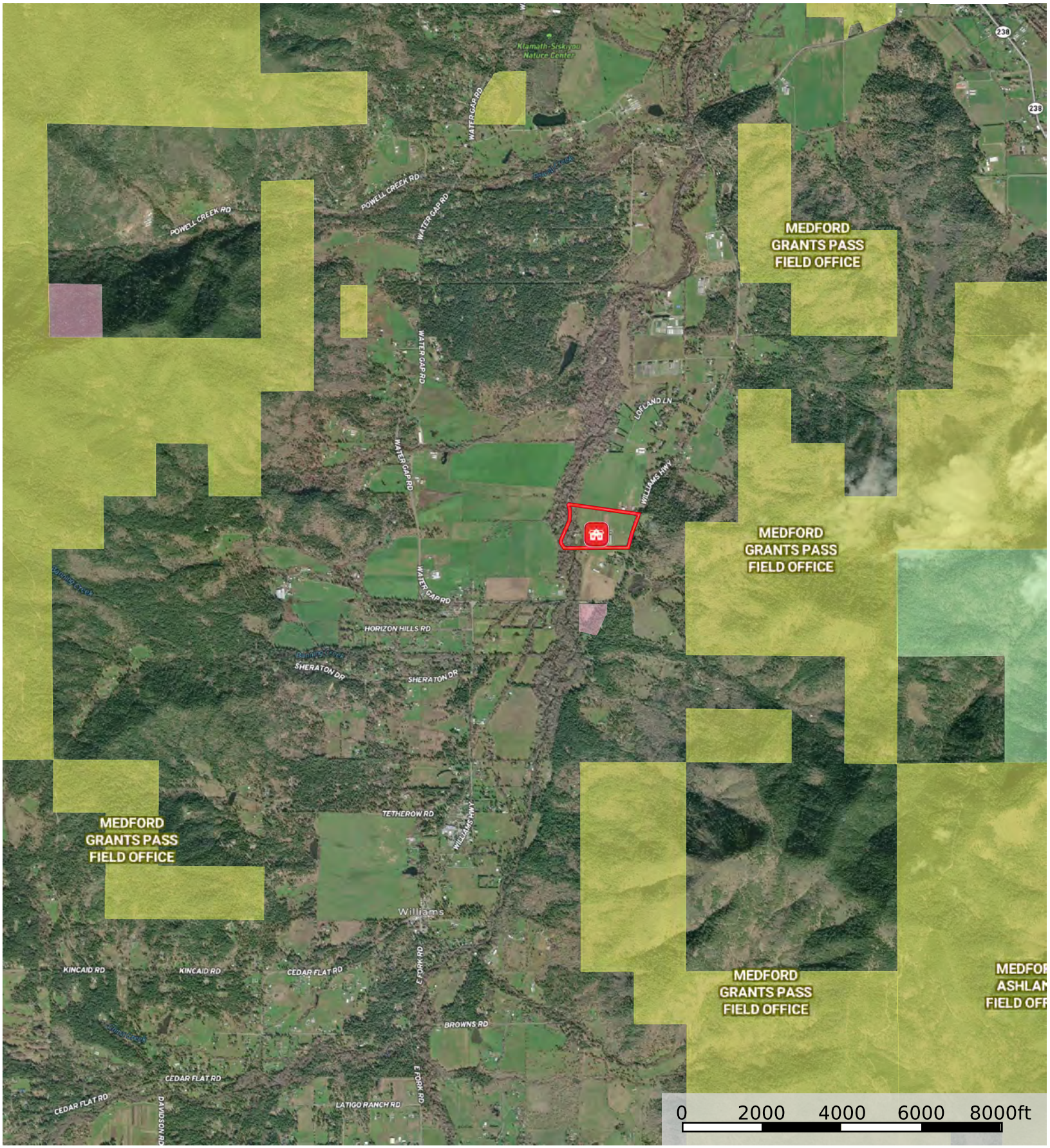
MOPG

P: 541-660-5111 www.MOPG.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof. | ©CoreLogic, Inc. and/or its subsidiaries retain all ownership rights in the data, which End User agrees is proprietary to CoreLogic. All Rights Reserved. The data is provided AS IS; End User assumes all risk on any use or reliance on the data. Any downloaded data must be deleted after 12

18200 Williams Hwy

Oregon, AC +/-

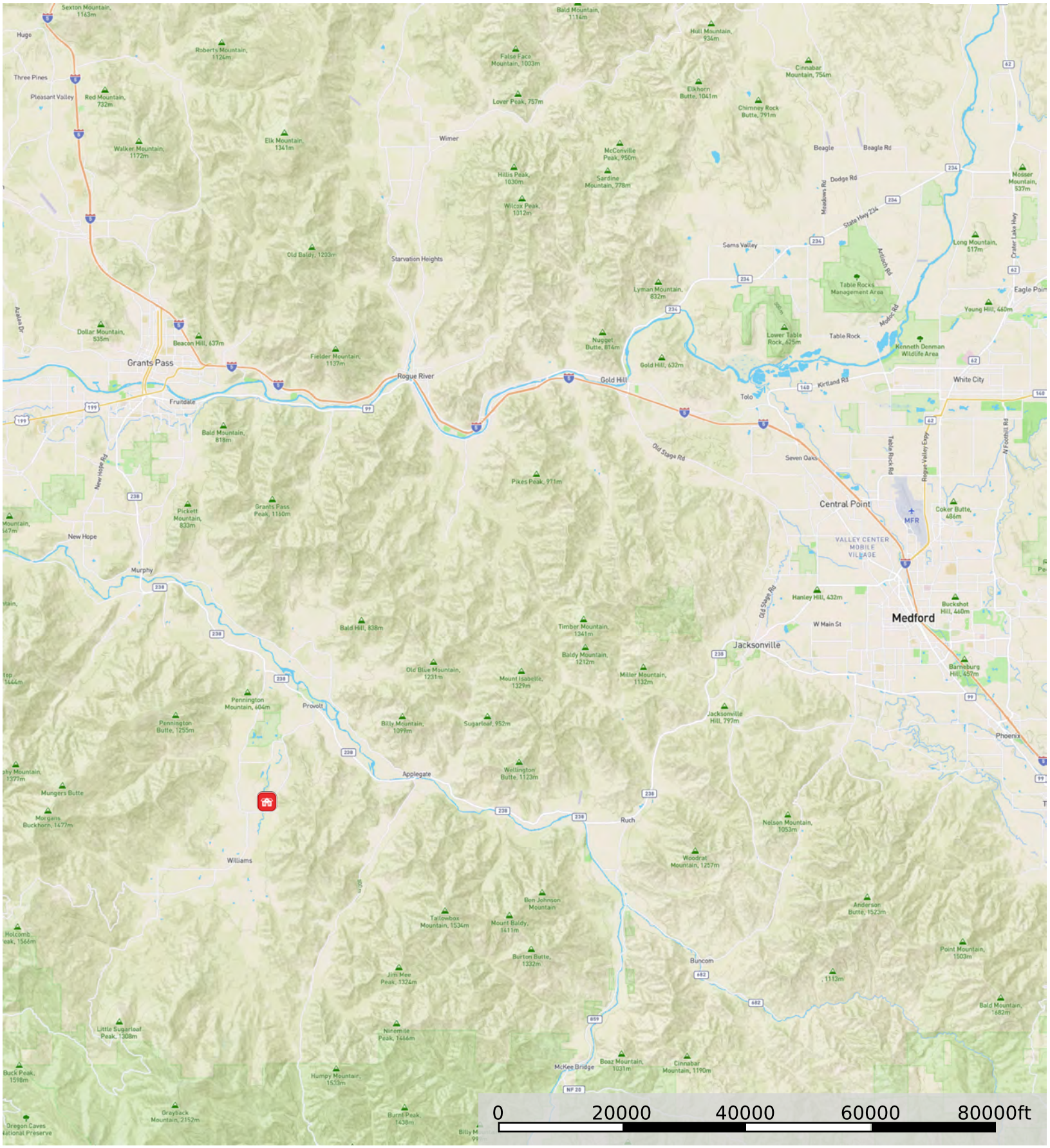


Main House | Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

18200 Williams Hwy

Oregon, AC +/-



Main House Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

18200 Williams Hwy

Oregon, AC +/-



Main House Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 38.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16	Central Point sandy loam	14.91	39.24	0	68	2s
38C	Foehlin gravelly loam, 3 to 12 percent slopes	7.97	20.97	0	74	3e
15	Camas-Newberg complex	7.28	19.16	0	58	4w
64	Riverwash	3.99	10.5	0	-	-
42C	Holland sandy loam, cool, 7 to 12 percent slopes	2.03	5.34	0	72	2e
42B	Holland sandy loam, cool, 2 to 7 percent slopes	1.83	4.82	0	74	2e
TOTALS		38.01(*)	100%	-	60.72	2.66

(*) 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.



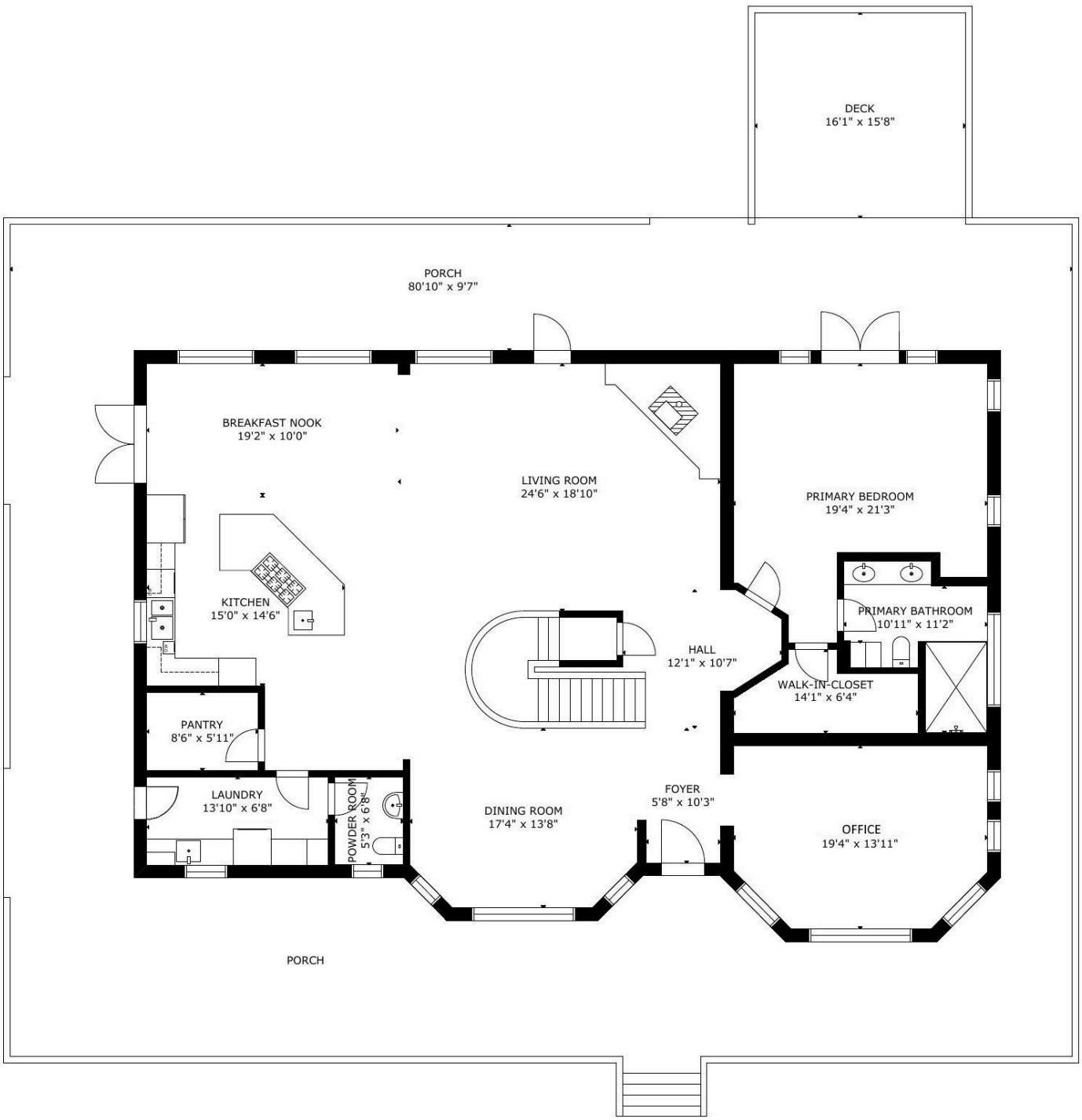
SECTION

03

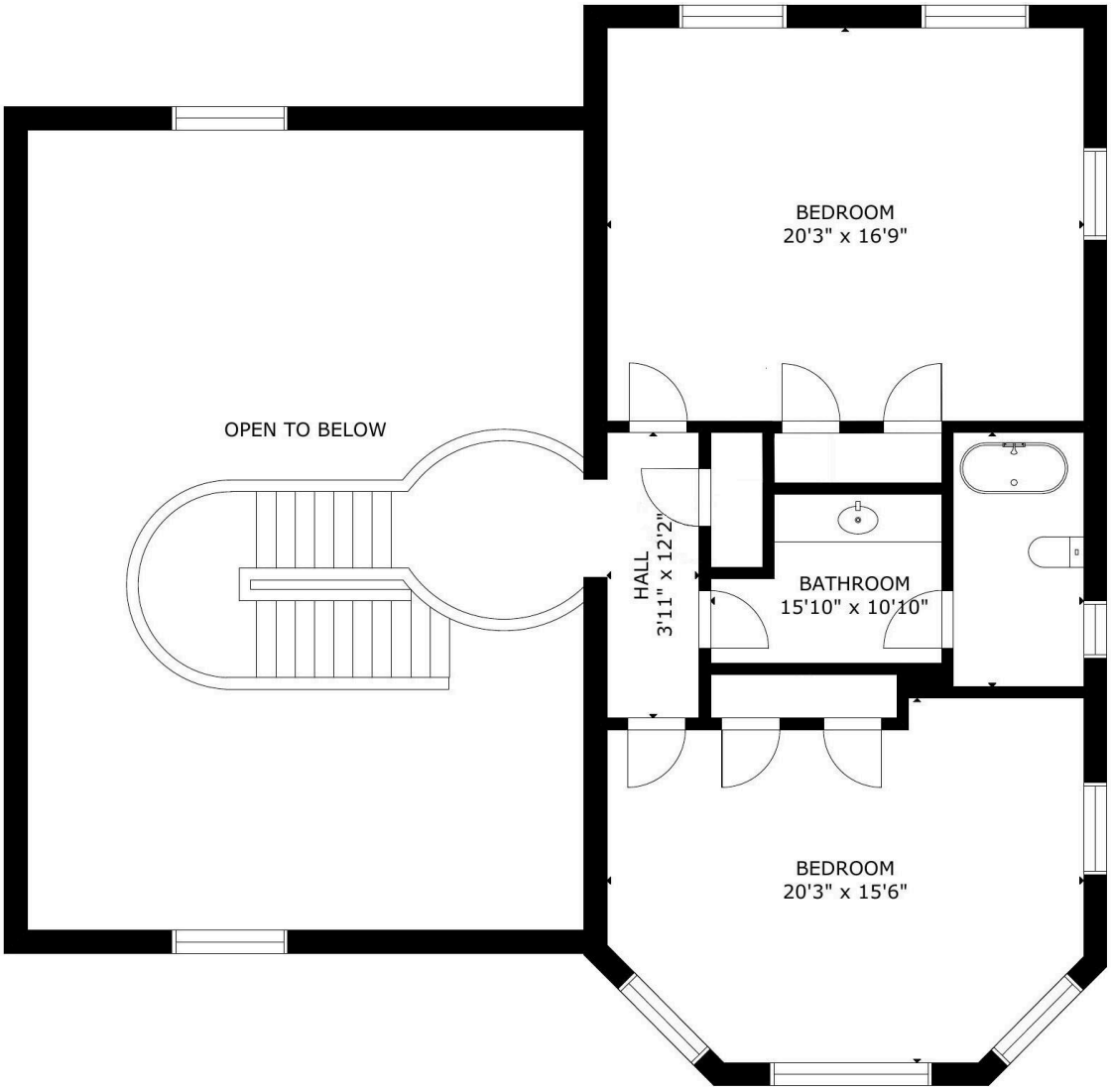
FLOOR PLANS

WILLIAMS CREEK RANCH

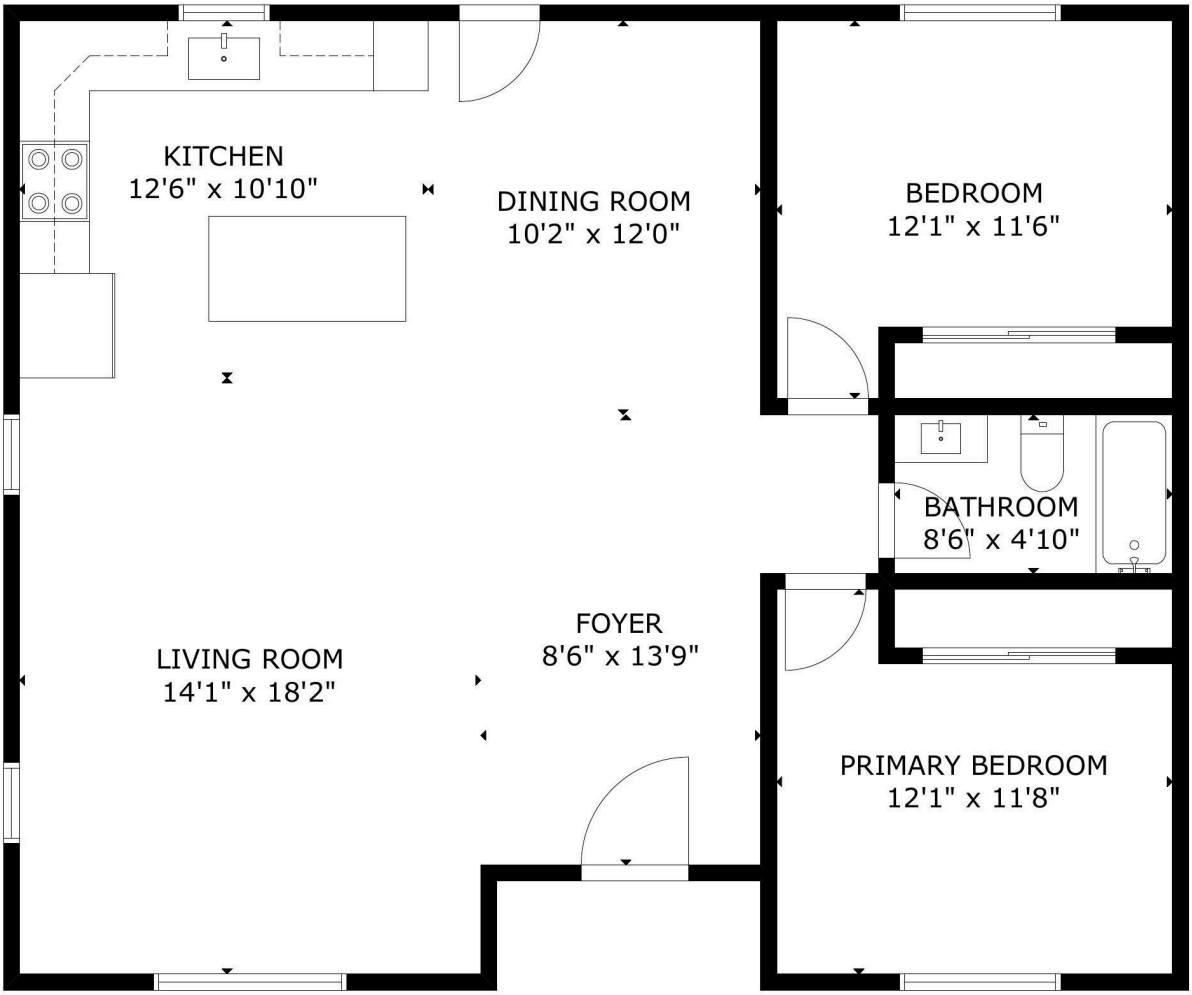
18200 WILLIAMS HIGHWAY | SECTION 3 OF 9



GROSS INTERNAL AREA
TOTAL: 4,651 sq.ft
MAIN FLOOR: 2,766 sq.ft, UPPER LEVEL 1: 1,885 sq.ft
EXCLUDED AREAS: DECK: 275 sq.ft, PORCH: 2,513 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 4,651 sq.ft
MAIN FLOOR: 2,766 sq.ft, UPPER LEVEL 1: 1,885 sq.ft
EXCLUDED AREAS: DECK: 275 sq.ft, PORCH: 2,513 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 991 sq.ft
MAIN FLOOR: 991 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

SECTION

04

SELLER'S DISCLOSURES

COMING SOON

This section will be provided as soon as it is available.

18200 WILLIAMS HIGHWAY

SECTION

05

WATER RIGHTS

WATER RIGHT SOLUTIONS, LLC
3246 Hammer St
Klamath Falls, OR 97603
541-821-5848
hcannon@waterrightsolutions.com

October 1, 2019

TO: Chris Martin
By email: chris@landandwildlife.com

SUBJECT: Water right report on 18200 Williams Hwy (Tax Lot T38S, R5W, Sec 23 TL 1000)

SUMMARY

This property has a right to irrigate 24.0 acres by water right Certificate 52006. It has the right to supplement that right with Certificate 47912 for 21.9 acres. Certificate 52006 also allows use of water for livestock.

REPORT

The water rights on this property are

1) Certificate 52006 for use of 24.0 acres on this property (there are portions of this water right located on neighboring property. The acreage listed here is the portion of the right on the subject property). The source is Williams Creek with a priority date of 1858. The Point of Diversion is shown on the attached map. This right was originally irrigated by the Baltimore Ditch, but in the 1970's the owner applied for a water right transfer to move the POD to the location shown on the map. The certificate states this is an "additional point of diversion", so that means if the Baltimore Ditch is still in operation, this property could receive delivery form that ditch.
2) Certificate 47912 for supplemental irrigation of 21.9 acres on this property (there is part of this water right located on neighboring property). The source is Williams Creek with a priority date of 1891.

I did not do a search of senior water rights as part of this report, so I suggest calling the Watermaster to find if the flow of Williams Creek is sufficient to supply a full season of irrigation. Both points of diversion are located on neighboring property, so there should be a search for an easement for conveying water from the point of diversion to the property.

If there are any questions, please call me at 541-821-5848.

Sincerely,

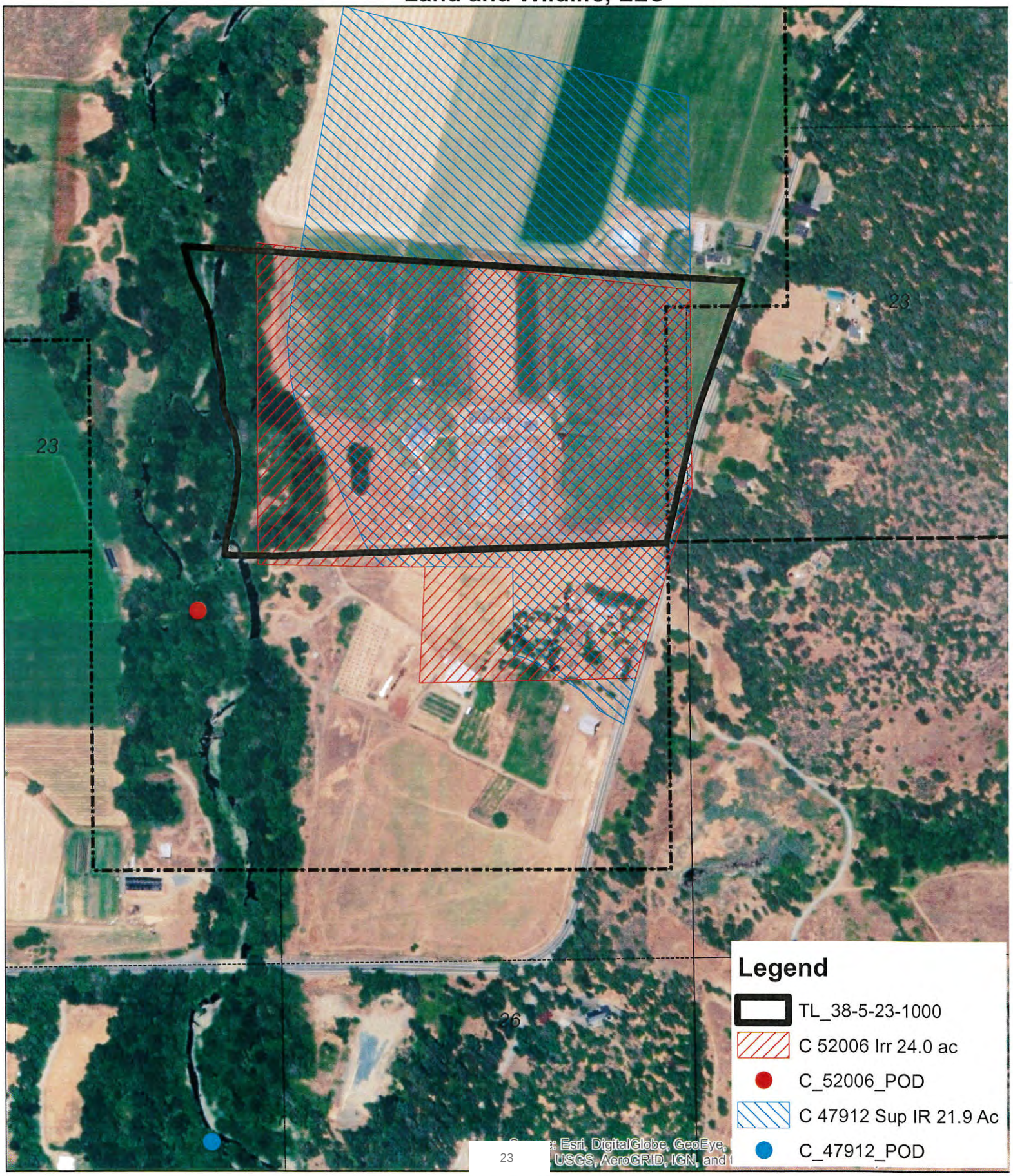
Hollie Cannon

Josephene County, Oregon
T 38 S, R 5 W, Sec 23 TL 1000

Map of Water Rights
18200 Williams Hwy
For
Chris Martin
Land and Wildlife, LLC

N

1 inch = 400 feet



COURT 1M—11-75

STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, *That* ROBERT M. and FLORENCE W. EMERY

of 18260 Williams Highway, Grants Pass , *State of* Oregon 97526 , *has a right to the use of the waters of* Williams Creek

a tributary of Applegate River *for the purpose of* irrigation of 35.5 acres and stock use

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Jackson *County, and the said decree entered of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume* 4 , *at page* 1 ; *that the priority of the right thereby confirmed dates from* 1858

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.59 cubic foot per second, and shall not exceed the amount of water available at the original points of diversion into the Baltimore Ditch.

The point of diversion is located in the SE 1/4 NW 1/4 and NE 1/4 NW 1/4 as projected within Shoudy DLC 38, Section 26, T38S, R5W, WM; 2560 feet South and 325 feet West, and 150 feet South and 185 feet West, both from the N 1/4 Corner of Section 26

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

24.0 acres SW 1/4 SE 1/4 yes
Section 23

8.0 acres NW 1/4 NE 1/4 No
3.5 acres NE 1/4 NW 1/4 No
Section 26
All as projected within Shoudy DLC 38
Township 38 South, Range 5 West, WM

This certificate is issued to confirm an additional point of diversion approved by an order of the Water Resources Director entered July 30, 1979 and supersedes the prior certificate recorded at page 47911, Volume 41, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

And said right shall be subject to all other conditions and limitations contained in said decree. The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed this date April 19 , *19* 84.

William H. Young
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 46 , *page* 52006

1990C

COURT—500—11-75

47912

STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, *That* J. E. FERRARE & C. O. BOOTH

of Williams , *State of* Oregon 97544 , *has a right to the use of the waters of* Williams Creek

a tributary of Applegate River *for the purpose of* supplemental irrigation of 52.2 acres, stock and domestic use

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Jackson *County, and the said decree entered of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume* 4 *, at page* 1 *; that the priority of the right thereby confirmed dates from* 1891

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.87 cubic foot per second, and shall be limited to the amount of water available at the original point of diversion for the Little Williams Ditch, which water is not available at the original points of diversion for the Baltimore Ditch

The point of diversion is located in the SE¼ NW¼, Section 26, T. 38 S., R. 5 W., W. M., 4910 feet South and 2000 feet West from the NE Corner, Shoudy DLC 38

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

SEE NEXT PAGE

Lewman Tract
21.1 acres NW¼ SE¼ No
5.6 acres SW¼ SE¼ No
As projected within Shoudy DLC 38
Section 23
T. 38 S., R. 5 W., W. M.

Emery Tract
21.9 acres SW¼ SE¼ Yes
Section 23
3.6 acres NW¼ NE¼ No
Section 26
All as projected within Shoudy DLC 38
T. 38 S., R. 5 W., W. M.

This certificate is issued to confirm changes in point of diversion and place of use approved by and order of the Water Resources Director entered March 18, 1965, and together with certificates of water right recorded at pages 47908, 47909, 47910 and 47911, Volume 41, State Record of Water Right Certificates, supersedes the prior certificate recorded at page 16306, Volume 13, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in reference to ORS 540.610.

And said right shall be subject to all other conditions and limitations contained in said decree. The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed this date April 30 *, 1979 .*

James E. Sexton
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 41 *, page* 47912

SECTION

06

WELL RECORDS

WILLIAMS CREEK RANCH

18200 WILLIAMS HIGHWAY | SECTION 6 OF 9

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

TRISHA & ASGEIR ASGEIRSSON
18200 WILLIAMS HWY
WILLIAMS, OR 97544

TEST PERFORMED BY CORBY

DATE 8/6/2020

TEST ADDRESS 18200 WILLIAMS HWY
WILLIAMS, OR 97544

AVERAGE GPM	33.4
GPM END OF TEST	32.0
TOTAL GALLONS PUMPED	8013

TEST DETAILS

TIME	STATIC	GPM
:00	10	
:15	83	48.7
:30	85	35.5
:45	85	32.9
1:00	85	32.5
1:15	85	32.2
1:30	85	32.1
1:45	85	32.1
2:00	85	32.1
2:15	85	32.1
2:30	85	32.0
2:45	85	32.0
3:00	85	32.0
3:15	85	32.0
3:30	85	32.0
3:45	85	32.0
4:00	85	32.0

WELL DEPTH	320	TEST PUMP	VARIABLE SUB
BEG. STATIC LEVEL	10	PUMP SETTING	NA
ENDING STATIC LEVEL	85	BEGINNING METER READING	880
WELL SEALED	YES	ENDING METER READING	8893

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

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

WELL I.D. # L 80148

START CARD # 180603

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number _____
Name STEVE DAY
Address PO BOX 31
City BISHOP State CA Zip 93515

(2) TYPE OF WORK ☑ New Well
☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment ☐ Conversion

(3) DRILL METHOD
☑ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Other _____

(4) PROPOSED USE
☑ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION Special Construction: ☐ Yes ☑ No
Depth of Completed Well 320 ft.
Explosives used: ☐ Yes ☑ No Type _____ Amount _____

BORE HOLE Diameter	From	To	SEAL Material	From	To	Sacks or Pounds
10	0	25	BENTONITE	0	25	13 SACKS
6	25	320				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☑ Other POURED
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+2	78	.250	☑	☐	☑	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4	0	320	.160	☐	☑	☐	☐
					☐	☐	☐	☐

Drive Shoe used ☐ Inside ☑ Outside ☐ None
Final location of shoe(s) 78'

(7) PERFORATIONS/SCREENS
☑ Perforations Method SAWN
☐ Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/pipe size	Casing	Liner
300	320	1/4 X6	60	4	4	☐	☑
						☐	☐
						☐	☐
						☐	☐
						☐	☐

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
31 GPM		300	1 HR

Temperature of water 54 Depth Artesian Flow Found _____
Was a water analysis done? ☐ Yes By whom _____
Did any strata contain water not suitable for intended use? ☐ Too little ☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

(9) LOCATION OF WELL (legal description)
County JOSEPHINE
Tax Lot 1000 Lot _____
Township 38 S Range 5 W WM
Section 23 SW 1/4 SE 1/4
Lat ____° ____' ____" or _____ (degrees or decimal)
Long ____° ____' ____" or _____ (degrees or decimal)
Street Address of Well (or nearest address) 18200 WILLIAMS HWY

(10) STATIC WATER LEVEL
9 ft. below land surface. Date 3/24/06
_____ ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES
Depth at which water was first found 167'

From	To	Estimated Flow Rate	SWL
167'	313'	31 GPM	9

(12) WELL LOG Ground Elevation _____

Material	From	To	SWL
BROWN CLAY (UNC)	0	9	
BROWN CLAY MED GRAVEL			
FINE SAND (UNC)	9	18	
DECOMPOSED GRANITE			
FRACTURED (CON)	18	112	
TOMBSTONE GRANITE HARD			
(CON)	112	320	9

Date Started 3/23/06 Completed 3/24/06

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number 1659 Date 3/24/06
Signed Steven Carter

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 675 Date 3/24/06
Signed Bob Quinn

RECEIVED
APR 20 2006
WATER RESOURCES DEPT
SALEM, OREGON

ORIGINAL – WATER RESOURCES DEPARTMENT FIRST COPY – CONSTRUCTOR SECOND COPY – CUSTOMER 06/16/2004

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:	August 12, 2020
Address of Source:	18200 Williams Hwy
Sample ID #:	22002565
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,

Jessica Stark
Senior Chemist

Sample Information

Sample ID:	**22002565**	Collectors Name:	Corby Leckie
Address of Source:	18200 Williams Hwy	Sample Point:	Outside Faucet
Project Name:	None Provided	Source:	Well
Received Date:	08/06/2020	Treatment System:	None

Results of Chemical Analysis

Sample Notes: Collection Date: **08/06/20 3:45 PM**

Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	**0.0093**	mg/L	0.01	08/07/20 8:00 am	JNS	AA	A
Nitrate	EPA 300.0	0.5	**ND**	mg/L	10	08/06/20 8:20 pm	JNS	AB	A
Silver	EPA 200.7	0.015	**ND**	mg/L	0.1	08/12/20 11:41 am	JNS	AD	A
Aluminum	EPA 200.7	0.04	**ND**	mg/L	0.05-0.2	08/12/20 11:41 am	JNS	AE	A
Alkalinity	SM 2320B	5.0	**146.0**	mg/L		08/12/20 11:13 am	JNS	AF	
Boron	EPA 200.7	0.03	**0.0503**	mg/L	5.5	08/12/20 11:41 am	JNS	AH	A
Barium	EPA 200.7	0.003	**0.0114**	mg/L	2.0	08/12/20 11:41 am	JNS	AI	A
Beryllium	EPA 200.7	0.003	**ND**	mg/L	0.004	08/12/20 11:41 am	JNS	AJ	A
Calcium	EPA 200.7	1.0	**64.13**	mg/L		08/12/20 9:47 am	JNS	AK	A
Cadmium	EPA 200.7	0.003	**ND**	mg/L	0.005	08/12/20 11:41 am	JNS	AL	A
Chloride	EPA 300.0	1.0	**131.0**	mg/L	250	08/06/20 8:20 pm	JNS	AM	A
Cobalt	EPA 200.7	0.03	**ND**	mg/L		08/12/20 9:47 am	JNS	AN	
Conductivity	SM 2510 B	1.0	**697.0**	umhos/cm	700	08/12/20 10:54 am	JNS	AO	
Chromium	EPA 200.7	0.015	**ND**	mg/L	0.1	08/12/20 11:41 am	JNS	AP	A
Copper	EPA 200.7	0.006	**ND**	mg/L	1.3	08/12/20 11:41 am	JNS	AQ	A
Iron	EPA 200.7	0.03	**ND**	mg/L	0.3	08/12/20 11:41 am	JNS	AR	A
Fluoride	EPA 300.0	0.5	**ND**	mg/L	4.0	08/06/20 8:20 pm	JNS	AS	A
Total Hardness	SM 2340B	2.0	**222.9**	mg/L	250	08/12/20 1:56 pm	JNS	AT	
Potassium	EPA 200.7	0.5	**0.87**	mg/L		08/12/20 9:47 am	JNS	AU	A
Lithium	EPA 200.7	0.03	**ND**	mg/L		08/12/20 9:47 am	JNS	AV	
Magnesium	EPA 200.7	1.0	**15.25**	mg/L		08/12/20 9:47 am	JNS	AW	A
Manganese	EPA 200.7	0.03	**0.0767**	mg/L	0.05	08/12/20 11:41 am	JNS	AX	A
Molybdenum	EPA 200.7	0.06	**ND**	mg/L		08/12/20 11:41 am	JNS	AY	A
Sodium	EPA 200.7	3.0	**42.47**	mg/L		08/12/20 9:47 am	JNS	AZ	A
Nickel	EPA 200.7	0.015	**ND**	mg/L	0.1	08/12/20 11:41 am	JNS	BA	A
Nitrite	EPA 300.0	0.5	**ND**	mg/L	1.0	08/06/20 8:20 pm	JNS	BB	A
Ortho-phosphates	EPA 300.0	0.5	**ND**	mg/L		08/06/20 8:20 pm	JNS	BD	A
Lead	SM 3113 B	0.01	**ND**	mg/L	0.015	08/12/20 7:59 am	JNS	BE	A
pH	EPA 150.1		**7.48**	S.U.	6.5 - 8.5	08/10/20 9:45 am	JNS	BF	H
Sodium Absorption Ratio	Calculation		**1.24**			08/12/20 2:05 pm	JNS	BG	
Selenium	EPA 200.7	0.03	**ND**	mg/L	0.05	08/12/20 11:41 am	JNS	BH	A
Sulfates	EPA 300.0	1	**3.17**	mg/L	250	08/06/20 8:20 pm	JNS	BI	A
Total Dissolved Solids	EPA 160.1	2.0	**467.0**	mg/L	500	08/12/20 11:07 am	JNS	BJ	
Turbidity	SM19 2130B	0.05	**0.30**	NTU		08/10/20 9:42 am	JNS	BK	
Vanadium	EPA 200.7	0.015	**ND**	mg/L		08/12/20 11:41 am	JNS	BL	A
Zinc	EPA 200.7	0.06	**ND**	mg/L	5.0	08/12/20 11:41 am	JNS	BM	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 · ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:	August 07, 2020
Address of Source:	18200 Williams Hwy
Sample ID #:	22002565
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,

Jessica Stark
Senior Chemist

Sample Information

Sample ID:	**22002565**	Collectors Name:	Corby Leckie
Address of Source:	18200 Williams Hwy	Sample Point:	Outside Faucet
Project Name:	None Provided	Source:	Well
Received Date:	08/06/2020	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **08/06/20 3:45 PM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Absent**	100ml	8/6/2020 4:32:40 PM	KMB	AC	A
E. Coli	COLILERT	**Absent**	100ml	8/6/2020 4:32:40 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.

Results of Chemical Analysis

Sample Notes: Collection Date: **08/06/20 3:45 PM**

Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	**0.0093**	mg/L	0.01	08/07/20 8:00 am	JNS	AA	A
Nitrate	EPA 300.0	0.5	**ND**	mg/L	10	08/06/20 8:20 pm	JNS	AB	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**

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

August 25, 2020

Tami Hollenbeck
Quinns Pump Service
6811 Williams Hwy
Grants Pass, OR 97527
TEL: (541) 479-9355
FAX (541) 862-7105

RE: 18200 Williams Hwy Order No.: 20080834

Dear Tami Hollenbeck:

Neilson Research Corporation received 1 sample(s) on 8/19/2020 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann

Tamra Schmedemann
Senior Project Manager
245 S Grape St
Medford, OR 97501

Original

NEILSON RESEARCH CORPORATION

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: **20080834**
Date Reported: **8/25/2020**

CLIENT:	Quinns Pump Service	**Collection Date:**	8/19/2020 12:20:00 PM
Lab ID:	20080834-01	**Received Date:**	8/19/2020 3:50:00 PM
Client Sample ID:	Arsenic	**Matrix:**	DRINKING WATER
Project:	18200 Williams Hwy	**PWS #:**	
Sample Location:	Garage Sink	**Source ID:**	WELL-RAW
Sample Address:	18200 Williams Hwy Grants Pass, OR 97526	**Sample Collector:**	LG
		Residual Chlorine:	

Analyses	Method	NELAP Status	Result	DF	Qual	RL	Units	EPA Limit	Date Analyzed	Analyst
Arsenic	E200.8	A	0.00860	1		0.00103	mg/L	0.0100	08/20/20 19:40	KMC

QUALIFIERS

C1	Sample container temperature is out of limit as specified at testcode
MI	Recovery outside comtrol limits due to Matrix Interference
PL	Permit Limit
H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit

Original

NELAP

NELAP A Accredited. ORELAP 100016, OR-028

SECTION

07

SEPTIC RECORDS

WILLIAMS CREEK RANCH

18200 WILLIAMS HIGHWAY | SECTION 7 OF 9

State of Oregon
Department of Environmental Quality

Onsite Permit ID: **OS400680**

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 OS400680 as follows:

PROPERTY INFORMATION

Property Owner: **Stephen Day** — **Township 38S, Range 05W, Section 23**
Property Location: **18200 Williams Hwy., Williams** — **Tax Lot 1000**
Facility Type: **Single Family Dwelling** — **Josephine County**
3 Bedrooms — **CountyWorksheet #06-287**

SPECIFICATIONS AND REQUIREMENTS

System type: Standard

Design Flow:	**450 gals/day**	Drain Media Total Depth:	**12 inches**
Minimum Septic Tank Size:	**1000 gals**	Drain Media Below Pipe:	**6 inches**
Minimum Dosing Tank Size:	**500 gals**	Drain Media Above Pipe:	**2 inches**
DistributionType:	**Equal (Loop)**		
Total Trench Length:	**225 Linear feet**		
Trench Spacing:	**8 feet***		
Media Type:	**Rock and Pipe**		
Maximum Trench Depth:	**30 inches**		
Minimum Trench Depth:	**18 inches**		

*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.

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 Cindy Foster on 8/10/2006

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

Cindy Foster	**Onsite Wastewater Specialist**	**8/15/2006**
Authorized Agent:	Title	Date CSC Issued

Cindy Foster

Department of Environmental Quality
Western Region - Grants Pass Office
510 NW 4th, Room 76
Grants Pass, OR 97526
Phone: (541) 471-2850 ~~X238~~
Fax: (541) 479-2764

Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East 7th Avenue, Suite 100
Eugene, Oregon 97401

For more information, visit www.oregon.gov/DEQ/WQ/pages/onsite/septicsmart. Please answer the following questions as completely as possible. Refer to OAR 340-071-0155.

Septic System Owner Information:

Property Owner(s)(Sellers): Steve Day Telephone: 661- 742-5835

Site Address: 18200 Williams Hwy City: Williams Zip Code: 97544

County: Josephine Lot Size: 38.5 Acres/Square Feet (circle units)

Legal Description: T: 38S R: 05W S: 23

Age of wastewater treatment system 14 (years)

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

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

_____

Date (DD/MM/YYYY) Signature of Owner

Name of person performing inspection (please print): Jesse Buma

Certification:

- ☐ Installer
- ☐ Maintenance Provider
- ☒ National Association of Wastewater Technicians
- ☐ Other: DEQ approved in writing (please describe) _____
- ☐ Professional Engineer
- ☐ Environmental Health Specialist
- ☒ Wastewater Specialist

Certification Number: 13269 1TC

Business name AAA Advanced Septic **Email** AAAAdvancedSeptic@gmail.com

Business address 3437 Rogue River Hwy. Gold Hill **Phone** 541-660-4776

Date of Inspection: 2020 **(YYYY)**

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

8/14/20 Jesse Buma

Date Signature of Qualified Septic System Inspector

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):

☒ Septic Tank	☐ Cesspool
☒ Disposal Trenches/ Leach Lines	☐ Capping Fill
☐ Seepage Bed	☐ Sand Filter
☐ Other (please describe)_____	

Note: If the system is a seepage pit or cesspool contact your local County or DEQ office for further guidance.

- There is a permit for the septic system ☒Yes ☐No ☐Unknown
- Permit Number 05400680
- Date septic system installed: 2006 (YYYY) ☐No record of installation date
- All plumbing fixtures are connected to the septic system ☒Yes ☐No ☐Unknown
If you answered "No" or "unknown," please describe below:
_____
_____
_____
- Additional Comments:
_____
_____
_____
_____
_____

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:
_____
_____
_____
_____
_____

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 below, 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
- Septic tank volume (in gallons) 1500
- Septic tank risers are at ground level ☑Yes ☐No
- Tank appears to be watertight and in good condition ☑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 ☑Yes ☐No Baffle material ☑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
- **Scum** layer 1 (inches) **Sludge** layer 13 (inches)
- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐Yes ☑No
- Additional Comments:

  _____

  _____

  _____

  _____

  _____

4. **Dosing tank / Pump Basin**
Dosing tanks, where present, have a pump that sends effluent to the soil absorption field (leach field). Not all septic system designs have a dosing tank.

- The septic system has a dosing tank ☒Yes ☐No
(If "No," skip the rest of section 4)
- Dosing tank capacity 500 (gallons)
- Dosing tank material Concrete
- 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 0 (inches) Sludge layer 1 (inches)
- Additional Comments:

_____
_____
_____

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
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):

_____
_____

- 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) (drop box, hydrosplitter, equal distribution box)

☐Intact ☐Damaged ☐N/A

- Absorption distribution unit(s) are free of debris or solids ☐Yes ☐No
- Locate all drain lines in soil absorption system ☐Yes ☐No
  Total length of drain lines 225 (ft)

  Lengths determined by ☐Physically uncovering portions of system/probing ☒Written records
- 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:
  There are Some horses on the drainfield area.
- 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 absorption replacement area assigned in the "as-built" drawing appears to be intact

  ☒Yes ☐No
  If you answered "No," please explain below:
- Additional Comments:

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 **installed 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.**

NA

- The septic system has a sand filter ☐Yes ☒No
  (If "No," skip the rest of section 6)
- Type of sand filter
  - ☐ Intermittent
  - ☐ Re-circulating
  - ☐ Bottomless
- Sand filter container appears to be watertight and in good condition ☐Yes ☐No

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

  ☐Yes ☐No

  If you answered "No," please describe below:

  _____

  _____

  _____

  _____

- 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
- Lateral lines flushed and equal distribution verified ☐Yes ☐No
- Monitoring ports are present ☐Yes ☐No
- Surface access to manifold and valves ☐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:

  _____

  _____

  _____

  _____

  _____

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.**

—VA—

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:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.
- Please attach a **copy** of the original septic system permit to this form, if available
- Please attach a **copy** of the original as-built drawing to this form, if available
- Please attach a **copy** of the Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

SEE 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 "same as as-built" on page 8 of this form, and do not redraw the system.
- Additional Comments:

SEE ATTACHED

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.

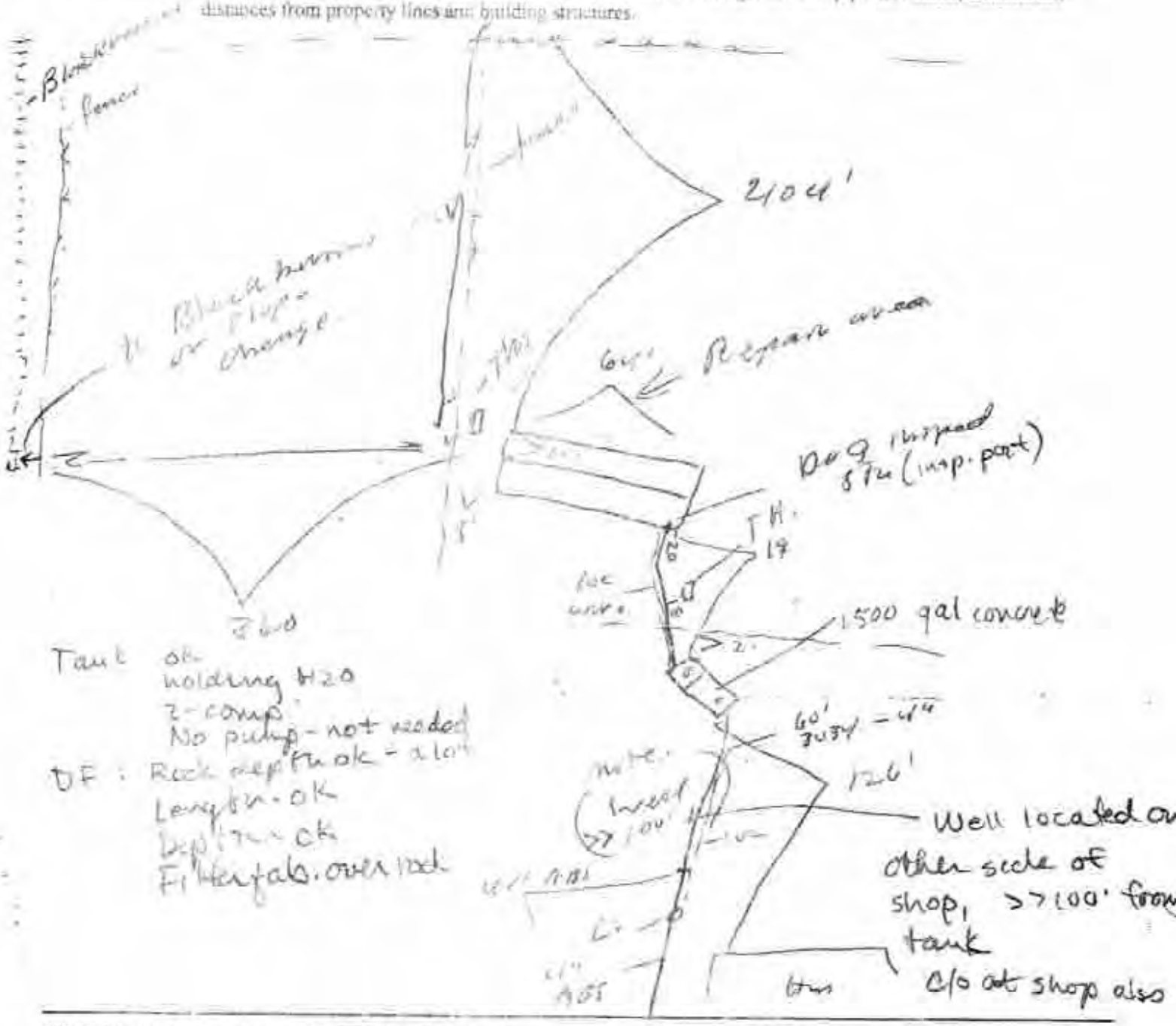
8/14/20
Date

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.**

SEE ATTACHED

SECTION 4: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system. Also include ground and pipe elevations, and setback distances from property lines and building structures.



SECTION 5 - Office Use Only: Notice Review Date: _____ Notice Accepted: Yes ( ) No ( )

If No, Reason(s) for Non Acceptance: _____

Installer/Property Owner (Permittee) Notified about: ( ) Non Acceptance ( ) Approval to backfill system

Date and Time of Notification: 31/08/21 9 : 00 am/pm) Additional Comments: _____

OK to cover - C. Foster

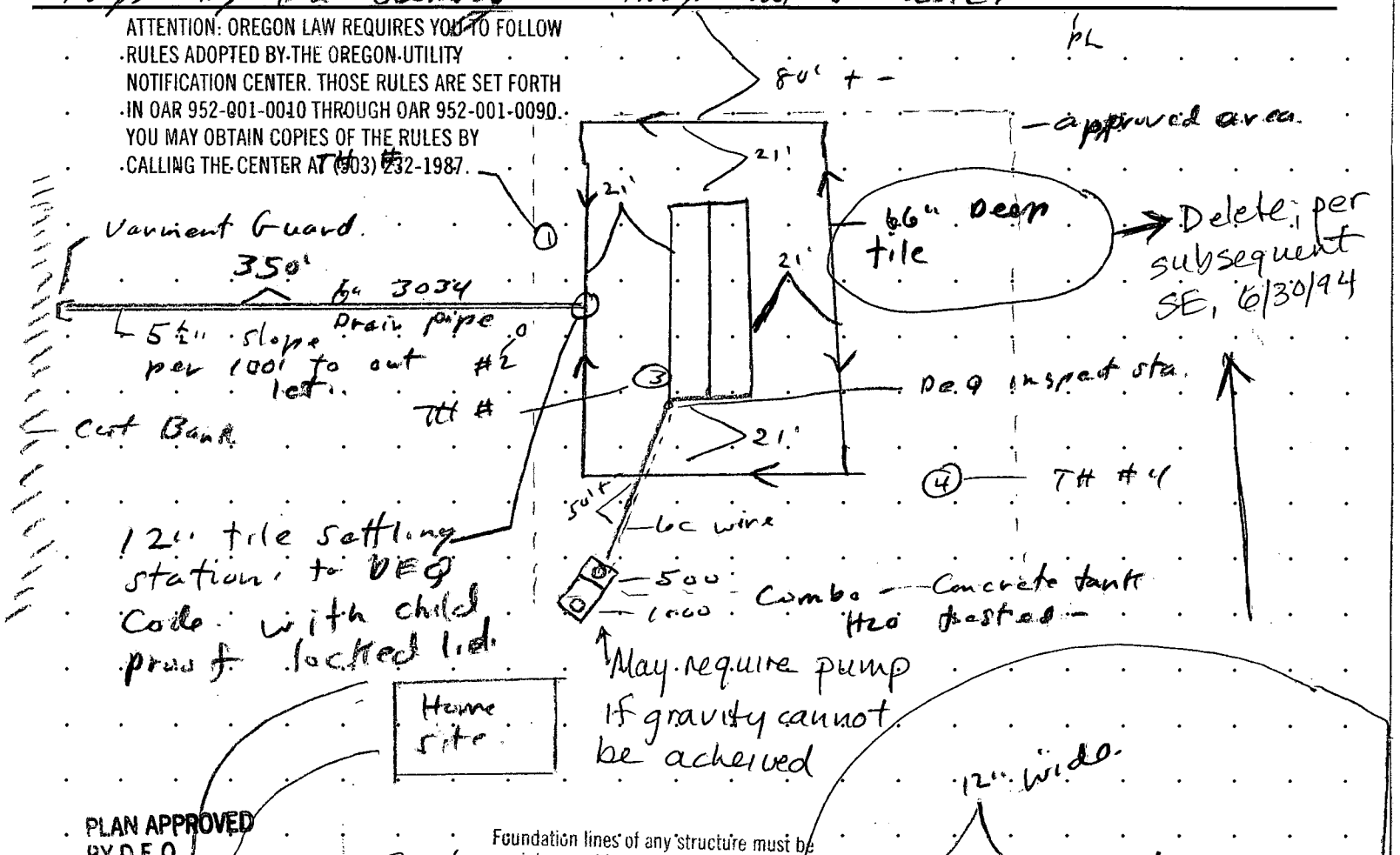
Township: 38 Range: 05 Section: 23 QQ00 Tax Reference: 1000 Parcel Size: 37.55

Owner/Applicant: Day, Stephen. Evaluator:

Inspection Date(s): Application Number:

Maps by Ed Ownbey map not to Scale.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.



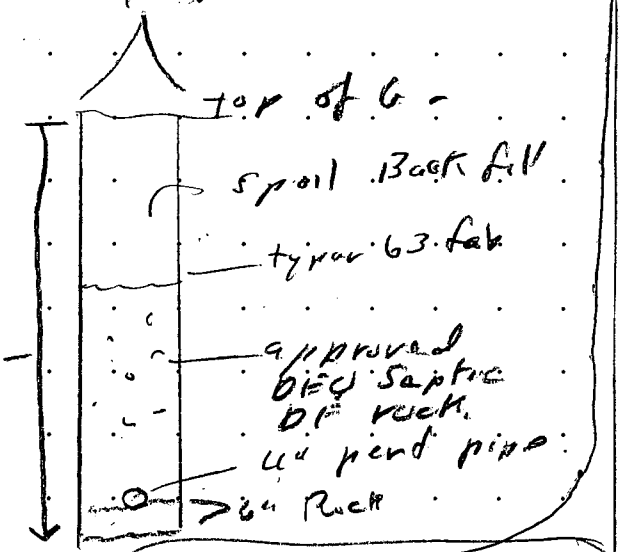
PLAN APPROVED BY D.E.Q.

Date: 5/4/06 Signed C Foote

Foundation lines of any structure must be a minimum of 5 ft. from the septic tank & a minimum of 10 ft. from the disposal field. No vehicular traffic is allowed over the tank or field.

(*) Per revised Site Evaluation dated 6/30/94, Std; 22.5' 30" max / 18" min "Removed Tile Dewatering Drain"

Boundaries as per plot plan shows Date 03-24-05



Onote tile collection to be 12" deeper than lowest invert coming into it

Site visit 5/1/06 - my Plan approved Keep system in approved area; don't drive over, or pile pond tailings on top

Approval is specific only for area designated on plot plan. No structures, excavation or traffic is allowed over this area and no walls within 100 ft. of this area.

SECTION

08

INSPECTION REPORTS

WILLIAMS CREEK RANCH

18200 WILLIAMS HIGHWAY | SECTION 8 OF 9

PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Asgeir Asgeirsson



PROPERTY INSPECTED:

18200 Williams Highway
Williams, OR 97544

Date of Inspection: 07/08/2026

Inspection No. 441586-1327

COMPANY:

Ron Rogers and Justin Rogers

A Pillar To Post Authorized Franchise

13131 Hwy 39

Klamath Falls, OR 97603

ron.rogers@pillartopost.com

(541) 363-8288

INSPECTOR:

Justin Rogers

justin.rogers@pillartopost.com

(541) 892-2248

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.2 Scope of Inspection

1.2.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 Paint on the exterior surfaces(patio guard rail/support posts, trim, facia board and soffits is peeling or deteriorated.
Repaint to maintain a weather-resistant coating and prevent water damage.

4.0 ROOFING SYSTEM

4.5 Roof Drainage

4.5.1 The downspout(s) are discharging onto a lower roof. Install a end cap and downspout extension to discharge water directly to the lower gutter to prevent accelerated wear / damage to the roof surface(s) and water-related damage to structure and interior finishes.

4.5.3 The mounding screws are missing rubber washers.
Recommend replacing screws and rubber washers to prevent further damages to the Facia.

7.0 ELECTRICAL SYSTEM

7.13 Carbon Monoxide Alarms

7.13.1 The carbon monoxide alarms were present and tested at the time of the inspection however was not properly located within 15 feet of each sleeping bedroom. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.4 AC / Heat Pump System(s)

8.4.2 The heat pump unit located on the north exterior appears to be about 19 years old. The average life expectancy out of these units ranges from 15 to 20 years under normal usage.
It is considered beyond the scope to determine the operating performance of this unit recommend an HVAC technician fully evaluate unit to ensure proper and safe functionality.

9.0 PLUMBING SYSTEM

9.3 Water Heating Equipment

9.3.1 The water heaters/boilers located in the attic space appear to be about 20 years old (2006). A water heater has an average life expectancy of 8-12years under normal operation.
Consider budgeting for replacement. The remaining life of this unit is fully determined by the demand of operation and rarely based off of actual age.
The water heater is set above the max recommended temp use caution when operating.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 The weather during today's inspection was about 63°F and clear blue skies



1.2 Scope of Inspection

1.2.1 **Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.**

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 The general condition of the grading around the perimeter of the house is a positive slope away from the home

A positive grade is recommended to help prevent water
penetration into the crawl space. The general guideline is for the grading to drop 6" in the first 10'
away from the foundation to prevent water from building up or entering into the basement/crawlspace.

2.2 Walkway(s)

- Concrete

2.2.1 The walkway(s) were inspected and no significant deficiencies were observed.

Recommend trimming and painting shrubs, overhanging the sidewalks to prevent potential tripping hazards





2.3 Driveway(s)

Gravel

2.3.1 The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface.

2.4 Patio(s)

2.4.1 Typical minor cracks noted on the patio. No action is considered necessary.
As common where and cracks occur, simply resurfacing and resealing gaps will ultimately prolong the life of the concrete surface







3.0 EXTERIOR

3.1 Exterior General Comments

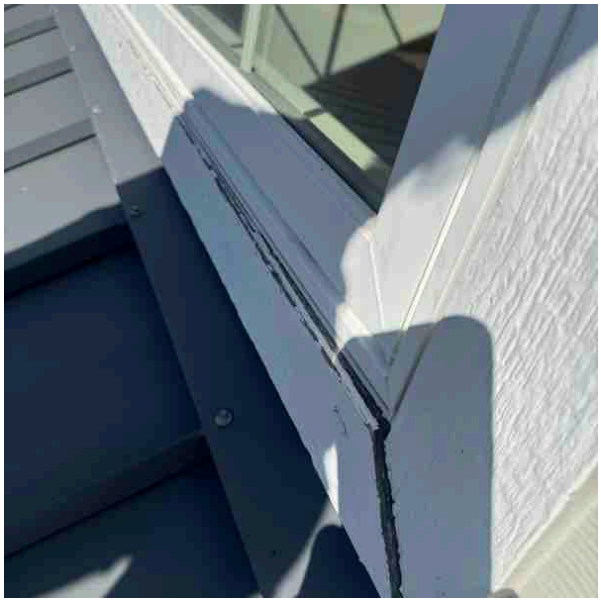
3.1.1 **Paint on the exterior surfaces(patio guard rail/support posts, trim, facia board and soffits is peeling or deteriorated.**
Repaint to maintain a weather-resistant coating and prevent water damage.











3.2 Wall Surface

- The wall surface consists of fiber cement siding. Fiber cement siding is made using cement, sand, and cellulose fibers, which are combined to create a durable surface. Fiber cement siding is virtually resistant to pest damages and is fire resistant and requires lower maintenance than other surfaces, It is recommended the fiber cement siding should be repainted every 10 to 15 years.

3.3 Eaves / Fascia / Soffit

- Fiber cement
- Wood

3.3.1 Water damage noted on the West exterior fiber cement eve material.
This is caused by the drainage method for the gutter system.
Recommend repairing the main source of the issue and repairing the eaves as required



3.4 Trim

- Wood

3.4.1 The wood trim on the exterior of the home is visually inspected and no major defects were noted at the time of the inspection
NOTE: caulk is not considered a permanent sealer and should be reapplied per the manufacturer recommendations.

3.5 Deck(s)

- Detached
- Wood

3.5.1 The structure of the deck on the West exterior was too close to the ground, resulting in lack of access to inspect the structural components.
The visible portions of the structure were inspected and no major defects were noted.
The surface of the deck was inspected and consists of a stained wood material
Recommend resurfacing and re-staining/repainting to prolong the life expectancy of the wood material
If structure is a concern, further evaluation is recommended by a structural professional.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 The roof inspection pertains to the general condition relative to the estimated age of the roof and related components at the time of the inspection.
This inspection is general in nature and is neither a guarantee of a leak free system, nor exhaustive of nature please refer to the visual inspection agreement as well as the statement standard of practice for detailed explanation of the scope of this inspection

4.2 Roofing Inspection Method

- Walked on roof surface.

4.3 Sloped Surface(s)

4.3.1 The roof surface consist of a metal material and was visually inspected.
Metal roof has an average life expectancy of anywhere from 30 to 40 years.
Periodic maintenance may be required to extend the life pregnancy of the material.






4.4 Flashings

- Chimney
- Vent
- Metal
- Rubber
- Valley

4.4.1 The rubber plumbing pipe jacks on the North sloped surface are inverted which will allow water ponding and add an exceeded rate of deterioration to the rubber material.
Recommend repair to prevent an exceeded rate of deterioration




4.5 Roof Drainage

- Galvanized

4.5.1 **The downspout(s) are discharging onto a lower roof. Install a end cap and downspout extension to discharge water directly to the lower gutter to prevent accelerated wear / damage to the roof surface(s) and water-related damage to structure and interior finishes.**






4.5.2 The continuous galvanized gutter system was visually inspected. recommend cleaning gutters seasonally for proper watershed.



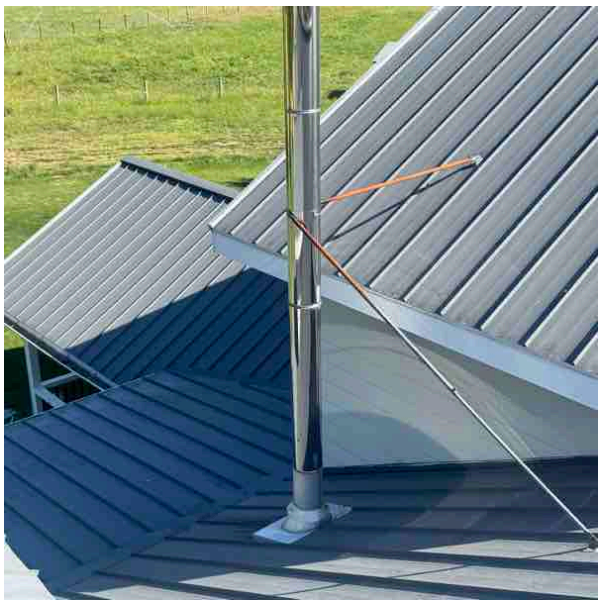
4.5.3 **The mounding screws are missing rubber washers.**
Recommend replacing screws and rubber washers to prevent further damages to the Facia.



4.6 Chimney(s)

Metal

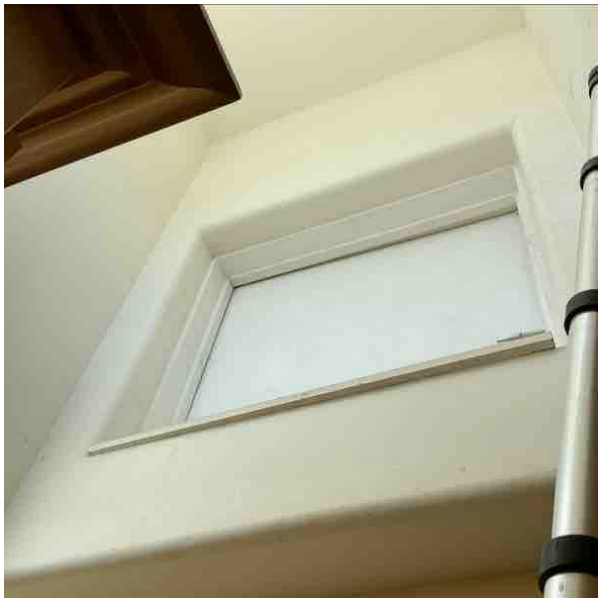
4.6.1 The chimney(s) were inspected and no significant deficiencies were observed.
Further evaluation by a certified chimney sweep is recommended to inspect chimney flue and determine functionality for safe operation.



5.0 ATTIC

5.1 Attic Access

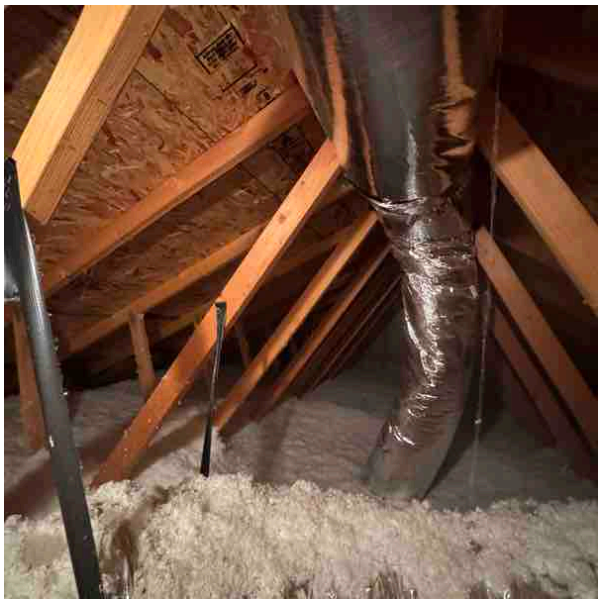
5.1.1 The attic access was entered from the hatch above the laundry area



5.2 Insulation

Fiberglass

5.2.1 Fiberglass blowing insulation noted in the attic space, unable to determine the R value.
The average depth of blowing insulation in the attic space is about 14inches
(Compressed sections of insulation may compromise the overall R-value)





5.3 Ventilation

- ☑ Ridge vents
- ☑ Soffit vent

5.3.1 Some of the soffit roof ventilation is painted over which may restrict airflow

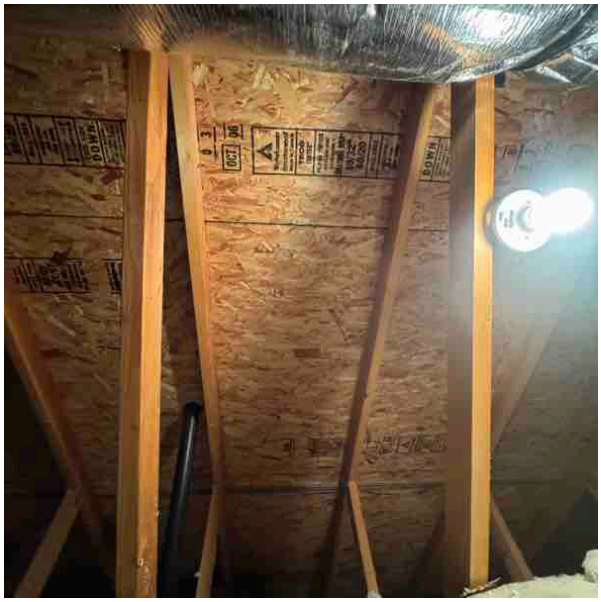


5.3.2 Unable to determine if the ventilation in the attic space is adequate. A general rule of thumb for ventilation is to have a minimum of 1 square foot of ventilation for 300 ft.² of attic space evenly split between intake, soffit and exhaust ridge or gable vents. This help to prevent moisture buildup and regulate temperature.

5.4 Sheathing

- ☑ Oriented Strand Board

5.4.1 The sheathing was inspected and no significant deficiencies were observed at the time of inspection.



6.0 STRUCTURE

6.1 Limitations

- △ The wall structure is concealed. Unable to comment on it.

6.2 Structure General Comments

6.2.1 This is a visual inspection of readily accessible, structural components, and is limited in scope. Concealed or in accessible, structural components are not inspected, including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building. Inspections may be limited by storage appliances, furnishings, and vegetation. Performance and condition of structural components can be inferred by observation of some finished surfaces and components throughout the home please refer to the visual inspection agreement as well as the state standards of practice for a detailed explanation of the scope of this inspection.

6.3 Floor Structure

- ☑ Slab on grade

6.4 Wall Structure

6.4.1 Due the thicker than typical exterior walls it is likely that the wall structure is ICF or masonry/poured concrete. Consult sellers for further information regarding the structure

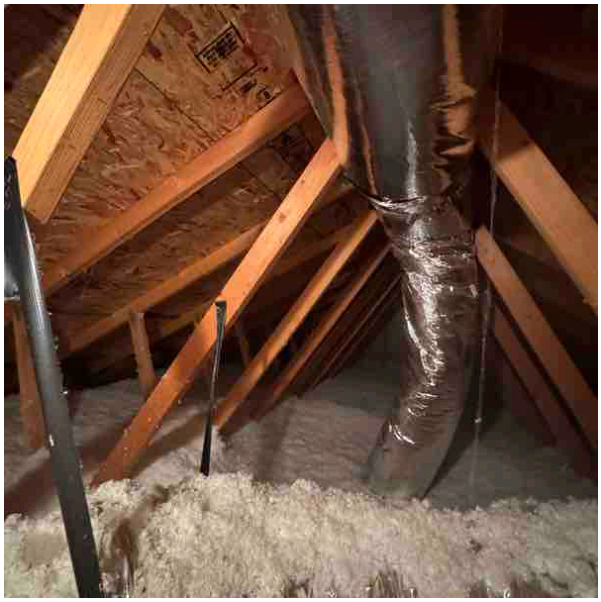


6.5 Roof Structure

- ☑ Rafters
- ☑ Engineered truss

6.5.1 The visible portions of roof structure was inspected and no significant deficiencies were observed.





6.6 Slab

6.6.1 No evidence of settling/heaving/cracking were noted on the slab floor structure. The presence of a slab on grade structure limits the full inspection of the distribution, and drain waste plumbing.
Typical minor cracks noted on the concrete floor surface.

7.0 ELECTRICAL SYSTEM

7.1 Service Entrance

- Electrical service to the home is by underground cables.
- Service entry conductors are aluminum. Aluminum service entrance conductors are commonly used for today's standards as the material is cheaper and lighter weight than copper service entrance conductors. This is not considered an issue and does not create any hazards.

7.2 Service Size

- 400 Amps

7.3 Main Disconnect(s)

- The main electrical disconnect is a breaker.
- Laundry area

7.4 Distribution Panel(s)

- The main distribution pannel consists of breakers.

7.4.1 The distribution panel is located in the laundry area and was visually inspected.
It is considered beyond the scope of the inspection to dismantle or shut off breakers .
If there are any electrical concerns, further, evaluation will be required by a licensed electrician.



7.4.2 The presence of a coat hanger covering the corners of the distribution panels. The panel covers could not be removed at the time of the inspection





7.5 Sub-Panel(s)

7.5.1 The sub panel located in the laundry area was visually inspected and no major issues of concern were noted.
It is considered beyond the scope of the inspection to dismantle/turn off/turn on breakers.
If there are any electrical concerns, further, evaluation will be required by a licensed electrician.



7.6 Grounding

- Grounded at concrete encased electrode (Ufer ground).

7.7 Branch Circuit Wiring

- Copper wire branch circuits.
- Grounded wiring
- Non-metallic sheathed

7.7.1 The full inspection of the branch circuit wiring is limited due to interior and exterior finishes, and because of insulation in the attic space.
The visible portions of the distribution wiring where inspected no issues of concern were observed at the time of the inspection .

7.8 Receptacles

- Grounded
- Three pronged receptacles

7.8.1 All readily accessible receptacles were tested.
It is considered beyond the scope of the inspection to remove plugs and furniture to test receptacles .

7.9 Lighting / Ceiling Fan(s)

- Ceiling fan/lights
- Ceiling pot lights

7.9.1 All lights responded to switches at the time of the inspection

7.10 Exhaust Fan(s)

- Bathroom

7.10.1 The exhaust fans were inspected and operated and functioned as intended at the time of inspection.
Clean exhaust filters and/or blades as part of regular maintenance to maintain proper airflow.

7.11 GFCI Devices

- Bathroom(s)
- Kitchen(s)
- Outside

7.11.1 All readily accessible GFCI devices were tested at the time of the inspection.
It is considered beyond the scope of the inspection to move furniture to access GFCI devices and remove devices plugged into the GFCI's

7.12 Smoke Alarms

- Smoke Alarm

7.12.1 Smoke alarms were present and tested at the time of the inspection. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.



7.13 Carbon Monoxide Alarms

7.13.1 **The carbon monoxide alarms were present and tested at the time of the inspection however was not properly located within 15 feet of each sleeping bedroom. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.**

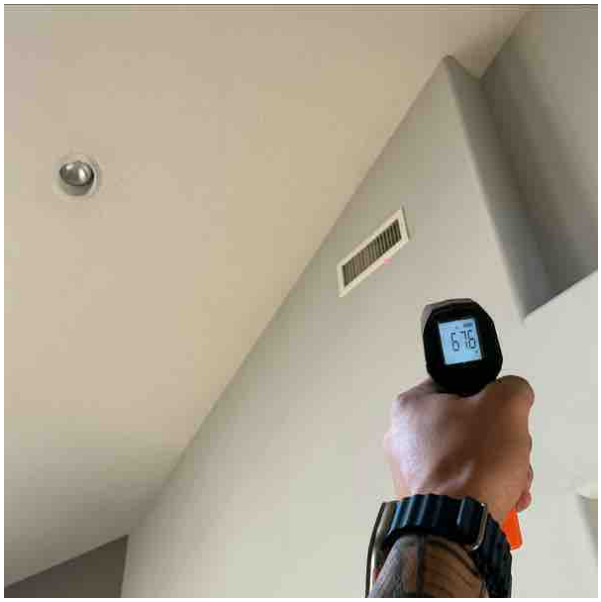


8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 The inspection of the heating ventilation/air-conditioning(HVAC) pertains to general operation and function at the time of the inspection HVAC units are inspected by operating readily accessible user removable panels. Defects of failure of HVAC equipment can happen at any time without warning we strongly recommend that you have all HVAC equipment, cleaned, and service prior to closing into twice a year after that, please refer to the visual inspection agreement as well as the state standards of practice for a detailed explanation of the scope of the inspection.

8.1.2 The furnace/heat pump was turned on during the inspection
The thermostat was set to 70°F to insure proper cooling.
The temperature was taken at the vents near the ceiling
It is considered beyond the scope of the inspection to determine the performance of the unit.
If the performance of the unit is a concern, further evaluation is needed by an HVAC technician





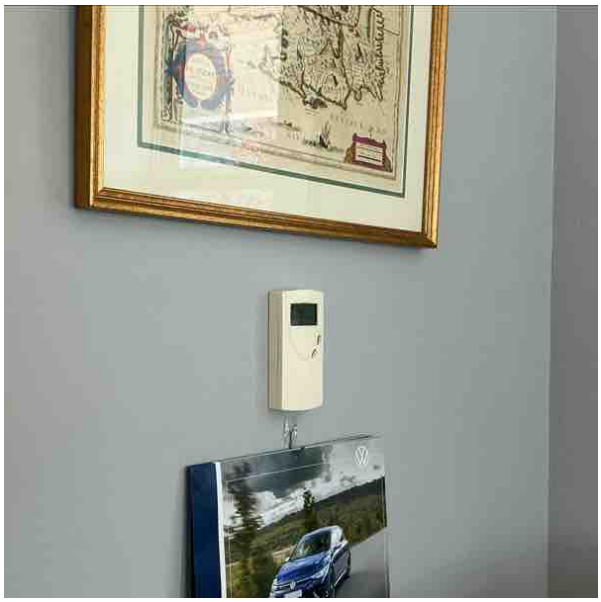
8.2 Thermostat(s)

8.2.1 The thermostats for the 1st floor radiant heat are located in each zoned area and were tested and operated as intended at the time of the inspection











8.2.2 The thermostat for AC unit is located in the hallway area on the first floor and operated as intended at the time of the inspection



8.3 Energy Source(s)

- Electricity
- Natural Gas
- Wood

8.4 AC / Heat Pump System(s)

- Heat Pump System
- Central Air Conditioner

8.4.1 Consider budgeting for replacement

8.4.2 **The heat pump unit located on the north exterior appears to be about 19 years old. The average life expectancy out of these units ranges from 15 to 20 years under normal usage.**
It is considered beyond the scope to determine the operating performance of this unit recommend an HVAC technician fully evaluate unit to ensure proper and safe functionality.





8.5 Forced Air Furnace(s)

8.5.1 The forced air furnace in the upstairs attic space appears to be about 20 years old, a furnaces has an average life expectancy of 15-20 years under normal use.
Recommend an HVAC technician service the unit to ensure its proper and safe functionality.
It is considered beyond the scope to dismantle, and determine the overall performance of the unit.
The last service date on this unit could not be determined.
Recommend servicing unit, annually, or bi-annually



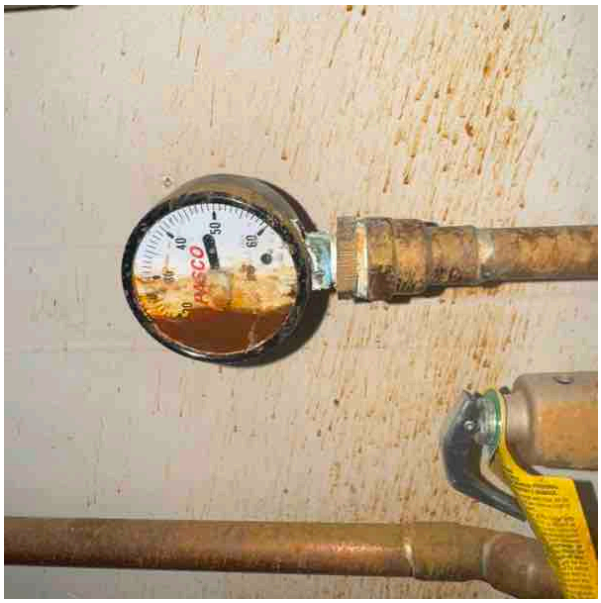
8.6 Boiler

8.6.1 The boiler/ radiant water heating system was tested and operated as intended at the time of the inspection.
The boiler plumbing shows signs of prior corrosion and no visible leaks were detected at the time of the inspection





8.6.2 The pressure gauge for the radiant heat system is damaged/inoperable, recommend repair to restore function.



8.6.3 If there are personal concerns regarding the operation, function, or efficiency of the boiler system further evaluation is recommended, by a qualified plumber

8.7 Distribution System(s)

- Ducts and registers
- Radiant floor heat

8.8 Natural Gas Piping

- Black pipe
- Corrugated Stainless Steel Tubing

8.8.1 The visible portions of the natural gas piping were inspected and no significant deficiencies were observed at the time of inspection.

8.9 Filter

8.9.1 Replace filter regularly to provide proper airflow and functionning of the unit.

9.0 PLUMBING SYSTEM

9.1 Distribution Piping

- Interior water supply pipes are PEX

9.1.1 The full inspection of the distribution piping was limited due to interior an extra finishes, and also because of the slab on grade structure
The visible portion were inspected and no the leaks were detected at the time of the inspection.

9.2 Drain, Waste, and Vent Piping

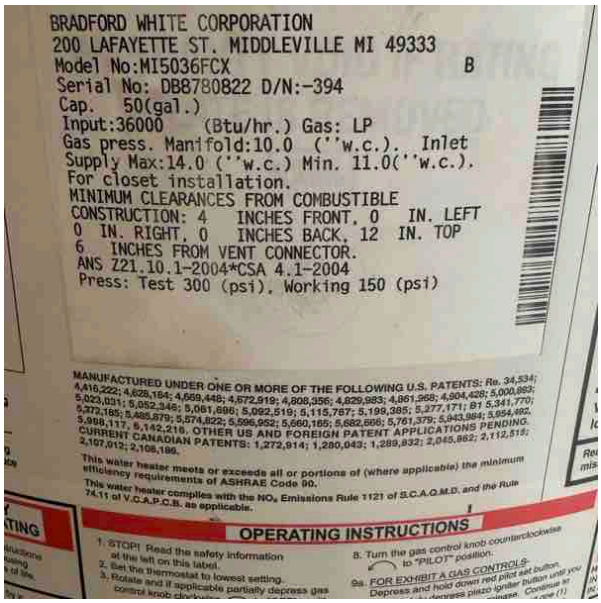
9.2.1 Plastic pipe was used for the drain waste and vent piping below the sinks
The drain waste and vent piping was visually inspected
No leaks were detected at the time of the inspection

9.3 Water Heating Equipment

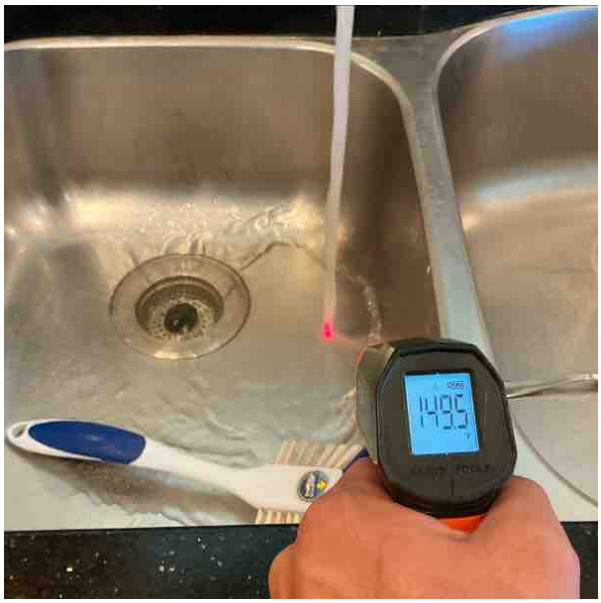
- Fuel source is natural gas.
- 50 Gallon

9.3.1 **The water heaters/boilers located in the attic space appear to be about 20 years old (2006). A water heater has an average life expectancy of 8-12years under normal operation.**
Consider budgeting for replacement. The remaining life of this unit is fully determined by the demand of operation and rarely based off of actual age.
The water heater is set above the max recommended temp use caution when operating.









9.4 Fixtures / Faucets

9.4.1 All fixtures and faucets were tested and operated as intended at the time of the inspection.
No leaks were detected

9.5 Sink(s)

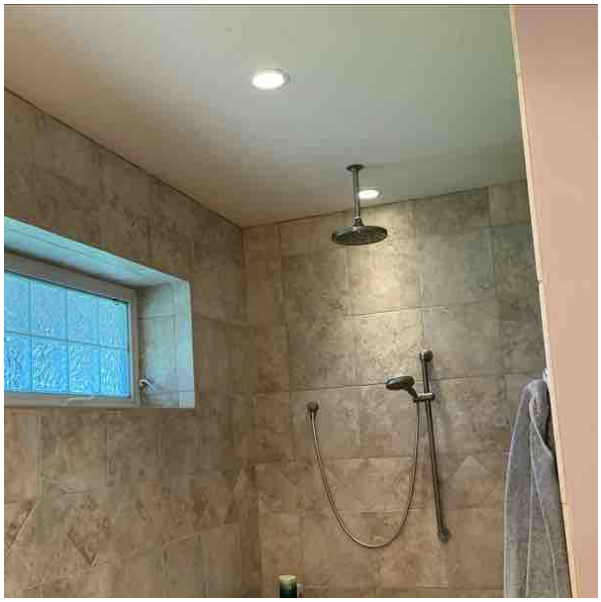
9.5.1 The sinks were inspected for leaks and proper drainage. No action needed at the time of the inspection.

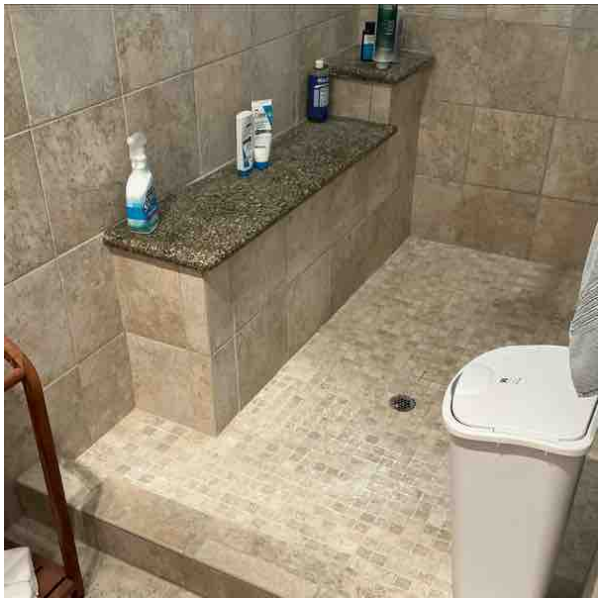
9.6 Toilet(s)

9.6.1 Toilets tested for stability, and operated for functionality no issues of concern at time of inspection.

9.7 Tub(s) / Shower(s)

9.7.1 The tub and showers were tested and operated as intended at the time of the inspection. No leaks were detected. The tubs held water as intended and properly drained no actions are considered necessary. Continue to maintain caulking/grout seam as needed to help prevent moisture intrusion.





10.0 INTERIOR

10.1 Floors

10.1.1 Minor defects, such as surface scratches, wrinkled carpet, and cracked grout/tile are considered cosmetic defect, and should be repaired as desired.

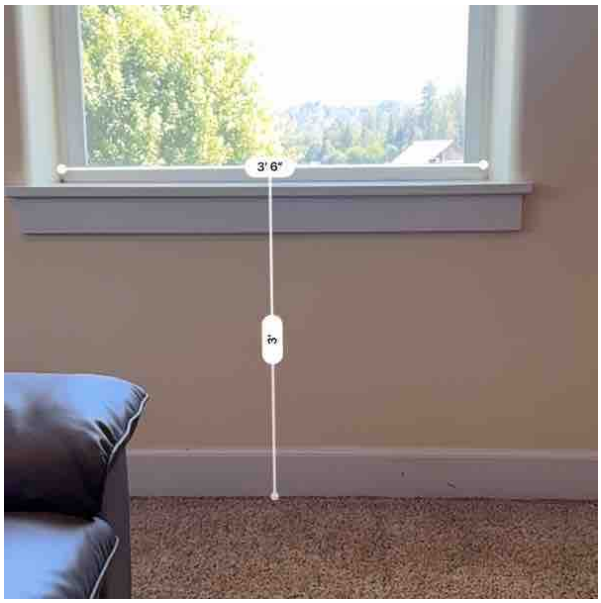
10.2 Walls / Ceilings

10.2.1 Minor drywall defects, such as nail screw, hairline, cracks and thumbtack holes are considered purely cosmetic defect.
Repair as desired .

10.3 Windows

☑ Vinyl

10.3.1 One or more of the windows located in the bedrooms meet egress requirements.
The height of the clear opening must be at least 24" and the width must be at least 20". The sill height must not be more than 44" above the floor. If the sill height is below grade, the window must have a window well.



10.4 Doors

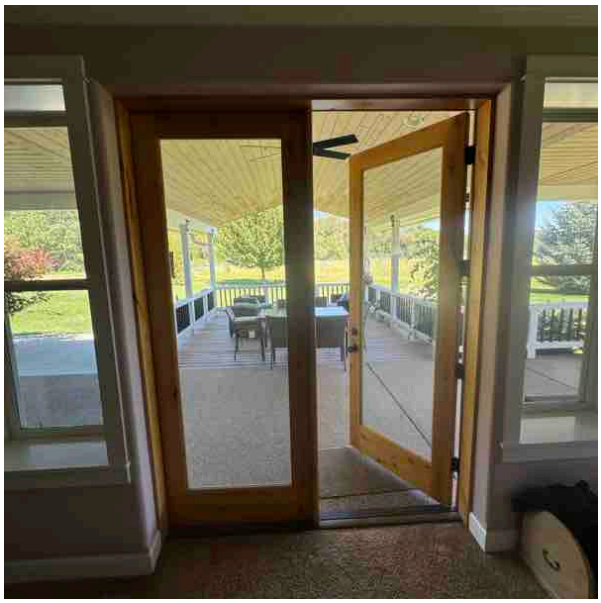
Wood

10.4.1 All doors and there mechanisms were tested and all operated as intended at the time of the inspection.

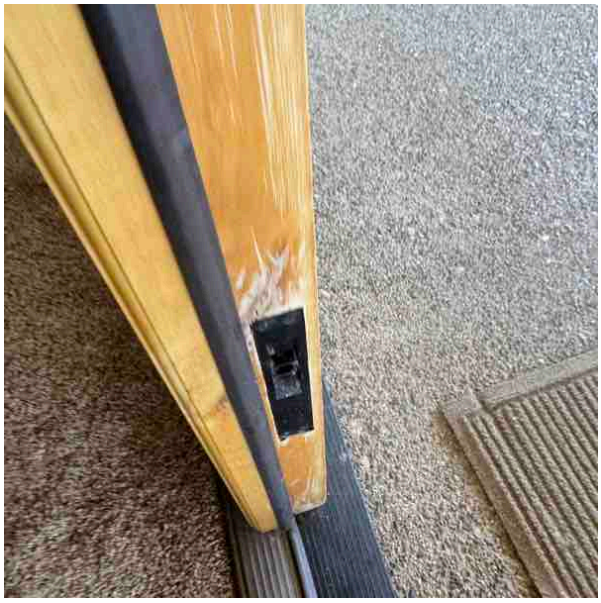
10.5 Entrance Door(s)

Wood

10.5.1 All entrance doors and their mechanisms, were inspected and operated as intended at the time of the inspection.
The French door in the primary bedroom French door latches are stuck recommend repair to restore operation

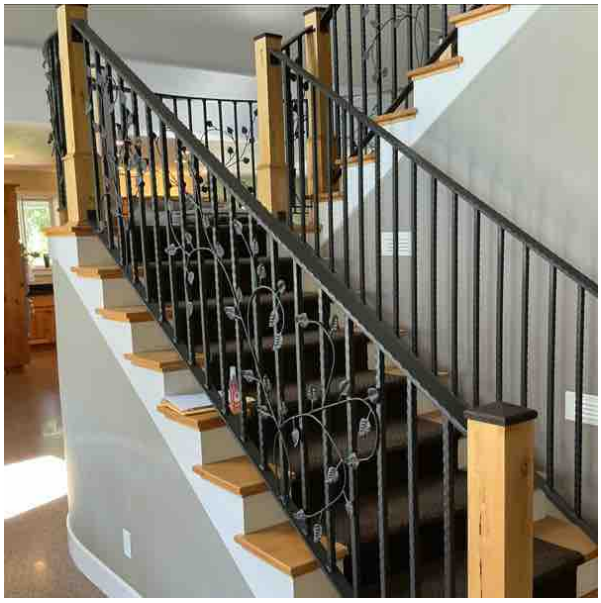


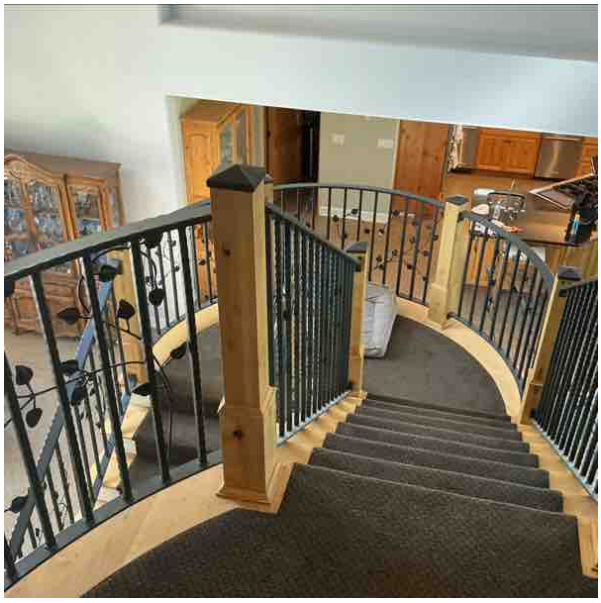




10.6 Stairs / Railings / Guardrails

10.6.1 The stairs, handrail and guardrail are loose. Secure as required for health and safety.





10.7 Countertops / Cabinets

10.7.1 Natural stone countertops on top of wood cabinets
All doors and drawers were operated. No issues of concern.

10.8 Laundry Equipment

10.8.1 It is considered beyond the scope of the inspection to operate and determine the Functionality and efficiency of the washer and drying machine and attachments. The exhaust duct from the dryer properly discharges to the exterior.
Recommend periodically cleaning out vertical exhaust ducts to prevent lint buildup

11.0 FIREPLACE(S)

11.1 Wood / Pellet Stove

11.1.1 A wood stove is present, however was not operated / tested and the functionality or safety were not determined. A qualified wood heating technician should assess the wood stove to determine functionality and compliance with modern safety standards. This may also be a requirement of your insurance company for coverage.





12.0 APPLIANCES

12.1 Refrigerator

12.1.1 Refrigerator Appears to be operating as intended at time of inspection,
It is considered beyond the scope of the inspection to determine efficiency







12.2 Ranges / Ovens / Cooktops

- ☑ Electric
- ☑ Natural Gas
- ☑ Cooktop

12.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.







12.3 Dishwasher

12.3.1 The dishwasher was operated for primary function and worked as intended at the time of inspection.



12.4 Food Waste Disposer

12.4.1 The food waste disposer was inspected and operated as intended at the time of the inspection.



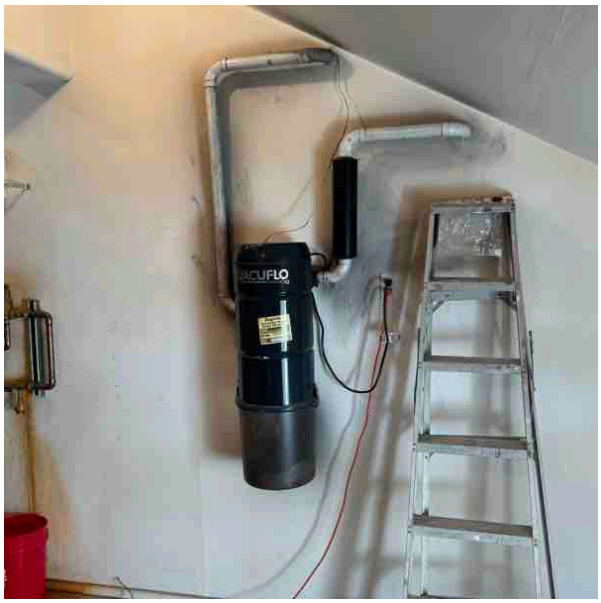
12.5 Trash Compactor

12.5.1 A trash compactor was present however was not tested.



12.6 Central Vacuum

12.6.1 The central vacuum located in the attic space utility room was not tested. Have the seller demonstrate the operation of the central vacuum and accessories to ensure all are functional.



PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Asgeir Asgeirsson



PROPERTY INSPECTED:

18200 Williams Highway
ADU
Williams, OR 97544

Date of Inspection: 07/08/2026

Inspection No. 441586-1336

COMPANY:

Ron Rogers and Justin Rogers

A Pillar To Post Authorized Franchise

13131 Hwy 39

Klamath Falls, OR 97603

ron.rogers@pillartopost.com

(541) 363-8288

INSPECTOR:

Justin Rogers

justin.rogers@pillartopost.com

(541) 892-2248

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 Scope of Inspection

1.1.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

8.0 ELECTRICAL SYSTEM

8.11 GFCI Devices

8.11.1 The GFCI(s) are missing. A qualified electrician should further assess and correct as required for electrical safety.

10.0 PLUMBING SYSTEM

10.7 Tub(s) / Shower(s)

10.7.1 The shower enclosure has a cracked tile. Futher evaluation is required to determine if there is concealed water damage behind the enclosure and the repairs needed to prevent water damage to the structure and finishes in the areas below and around the bathroom.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Scope of Inspection

1.1.1 **Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.**

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 The general condition of the grading around the perimeter of the house is at a pilot of slope away from the house
A positive grade is recommended to help prevent water
penetration into the crawl space. The general guideline is for the grading to drop 6" in the first 10'
away from the foundation to prevent water from building up or entering into the basement/crawlspace

2.2 Driveway(s)

- Gravel

2.2.1 The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface.

3.0 EXTERIOR

3.1 Wall Surface

- The wall surface consists of fiber cement siding. Fiber cement siding is made using cement, sand, and cellulose fibers, which are combined to create a durable surface. Fiber cement siding is virtually resistant to pest damages and is fire resistant and requires lower maintenance than other surfaces, It is recommended the fiber cement siding should be repainted every 10 to 15 years.

3.2 Eaves / Fascia / Soffit

- Aluminium
- Wood

3.2.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

3.3 Trim

3.3.1 The trim on the exterior of the building was visually inspected and no major defects were noted at the time of the inspection
NOTE: caulk is not considered a permanent sealer and should be reapplied per the manufacturer recommendations.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 The roof inspection pertains to the general condition relative to the estimated age of the roof and related components at the time of the inspection.
This inspection is general in nature and is neither a guarantee of a leak free system, nor exhaustive of nature please refer to the visual inspection agreement as well as the statement standard of practice for detailed explanation of the scope of this inspection

4.2 Roofing Inspection Method

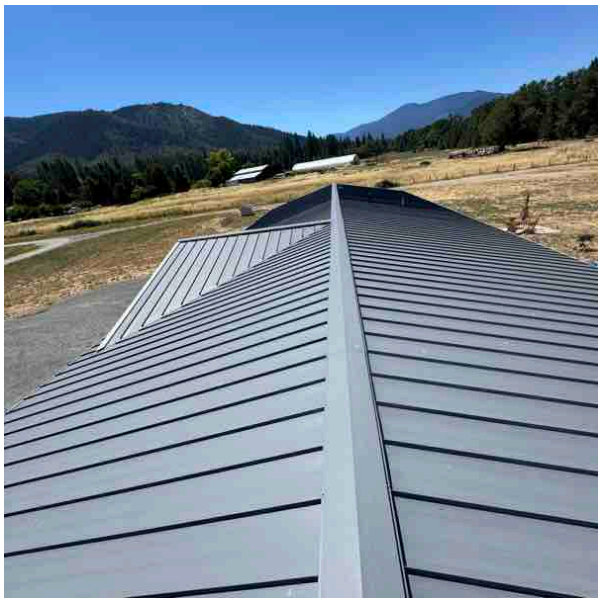
- Walked on roof surface.

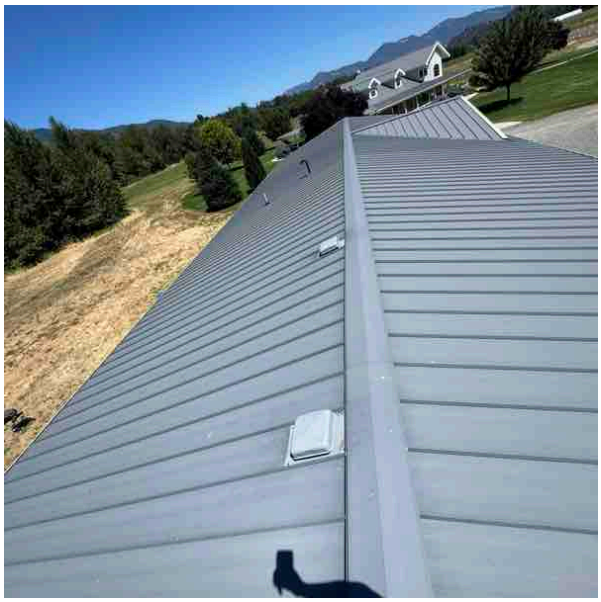
4.3 Sloped Surface(s)

4.3.1 The slope surface consists of a metal material.
Metal roofing material has an average life expectancy of anywhere from 30 to 40 years and may require periodic maintenance.
Maintenance may require and is not limited to re-fastening/replacing screws and rubber washers to extend the life expectancy of the material



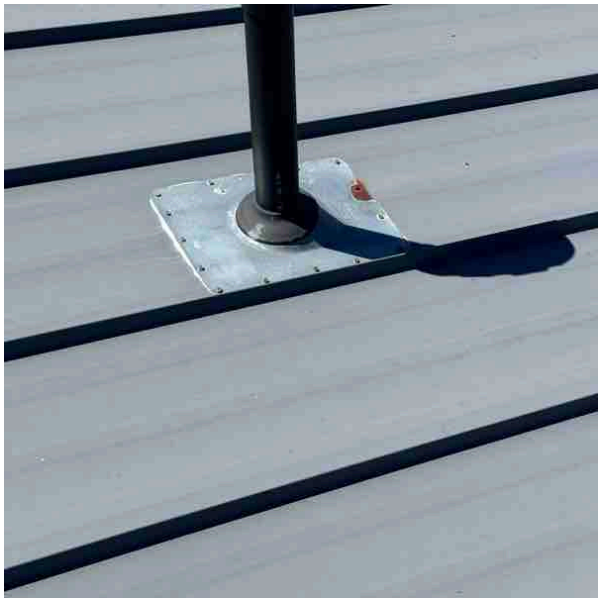






4.4 Flashings

4.4.1 The HVAC exhaust pipe flashing is not properly installed, however is temporarily sealed.
Caulking is not considered a permanent sealer and should be reapplied periodically to proper weather resistant water shedding barrier



4.5 Roof Drainage

- Galvanized

4.5.1 The continuous galvanized gutter system was visually inspected. No issues of concern were noted from the rooftop recommend cleaning gutters seasonally for proper watershed.



5.0 ATTIC

5.1 Attic Access

5.1.1 The attic access was entered from the hatch located in the garage

5.2 Insulation

- Fiberglass

5.2.1 Fiberglass blowing insulation noted in the attic space, unable to determine the R value.
The average depth of blowing insulation in the attic space is about 10-14inches
(Compressed sections of insulation may compromise the overall R-value)



5.3 Ventilation

- Soffit vents

5.3.1 Unable to determine if the ventilation in the attic space is adequate. A general rule of thumb for ventilation is to have a minimum of 1 square foot of ventilation for 300 ft.² of attic space evenly split between intake, soffit and exhaust ridge or gable vents. This help to prevent moisture buildup and regulate temperature.

5.4 Sheathing

- Oriented Strand Board

5.4.1 The sheathing was inspected and no significant deficiencies were observed at the time of inspection.



6.0 GARAGE / CARPORT

6.1 Structure

- Wood frame

6.2 Exterior Access Door(s)

- Metal

6.3 Vehicle Door(s)

- Metal
- Overhead-sectional

6.3.1 The vehicle door was inspected and operated and functioned as intended at the time of inspection.

6.4 Vehicle Door Opener(s)

- Automatic-belt drive
- Manual
- Photo electric sensors

6.4.1 The vehicle door opener and its safety components were all tested and operated as intended at the time of the inspection

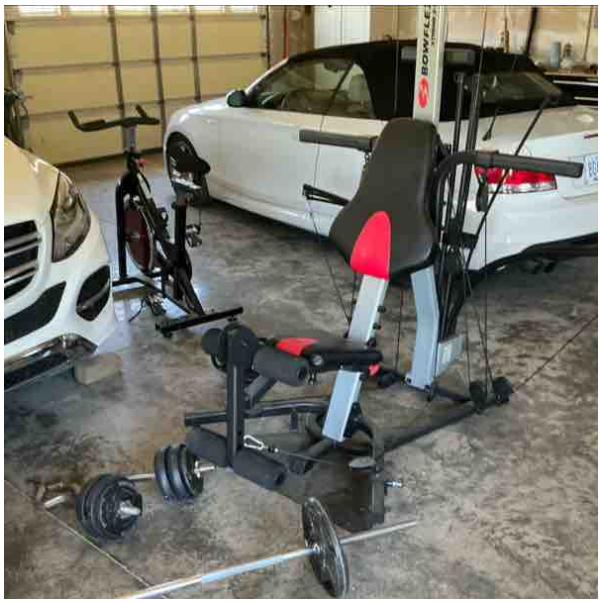




6.5 Floor

- Concrete

6.5.1 Typical minor floor cracks are present in the garage floor. No improvement is necessary at this time.



6.6 Wall

- Drywall

6.7 Ceiling

- Drywall / Plaster

6.7.1 The ceiling was inspected and no significant deficiencies were observed.

7.0 STRUCTURE

7.1 Limitations

△ The wall structure is concealed. Unable to comment on it.

7.2 Structure General Comments

7.2.1 This is a visual inspection of readily accessible, structural components, and is limited in scope. Concealed or in accessible, structural components are not inspected, including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building. Inspections may be limited by storage appliances, furnishings, and vegetation. Performance and condition of structural components can be inferred by observation of some finished surfaces and components throughout the home please refer to the visual inspection agreement as well as the state standards of practice for a detailed explanation of the scope of this inspection.

7.3 Floor Structure

☑ Slab on grade

7.4 Wall Structure

☑ Wood frame

7.5 Roof Structure

☑ Engineered truss

7.5.1 The roof structure was inspected and no significant deficiencies were observed.





7.6 Slab

7.6.1 No evidence of settling/heaving/cracking were noted on the slab floor structure. The presence of a slab on grade structure limits the full inspection of the distribution, and drain waste plumbing.

8.0 ELECTRICAL SYSTEM

8.1 Service Entrance

☑ Electrical service to the home is by underground cables.

☑ Service entry conductors are aluminum. Aluminum service entrance conductors are commonly used for today's standards as the material is cheaper and lighter weight than copper service entrance conductors. This is not considered an issue and does not create any hazards.

8.2 Service Size

☑ 200 Amps

8.3 Main Disconnect(s)

☑ The main electrical disconnect is in the garage.

☑ The main electrical disconnect is a breaker.

8.4 Distribution Panel(s)

8.4.1 The distribution panel is located in the garage bathroom area and was visually inspected.
It is considered beyond the scope of the inspection to dismantle or shut off breakers .
If there are any electrical concerns, further, evaluation will be required by a licensed electrician.



8.5 Sub-Panel(s)

8.5.1 The 100 amp sub panel located on the west exterior was visually inspected and no major issues of concern were noted.
It is considered beyond the scope of the inspection to dismantle/turn off/turn on breakers.
If there are any electrical concerns, further, evaluation will be required by a licensed electrician.



8.6 Grounding

- ☑ Grounded at grounding rod.

8.7 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring
- ☑ Non-metallic sheathed

8.7.1 The full inspection of the branch circuit wiring is limited due to interior and exterior finishes, and because of insulation in the attic space.
The visible portions of the distribution wiring where inspected no issues of concern were observed at the time of the inspection .

8.8 Receptacles

- Grounded
- Three pronged receptacles

8.8.1 All readily accessible receptacles were tested.
It is considered beyond the scope of the inspection to remove plugs and furniture to test receptacles .

8.9 Lighting / Ceiling Fan(s)

8.9.1 All lights responded to switches at the time of the inspection

8.10 Exhaust Fan(s)

- Bathroom

8.10.1 The exhaust fans were inspected and operated and functioned as intended at the time of inspection.
Clean exhaust filters and/or blades as part of regular maintenance to maintain proper airflow.

8.11 GFCI Devices

8.11.1 **The GFCI(s) are missing. A qualified electrician should further assess and correct as required for electrical safety.**

8.12 Smoke Alarms

8.12.1 Smoke alarm(s) were missing / absent. Install smoke alarms where required for life safety.

8.13 Carbon Monoxide Alarms

8.13.1 The carbon monoxide alarms were present and tested at the time of the inspection.



9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 HVAC General Comments

9.1.1 The inspection of the heating ventilation/air-conditioning(HVAC) pertains to general operation and function at the time of the inspection HVAC units are inspected by operating readily accessible user removable panels. Defects of failure of HVAC equipment can happen at any time without warning we strongly recommend that you have all HVAC equipment, cleaned, and service prior to closing into twice a year after that, please refer to the visual inspection agreement as well as the state standards of practice for a detailed explanation of the scope of the inspection.

9.1.2 The furnace/heat pump was turned on during the inspection
The thermostat was set to 65°F to insure proper cooling.
The temperature was taken at the vents in the ceiling
It is considered beyond the scope of the inspection to determine the performance of the unit.
If the performance of the unit is a concern, further evaluation is needed by an HVAC technician





9.2 Thermostat(s)

9.2.1 The heating/cooling thermostat is located in the dining area and operated as intended at the time of the inspection



9.3 Energy Source(s)

- Propane

9.4 AC / Heat Pump System(s)

- Heat Pump System
- Central Air Conditioner

9.4.1 The heat pump unit located on the west exterior appears to be about 5 years old. The average life expectancy out of these units ranges from 15 to 20 years under normal usage.
It is considered beyond the scope to determine the operating performance of this unit recommend an HVAC technician fully evaluate unit to ensure proper and safe functionality.





9.5 Forced Air Furnace(s)

9.5.1 The forced air furnace in the garage appears to be about 5 years old,
a furnaces has an average life expectancy of 15-20 years under normal use.
Recommend an HVAC technician service the unit to ensure its proper and safe functionality.
It is considered beyond the scope to dismantle, and determine the overall performance of the unit.
The last service date on this unit could not be determined.
Recommend servicing unit, annually, or bi-annually



9.6 Distribution System(s)

- Ducts and registers

9.7 Natural Gas Piping

- Black pipe
- Corrugated Stainless Steel Tubing

9.7.1 The visible portions of the natural gas piping were inspected and no significant deficiencies were observed at the time of inspection.

9.8 Filter

9.8.1 Replace filter regularly to provide proper airflow and functionning of the unit.

10.0 PLUMBING SYSTEM

10.1 Distribution Piping

10.1.1 The full inspection of the distribution piping was limited due to interior an extra finishes, and also because of the slab on grade structure
The visible portion were inspected and no the leaks were detected at the time of the inspection.

10.2 Drain, Waste, and Vent Piping

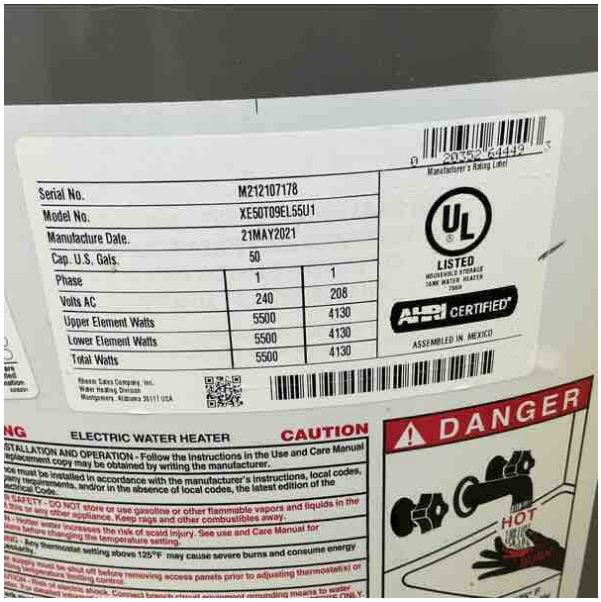
10.2.1 Plastic pipe was used for the drain waste and vent piping.
The drain waste and vent piping below the sink fixtures was visually inspected
No leaks were detected at the time of the inspection

10.3 Water Heating Equipment

- Fuel source is natural gas.
- 50 Gallon
- Water heater is located in the garage.

10.3.1 The water heater located in the garage bathroom appears to be about 5 years old (2021) . A water heater has an average life expectancy of 8-12years under normal operation.







10.4 Fixtures / Faucets

10.4.1 All fixtures and faucets were tested and operated as intended at the time of the inspection.
No leaks were detected

10.5 Sink(s)

10.5.1 The sinks were inspected for leaks and proper drainage. No action needed at the time of the inspection.

10.6 Toilet(s)

10.6.1 Toilet tested for stability, and operated for functionality.
The toilet located in the garage area is loose at the base, recommend removing toilet, replacing waxing and a evaluating the floor surface around the toilet to ensure there is no damage to the subfloor and properly tightening the toilet to the floor surface if no further repairs are needed.

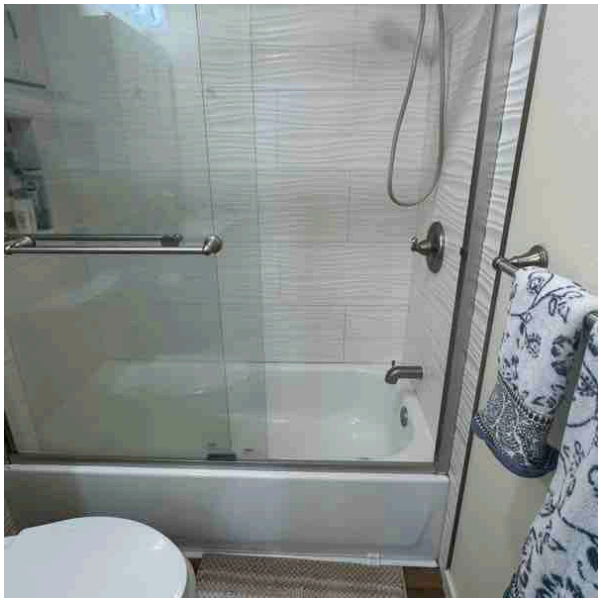


10.7 Tub(s) / Shower(s)

10.7.1 **The shower enclosure has a cracked tile. Futher evaluation is required to determine if there is concealed water damage behind the enclosure and the repairs needed to prevent water damage to the structure and finishes in the areas below and around the bathroom.**



10.7.2 The tub and showers were tested and operated as intended at the time of the inspection. The tubs held water as intended and properly drained no actions are considered necessary.
Continue to maintain caulking/grout seam as needed to help prevent moisture intrusion.

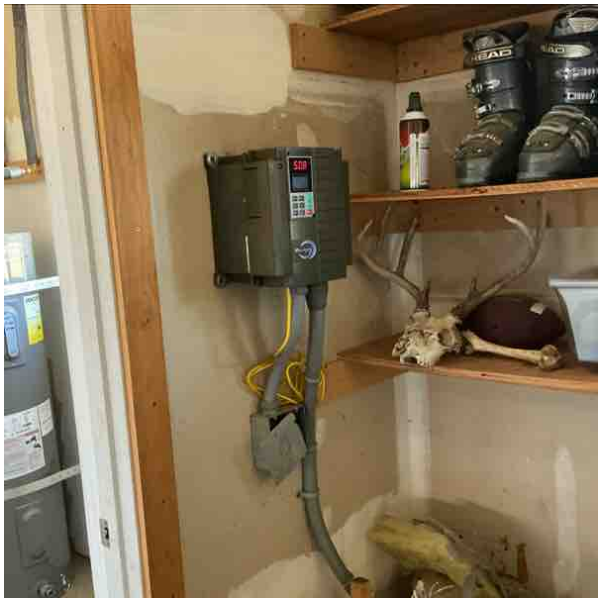


10.8 Well System

10.8.1 The well and water quality systems were not inspected

If there are personal concerns regarding the well system, further evaluation is recommended by a qualified well technician





11.0 INTERIOR

11.1 Interior General Comments

11.1.1 Vacant home-this inspection has been conducted on a home which was unoccupied at the time of the inspection. Unoccupied homes run the risk of deteriorating faster than normal as there is nobody present to mitigate when issues arise nor to attend to the normal maintenance issues.

11.2 Floors

11.2.1 Minor defects, such as surface scratches, wrinkled carpet, and cracked grout/tile are considered cosmetic defect, and should be repaired as desired.

11.3 Walls / Ceilings

11.3.1 Minor drywall defects, such as nail screw, hairline, cracks and thumbtack holes are considered purely cosmetic defect.

Repair as desired .

11.4 Windows

11.4.1 One or more of the windows located in the bedrooms meet egress requirements.
The height of the clear opening must be at least 24" and the width must be at least 20". The sill height must not be more than 44" above the floor. If the sill height is below grade, the window must have a window well.



11.5 Doors

11.5.1 All doors and there mechanisms were tested and all operated as intended at the time of the inspection.

11.6 Entrance Door(s)

- Metal
- Wood

11.6.1 All entrance doors and their mechanisms, were inspected and operated as intended at the time of the inspection

11.7 Countertops / Cabinets

11.7.1 Natural stone countertops on top of wood cabinets
All doors and drawers were operated. No issues of concern.

11.8 Laundry Equipment

11.8.1 It is considered beyond the scope of the inspection to operate and determine the Functionality and efficiency of the washer and drying machine and attachments. The exhaust duct from the dryer properly discharges to the exterior.



12.0 APPLIANCES

12.1 Refrigerator

12.1.1 Refrigerator Appears to be operating as intended at time of inspection,
It is considered beyond the scope of the inspection to determine efficiency







12.2 Ranges / Ovens / Cooktops

- ☑ Conventional
- ☑ Electric

12.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.





12.3 Range Hood

- ☑ Direct vent to exterior

12.3.1 The range hood was operated for primary function and worked as intended at the time of inspection.

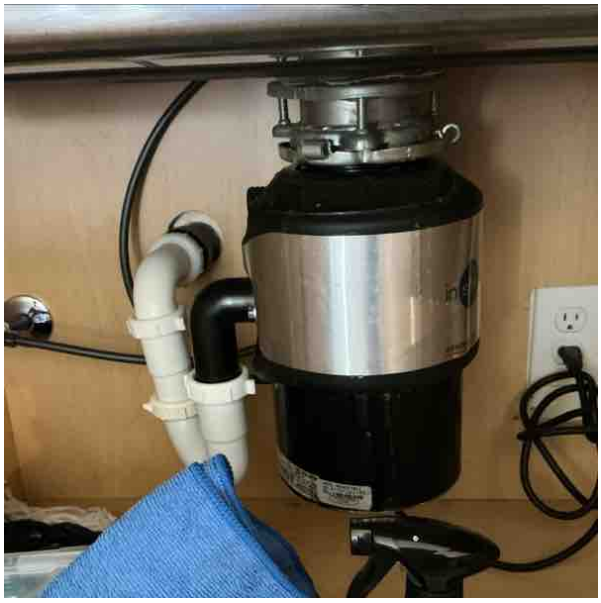
12.4 Microwave Oven

12.4.1 The microwave oven was operated for primary function and worked as intended at the time of inspection.



12.5 Food Waste Disposer

12.5.1 The food waste disposer was inspected and operated as intended at the time of the inspection.



SECTION

09

SOLAR

Subject: Application #33740: Solar Incentive Reservation
Reply-To: Energy Trust Solar Program <solar@energytrust.org>

4/8/2023,

TO: SYSTEM HOST: Asgeir Asgeirsson

TRADE ALLY: Freedom Forever Oregon LLC
Catherine Viado, interconnectionUT@freedomforever.com

SUBJECT: Solar Incentive Reservation

POWERCLERK APPLICATION #:33740
SYSTEM OWNER: Asgeir Asgeirsson
SITE ADDRESS: 18200 Williams Hwy Williams OR 97544

UTILITY: Pacific Power

Congratulations! This letter is to notify you that your **Form 220** incentive application for a **16 kW** solar electric system installation with an estimated annual production of **22235 kWh** has been processed and approved for an Energy Trust incentive reservation.

Energy Trust's Solar program has reserved an incentive amount of **$500** for the system, subject to the terms and conditions of our **Form 220** agreement, for a 12-month period ending **4/7/2024** (the Reservation Period).

In order to qualify for the reserved incentive, the system must be installed and the installation verified by the Energy Trust Solar program during the Reservation Period. Verification may require a site visit by an Energy Trust representative. Any comments made by the reviewer during the design review process must be addressed in the installation.

If you change the system design during the Reservation Period, Freedom Forever Oregon LLC will be required to submit system revisions through our online application software, PowerClerk. You may receive a notice revising the approved incentive amount, and that notice would supersede and replace this one.

Because Energy Trust has limited incentive funding, it is important that you are able to show progress towards timely completion of the system during the Reservation Period, and we may check in from time to time on the status. See the terms and conditions of the **Form 220** agreement for more information. Please notify us immediately if you decide to cancel the project at any point during the Reservation Period. If you have any questions, please do not hesitate to contact program staff at solar@energytrust.org.

Sincerely,

Energy Trust Program Staff
energytrust.org

+ Serving Oregon customers of Portland General Electric, Pacific Power, NW Natural and Cascade Natural Gas