

36388 LESLIE LN

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLER WILLAMETTE REALTY

LAND

Luxury
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION

JOEL HELMS

joelhelms@kw.com

541-619-7032

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



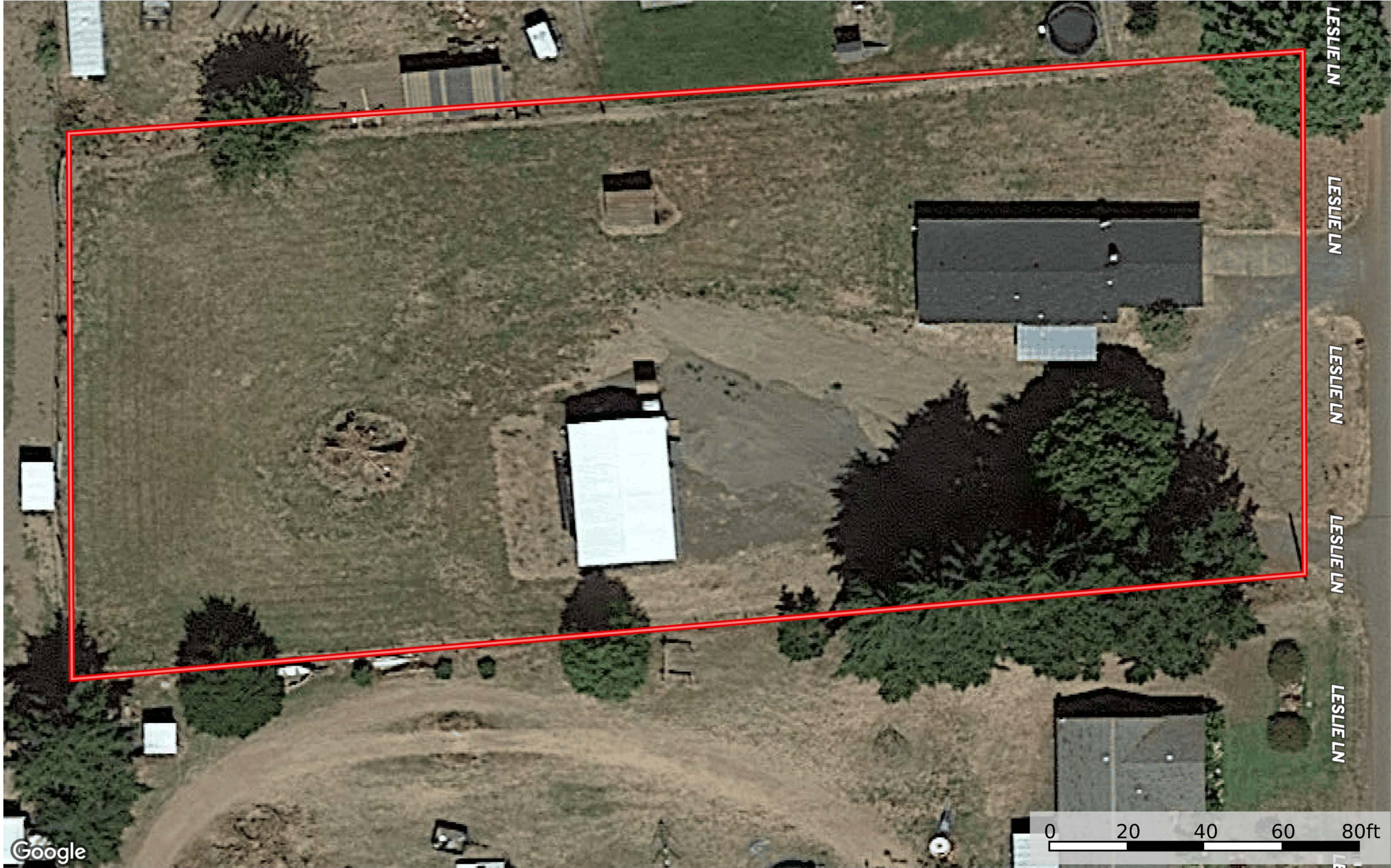
- 1,056 SqFt
- 3 Bedrooms, 1 Bathroom
 - Hardwood Oak Floors
 - New Ductless Heat Pump
 - Newer Roof
 - New Pressure Tank
 - Pellet Stove
- Shop
 - 24 X 36
 - 220 AMP
 - Concrete Floors
 - Workbench
 - Frost Free Faucet
- Partially Fenced
- New Waterlines



PARCEL MAP



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Boundary

LIST PACK





Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0340527**

Tax Lot: **11S02W03CA00107**

Owner: Iverson, Carl

CoOwner:

Site: 36388 Leslie Ln

Scio OR 97374

Mail: 36388 Leslie Ln

Scio OR 97374

Zoning: County-RR-2.5 - Rural Residential, 2.5 Acre Minimum

Std Land Use: RSFR - Single Family Residence

Legal: RIVERVIEW ACRES - LOT 6 - BLOCK 3

Twn/Rng/Sec: T:11S R:02W S:03 Q:SW QQ:NE



ASSESSMENT & TAX INFORMATION

Market Total: **\$345,940.00**

Market Land: **\$164,220.00**

Market Impr: **\$181,720.00**

Assessment Year: **2021**

Assessed Total: **\$188,210.00**

Exemption:

Taxes: **\$2,555.37**

Levy Code: 00817

Levy Rate: 13.5773

PROPERTY CHARACTERISTICS

Year Built: 1971

Eff Year Built:

Bedrooms: 3

Bathrooms: 1

of Stories: 1

Total SqFt: 1,056 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.01 Acres (43,996 SqFt)

Garage SqFt: 308 SqFt

Garage Type:

AC:

Pool:

Heat Source: Baseboard Electric

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot: 6

Block: 3

Plat/Subdiv: Riverview Acres

School Dist: 8JZ5 - Greater Albany

Census: 2093 - 030100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/15/2019

Sale Amount: \$306,000.00

Document #: 11433

Deed Type: Deed

Loan
Amount: \$275,400.00

Lender: WILLAMETTE VLY BK

Loan Type: Conventional

Interest Type:

Title Co: FIDELITY NATIONAL TITLE



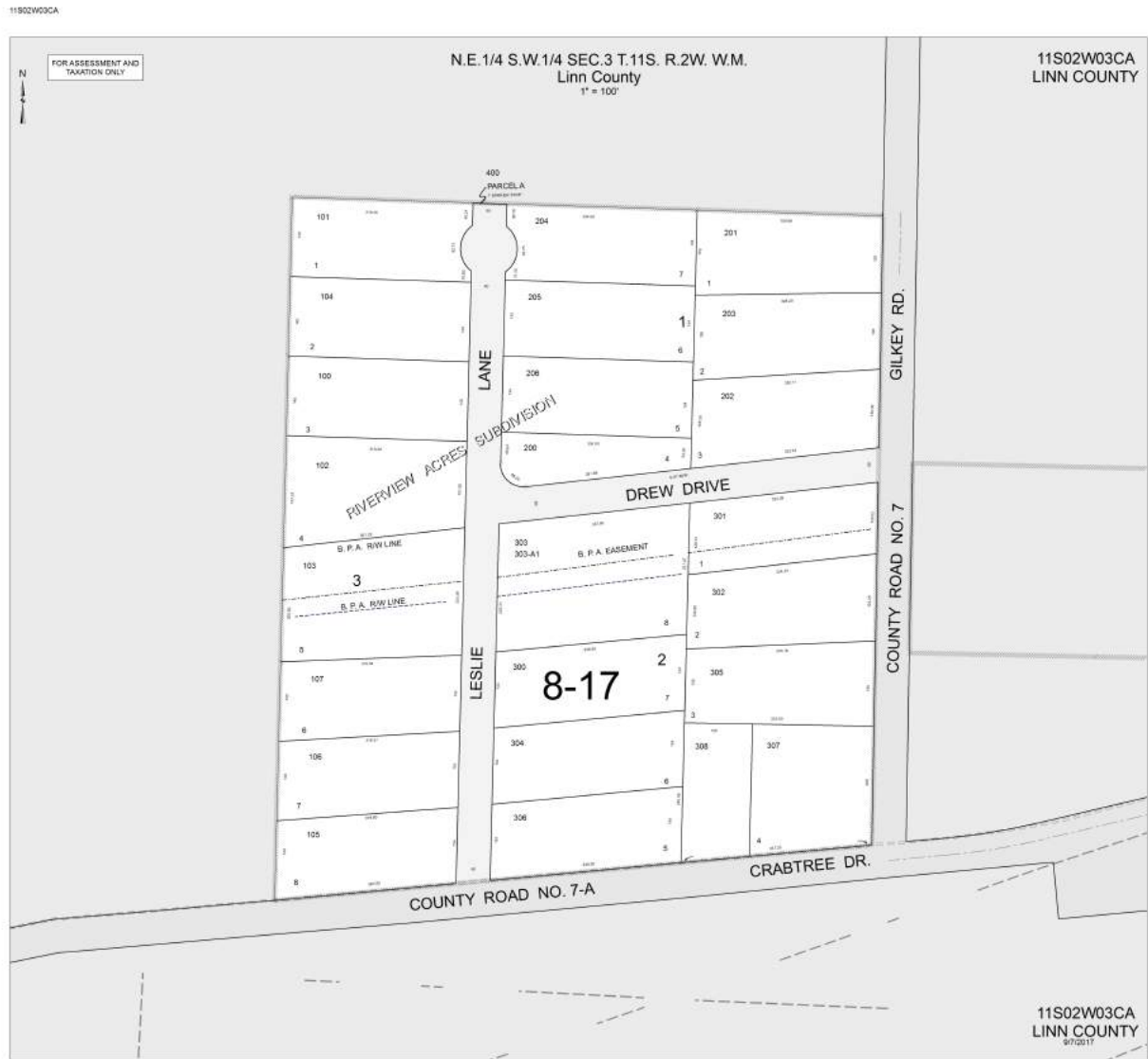
Fidelity National Title

Parcel ID: 0340527

Site Address: 36388 Leslie Ln

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Fidelity National Title

Parcel ID: 0340527

Site Address: 36388 Leslie Ln

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Aerial Map

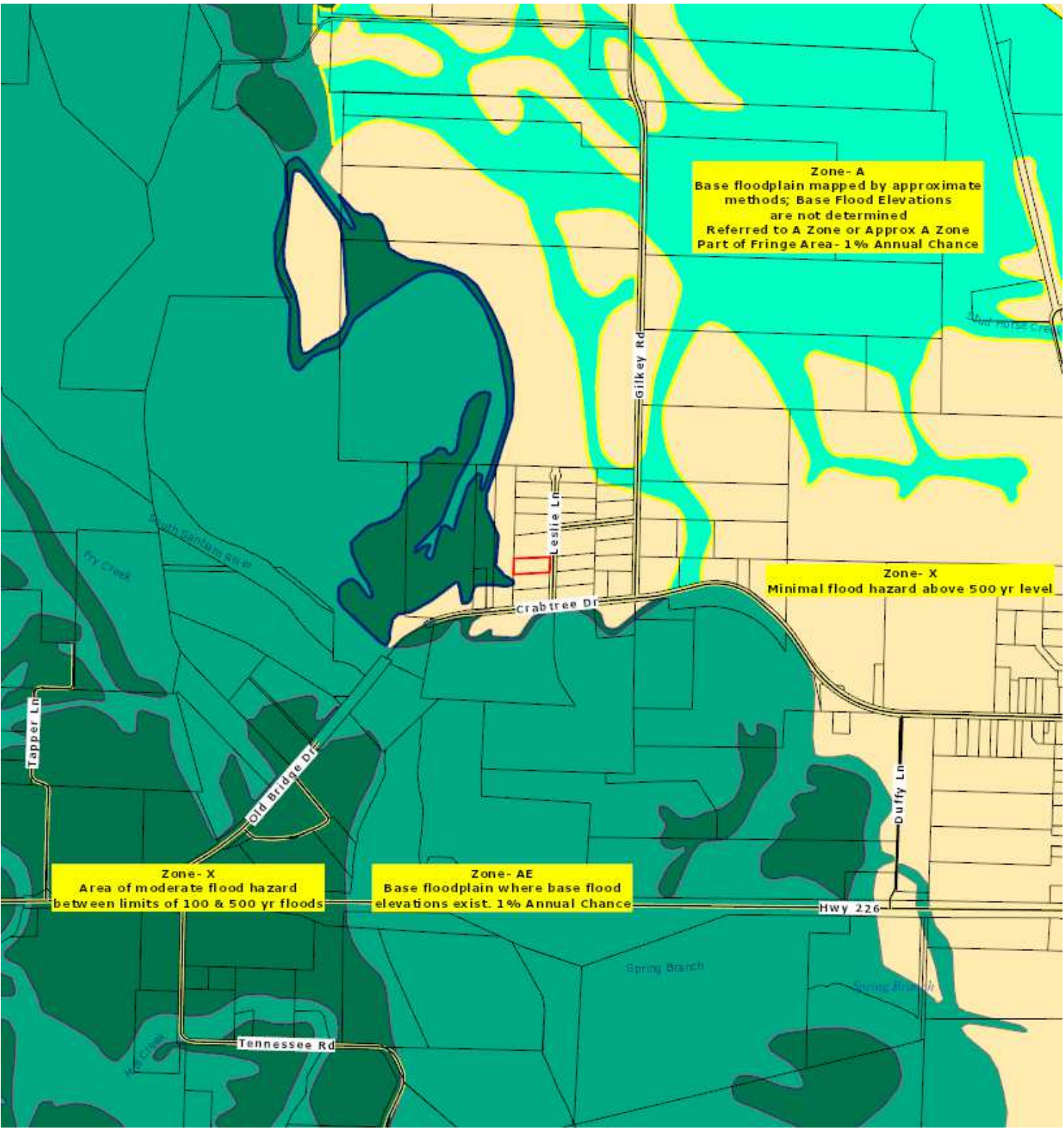


Fidelity National Title

Parcel ID: 0340527

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Flood Map



Fidelity National Title

Parcel ID: 0340527

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

March 10, 2022 11:25:24 am

Account # 340527
Map # 11S02W03CA 00107
Code - Tax # 00817-340527
Legal Descr RIVERVIEW ACRES SUBDIVISION
 Block - 3 Lot - 6

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Mailing Name IVERSON CARL

Deed Reference # 2019-11433
Sales Date/Price 07-12-2019 / \$306,000.00
Appraiser UNKNOWN

Agent
In Care Of
Mailing Address 36388 LESLIE LN
 SCIO, OR 97374

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 02 12 000 32125-1

Situs Address(s)				Situs City
ID#	1	36388	LESLIE LN	SCIO

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00817 Land	182,450			Land	0
Impr.	195,780			Impr.	0
Code Area Total	378,230	193,850	193,850		0
Grand Total	378,230	193,850	193,850		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	Trended RMV
00817					LANDSCAPE - FAIR	100			3,000
00817	1	<input checked="" type="checkbox"/>			Market	100 A	1.01		149,450
00817					RURAL OSD - AVG	100			30,000
Grand Total							1.01		182,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00817	101	0	110	Residential Other Improvements	100	0		2,050
00817	102	0	317	GP BUILDING	100	1,120		25,690
00817	100	1971	131	RES One story	100	1,056		168,040
Grand Total							2,176	195,780

Comments: ***** CAP NOTE - Type R *****
 Permit for 24x36x12' pole bldg on slab 2/26/04 GB. ITS THERE. 4/22/04 JDR
 SEE PHOTO FOR FARM LCM STUDY
 BLDG-13-14K FOR BLDG. ELECTRIC 3-5K.BARN BURNED DOWN. HAD WATER ALREADY THERE.
 WORK SHOP. TALKED TO MRS. 7/12/04 JDR

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808


10-Mar-2022

IVERSON CARL
36388 LESLIE LN
SCIO OR 97374

Tax Account #	340527	Lender Name	WFR - WELLS FARGO REAL ESTATE TAX S
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00817
Situs Address	36388 LESLIE LN SCIO OR 97374-9719	Interest To	Mar 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,555.37	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,548.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,495.73	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,438.15	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,368.28	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,170.73	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,143.55	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,084.34	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,987.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,918.27	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,856.20	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.40	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,605.43	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,549.09	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,507.49	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,273.36	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,240.10	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,131.40	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,095.50	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,036.79	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,012.49	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,037.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$987.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$958.91	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,020.06	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.32	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$888.67	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,001.95	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.26	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,034.13	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,009.43	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$47,565.86	

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:
Terry Ferebee and Sarah Ferebee

GRANTEE'S NAME:
Carl Iverson

AFTER RECORDING RETURN TO:
Order No.: 60221903150-TR
Carl Iverson
36388 Leslie Lane
Scio, OR 97374

SEND TAX STATEMENTS TO:
Carl Iverson
36388 Leslie Lane
Scio, OR 97374

APN: 340527
Map: 11S02W03CA00107
36388 Leslie Lane, Scio, OR 97374

LINN COUNTY OREGON	2019-11433
D-WD	
Stn=43 K. PETERSON	07/15/2019 09:56:00 AM
\$10.00 \$11.00 \$10.00 \$60.00 \$19.00	\$110.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Terry Ferebee and Sarah Ferebee, who acquired title as Sarah Koehler, Grantor, conveys and warrants to Carl Iverson, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Lot 6, Block 3, RIVERVIEW ACRES SUBDIVISION, in the County of Linn and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$306,000.00). (See ORS 93.030).

Subject to:

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utility
Affects: Westerly 12 feet

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 30, 1970
Recording No: Volume 3, Page 317

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 19, 1971
Recording No: Volume 28, Page 475

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

Fidelity National Title# 60221903150

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/12/19

[Signature]
Terry Ferebee

[Signature]
Sarah Ferebee

State of Oregon

County of Uinn

This instrument was acknowledged before me on July 12, 2019
by Sarah Ferebee and Terry Ferebee

[Signature]
Notary Public - State of Oregon

My Commission Expires: 01/21/2020



HOME INSPECTION



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Cascade Property Inspection

BUY WITH CONFIDENCE

SERVING THE ENTIRE WILLAMETTE VALLEY

Tel: 541 7914098

SUMMARY REPORT

Client: Carl Iverson
Realtor: Joel Helms, Keller Williams Realty
Inspection Address: 36388 Leslie Ln, Scio, OR
Inspection Date: 5/30/2019
Inspected by: David Gray

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Cascade property Inspection and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

Raised Foundation

Crawlspace Observations

- There is wood debris in the crawl that should be removed to prevent attracting insects.
- There is also old plumbing in the crawl that should be removed.

Plumbing

- There are supply water pipes in the crawl space that are not insulated.
- I recommend all water pipes in a crawl space be insulated to prevent freezing.

Vapor barrier

- There is no vapor barrier down
- I recommend vapor barrier be put down in the crawl space.

Exterior

House Wall Finish

House Wall Finish Observations

- There are holes in the siding that should be caulked to prevent moisture damage.

Exterior Components

Outlets

- The outside outlet in the front has a open ground and should be evaluated by a licensed electrician.

Roof/Attic

Composition Shingle Roof

Roofing Material

- There is damaged roofing shingles that should be evaluated by a licensed roofing contractor

Plumbing

Potable Water Supply Pipes

Copper Water Pipes

- There are copper, CPVC and pex supply water pipes in the crawl.
The supply water pipes do not appear to be installed by a professional plumber.
I recommend the plumbing and the connections be evaluated by a licensed plumber.

Waste & Drainage Systems

Private Waste Disposal System

- This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Well or Private Water Systems

General Comments

- The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.

Electrical

Sub Panels

Panel Cover Observations

- The interior panel cover has voids, or open knock-outs that should be covered, could prove to be hazardous to small children.
- The gaps in the sheet rock over the panel should be repaired.

Heat

Radiant Heat Systems

Radiant Heat Observations

- The radiant heat system had spots where it did not heat at all and hot spots in the corners and in the bedrooms. There was also a hanger hook penetrating the ceiling in the bedroom which can cause arching in the system. I recommend the entire ceiling heat system be evaluated by a licensed electrician.

Kitchen

Kitchen

Flooring

- There are high moisture reading and warped flooring in front of the sink in the kitchen.
I recommend the kitchen floor be evaluated by a licensed contractor.

Trap and Drain

- There is a leak at the drain trap below the sink, which should be repaired.

Dishwasher

- The dishwasher needs the drain hose to loop . so drain water does not drain back to dishwasher.

Garage

Single-Car Garage

Firewall Separation

- The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.

Cascade Property Inspection

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Tel: 541 7914098

WHOLE HOUSE INSPECTION REPORT

PREPARED FOR:

Carl Iverson

INSPECTION ADDRESS

36388 Leslie Ln, Scio, OR

INSPECTION DATE

5/30/2019

REPRESENTED BY:

Joel Helms

Keller Williams Realty



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GENERAL INFORMATION

Inspection Address: 36388 Leslie Ln, Scio, OR
Inspection Date: 5/30/2019
Inspected by: David Gray

Client Information: Carl Iverson
Buyer's Agent: Keller Williams Realty
Joel Helms

Furnished: Yes

Estimated Year Built: 1971
Unofficial Sq.Ft.: 1056

PLEASE NOTE:

This report is the exclusive property of Cascade Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Cascade Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Practice of State of Oregon, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 36388 Leslie Scio

SCOPE OF WORK

You have contracted with Cascade Property Inspections to perform a generalist inspection in accordance with the standards of practice established by State of Oregon], a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation

General Comments

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

The raised foundation is relatively new and should meet commonly accepted structural standards. However, you may wish to have this confirmed by a specialist.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Informational Conditions

The crawlspace is accessible and in acceptable condition.

Components and Conditions Needing Service

There is wood debris in the crawl that should be removed to prevent attracting insects.

There is also old plumbing in the crawl that should be removed.

Foundation or Stem Walls

Informational Conditions

The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

Intermediate Floor Framing

Informational Conditions

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Electrical

Informational Conditions

The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

There is no floor insulation, which should be added to save energy and comfort to entire house. .

Plumbing

Components and Conditions Needing Service

There are supply water pipes in the crawl space that are not insulated.

I recommend all water pipes in a crawl space be insulated to prevent freezing.

Vapor barrier

Components and Conditions Needing Service

There is no vapor barrier down

I recommend vapor barrier be put down in the crawl space.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have

been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

House Wall Finish

House Wall Finish Type

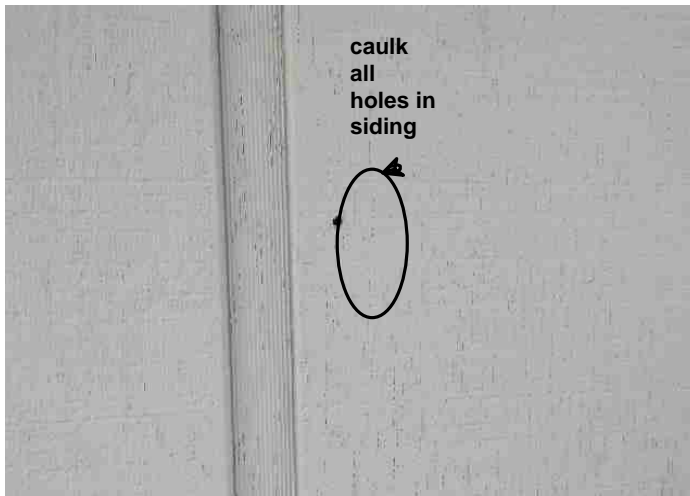
Informational Conditions

The house walls are finished with wooden siding.

House Wall Finish Observations

Components and Conditions Needing Service

There are holes in the siding that should be caulked to prevent moisture damage.



Exterior Components

Outlets

Components and Conditions Needing Service

The outside outlet in the front has an open ground and should be evaluated by a licensed electrician.

Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of

a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.



The roof appears to be relatively new and is not the original roof - *Continued*



Roofing Material

Components and Conditions Needing Service

There is damaged roofing shingles that should be evaluated by a licensed roofing contractor



Flashings

Informational Conditions

The roof flashings are in acceptable condition.

Gutters & Drainage

Functional Components and Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Chimney

General Unlined Masonry

Informational Conditions

Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Crown or Termination Cap

Informational Conditions

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flashings

Informational Conditions

The chimney flashings are in acceptable condition.



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there

would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

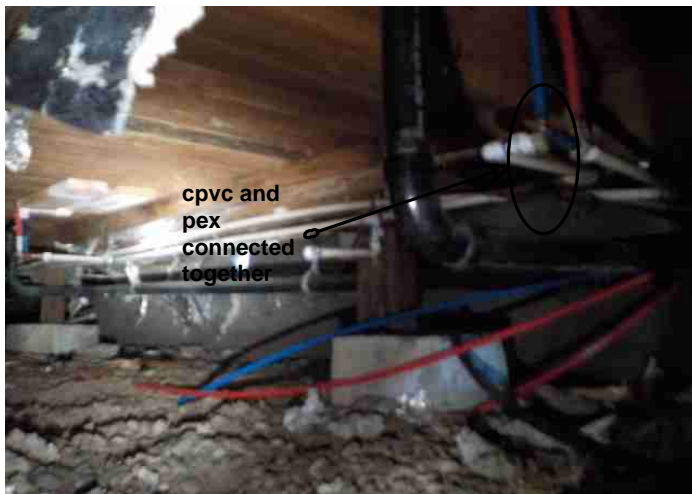
Copper Water Pipes

Components and Conditions Needing Service

There are copper, CPVC and pex supply water pipes in the crawl.

The supply water pipes do not appear to be installed by a professional plumber.

I recommend the plumbing and the connections be evaluated by a licensed plumber.



There are 3 different types of water supply pipes - *Continued*



Electric Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

Informational Conditions

Hot water is supplied by a __8__ year old __50__ gallon water Heater located in the garage.



Electrical Connections

Informational Conditions

The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

Informational Conditions

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Waste & Drainage Systems

Private Waste Disposal System

Components and Conditions Needing Service

This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Well or Private Water Systems

General Comments

Components and Conditions Needing Service

The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but

essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

The sub panel is located in the garage.

Sub Panel Observations

Informational Conditions

The electrical sub panel has no visible deficiencies.

Panel Cover Observations

Components and Conditions Needing Service

The interior panel cover has voids, or open knock-outs that should be covered, could prove to be hazardous to small children.

The gaps in the sheet rock over the panel should be repaired.

The gaps in the sheet rock over the panel should be repaired - *Continued*



Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.



Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Grounding

Informational Conditions

The panel ground is correct.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce

carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Baseboard Heaters

Age & Location

Informational Conditions

Heat is provided by a system of baseboard heaters that are assumed to be the same age as the residence.

Baseboard Heater

Informational Conditions

I did not test the baseboards in the bedrooms as there was cords and personal belongings in the way.

Radiant Heat Systems

Age & Location

Informational Conditions

Heat is provided by a radiant means, comprised of concealed electrical conduits within the ceiling., which is assumed to be the same age as the residence.

Radiant Heat Observations

Components and Conditions Needing Service

The radiant heat system had spots where it did not heat at all and hot spots in the corners and in the bedrooms. There was also a hanger hook penetrating the ceiling in the bedroom which can cause arching in the system. I recommend the entire ceiling heat system be evaluated by a licensed electrician.



Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks

are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Living Room

No Recommended Service

Informational Conditions

We have evaluated the living room, and found it to be in acceptable condition.

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Components and Conditions Needing Service

There are high moisture reading and warped flooring in front of the sink in the kitchen.
I recommend the kitchen floor be evaluated by a licensed contractor.

There is high moisture reading on the floor - *Continued*



Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Components and Conditions Needing Service

There is a leak at the drain trap below the sink, which should be repaired.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Components and Conditions Needing Service

The dishwasher needs the drain hose to loop . so drain water does not drain back to dishwasher.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Lights

Informational Conditions

The light is functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Carbon Monoxide detector

Functional Components and Conditions

There is a working carbon monoxide detector

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the garage.

Method of Evaluation

Informational Conditions

We evaluated the attic by a ladder and flashlight at the hatch.

No Recommended Service

Informational Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.



Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Guest Bedroom

Location

Informational Conditions

The 1st guest bedroom is located 1st right__.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

2nd Guest Bedroom

Location

Informational Conditions

The 2nd guest bedroom is located _2nd right_.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

3rd Guest Bedroom

Location

Informational Conditions

The 3rd guest bedroom is located strait in hall_____.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Size and Location

Informational Conditions

The main bathroom is a full

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Area

No Recommended Service

Informational Conditions

We have evaluated the laundry area, and found it to be in acceptable condition.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Slab Floor

Informational Conditions

The slab floor has been covered with boxes and personal items, which conceals any damage or deterioration that might be present.

Walls & Ceiling

Informational Conditions

I could not inspect the walls as there were personal belongings in the way.

Firewall Separation

Components and Conditions Needing Service

The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Side Door

Functional Components and Conditions

The side door is functional.

Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Lights

Functional Components and Conditions

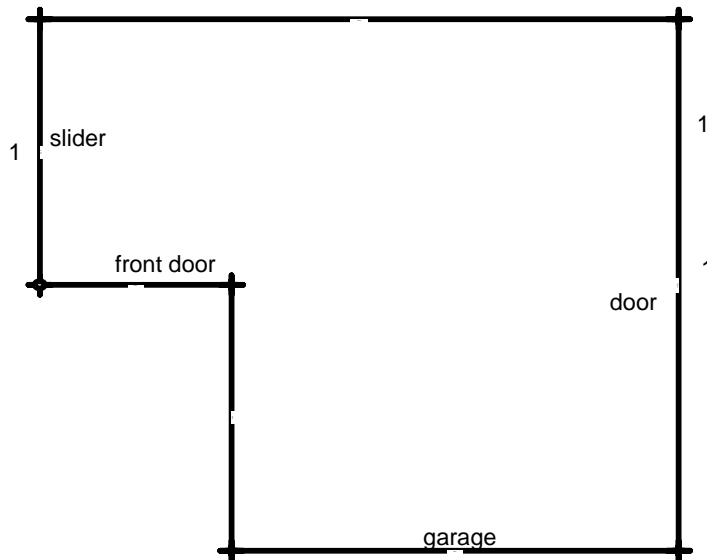
The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

PEST AND STRUCTURAL DRY ROT



ADDRESS OF PROPERTY INSPECTED

36388 Leslie Ln Scio OR

INSPECTION ORDERED BY

Carl Iverson

1. SUBSTRUCTURE AREA. (soil conditions, accessibility, etc) ☐ No vapor barrier
2. Was stall shower tested ☐ NA Did floor coverings indicate leaks? ☐ No
3. FOUNDATIONS (type relations to grade, etc.)
☐ Continuous
4. PORCHES, STEPS, PATIOS
☐ concrete
5. VENTILATION (amount, relation to grade, etc.)
☐ Adequate
6. WDI (wood destroying insects) ☐ None found at the time of inspection
7. ATTIC SPACES (accessibility, insulation, etc.)
☐ Insulated
8. GARAGE (type, accessibility, etc.)
☐ Attached
9. OTHER

THIS REPORT IS LIMITED TO STRUCTURE OR STRUCTURES SHOWN ON DIAGRAM ABOVE.
THIS REPORT DOES NOT INCLUDE A ROOF INSPECTION.

FINDINGS AND RECOMMENDATIONS:

1 Holes in siding need caulked to prevent moisture damage to siding..

VALIDITY: THIS REPORT IS VALID FOR THREE MONTHS FROM THE DATE OF INSPECTION.

CASCADE PROPERTY INSPECTIONS RECOMMENDS ALL REPAIRS BE COMPLETED BY LICENSED PROFESSIONALS.

Cascade property inspections requires a service agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection onsite review and did not sign the service agreement you, by accepting, paying for, and or using the inspection report, acknowledge and agree to be bound by the terms and conditions of the service agreement will form a part of the service agreement.

All work completed should conform to accepted construction standards for both materials used and workmanship. Additional dry rot and adverse conditions that may be discovered at the time of making repairs should also be corrected. Re-inspections by Cascade Property Inspections of items repaired cannot be verified when such work is concealed inside walls, floors or otherwise hidden. Wooden decks around the house are not part of this inspection unless specifically report in this report. It is common for decks to be in contact with the ground, which will accelerate their deterioration while not causing damage to the structure of the house. Call for re-inspection when all the above work is completed. Re-inspections must be completed PRIOR TO ANY AND ALL CHEMICAL APPLICATION.

OTHER INSPECTIONS AND FEES: Lenders may require a re inspection to verify the completion of the recommendation listed in this report. If so, there will be an additional fee of \$55.00, if no crawling is required, \$75.00 if crawling is required. This fee covers the cost of inspection and issuance of the completion/clearance letter.

Re-inspection this date: _____ by: _____

THIS REPORT IS IN NO GUARANTY THAT ANY COMPLETED REPAIRS WERE DONE CORRECTLY. ANY WARRANTY GUARANTY IS THE RESPONSIBILITY OF THE CONTRACTOR DOING THE REPAIRS. WE RECOMMEND ONLY LICENSED CONTRACTORS PERFORM THE REPAIRS. CASCADE PROPERTY INSPECTIONS HAS NO RESPONSIBILITY FOR CONFORMATION, VERIFICATION OR INSPECTION OF THE COMPLETED WORK.

WARRANTY GUARANTY IS THE RESPONSIBILITY OF THE CONTRACTOR DOING THE REPAIRS.

REPORT CONCLUSION

36388 Leslie Ln, Scio, OR

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Thank You,
David Gray
Cascade Property Inspections

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Cascade Property Inspection
BUY WITH CONFIDENCE
SERVING THE ENTIRE WILLAMETTE VALLEY
Tel: 541 7914098

Thursday, May 30, 2019

Property Address: 36388 Leslie Ln, Scio, OR
Inspection Date: 5/30/2019
Joel Helms
Keller Williams Realty

, .

Dear Joel Helms:

Congratulations on the sale of the property. We sincerely hope that you were pleased with our inspection report, and with the quality of our service, and that you will continue to recommend our company. However, we are always looking for ways to improve the quality of service, and if you have any observations or recommendations in that regard, please let us know.

Sincerely,
David Gray
Cascade Property Inspection

WELL



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

Aqua Pro Pump Service

Pump Installation & Repair
Water Treatment
Flow Testing & Water Quality Sampling
FREE Estimates
Emergency Service 7 Days a Week



CCB# 206120

35967 Plagmann Dr. NE
Albany, OR 97322
Albany: (541) 791-4202
Salem: (503) 364-1516
www.AquaProPumpService.com

ADDRESS: 36388 Leslie Rd Scio, OR 97374

Time	Pressure	Meter Reading	Flow	Gallons	SWL
9:30	35	128,044	0	0	13'
10:00	35	128,449	405	13.5	20'
10:30	35	128,885	436	14.53	20'
11:00	35	129,318	433	14.43	20'
11:30	35	129,758	440	14.67	20'

Average GPM: 14.28 Total Gallons Pumped: 1,714 Well Depth:

WELL SYSTEM INFORMATION

Well Vent: Yes	Well ID#:
Pressure Tank Size/Brand: 22 Gallon Sears	Pump Horse Power: 1/2 HP
Casing Height: 14" Below grade	Casing Size: 6"
Well Location: Front yard, north of first drive way	Submersible: <input checked="" type="checkbox"/> Jet Pump: <input type="checkbox"/>
Wire in Conduit: No <input type="checkbox"/>	Hose Bib: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Pressure Tank Location: In garage	Pressure Relief Valve: No

Technican Signature: *Duane Troyer* Date: 6/6/2019

SEPTIC



Existing System Evaluation Report for Onsite Wastewater Systems



State of Oregon
Department of
Environmental
Quality

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

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

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Sara & Terry Ferebee Telephone: _____

Site Address: 36388 Leslie Ln City: Scio Zip Code: 97374

County: Linn Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: _____

Age of wastewater treatment system Unknown (years) Is there a service contract for system components? n/a

Date the septic tank was last pumped 6/10/19 (please attach receipt if available)

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

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

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

6/12/19

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Chris

Certification:

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

Certification Number: RI115 NAWT7942ITC

Business name Roto Rooter Email _____

Business address PO Box 291 - Albany OR 97321 Phone 541-926-3775

Date of Evaluation: 6/10/19 (MM/DD/YYYY)

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

6/12/19

Debbie

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. **General System Information**

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

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

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

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

There is a permit for the septic system ☐Yes ☐No ☒Unknown

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

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

- Additional Comments:

It is not uncommon for the County to be unable to locate records for systems that pre-date 1974
a fire destroyed records. Therefore "no records" doesn't mean no permits were filed.

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 (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 1000

- Tank volume determined by: Check all that apply, add comments below as needed

- ☐ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other

- Septic tank risers are at ground level ☐ Yes ☒ No

- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact ☒ Yes ☐ No

- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☒ Yes ☐ No

- Baffle material - Inlet ☐ Plastic ☐ Concrete ☒ Metal Outlet ☒ Plastic ☐ Concrete ☐ Metal

Effluent filter is present ☐ Yes ☒ No

- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable

- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below

If above or below invert outlet, please explain: _____

- Scum layer _____ (inches) Sludge layer _____ (inches)

- Scum and Sludge layer more than 35% of the total tank volume ☐ Yes ☒ No

Indicate where sludge measured from: ☐ Inlet ☒ Middle ☐ Outlet

- Additional Comments:

4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank ☐ Yes ☒ No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

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

5. Soil absorption system

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

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

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

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

- Locate all drain lines in soil absorption system ☐ Yes ☒ No

Total length of drain lines _____ (ft)

Lengths determined by ☐ Physically uncovering portions of system/probing ☐ Written records

☐ Fish tape ☐ Electronic locator ☐ camera

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

☒ Yes ☐ No

If you answered "No," please describe below:

- Absorption area appears to be free from surface water runoff and down spouts ☒ Yes ☐ No

- Evidence of ponding in absorption area or distribution unit(s) ☐ Yes ☒ No

- The soil absorption system replacement area assigned in the permit record appears to be intact:

☐ Yes ☐ No ☐ Replacement area not identified in permit record

If you answered "No," please explain below:

- 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 **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐ Yes ☒ No

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

- Type of sand filter

☐ Intermittent
☐ Recirculating
☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐ Yes ☐ No

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

☐ Yes ☐ No

If you answered "No," please describe below:

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

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

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

- Additional Comments:

7. Alternative Treatment Technology System

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

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

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

Product name _____
System ID number _____
Manufacturer name _____

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

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

- Additional Comments:

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

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. Provide a Site Plan

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

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.

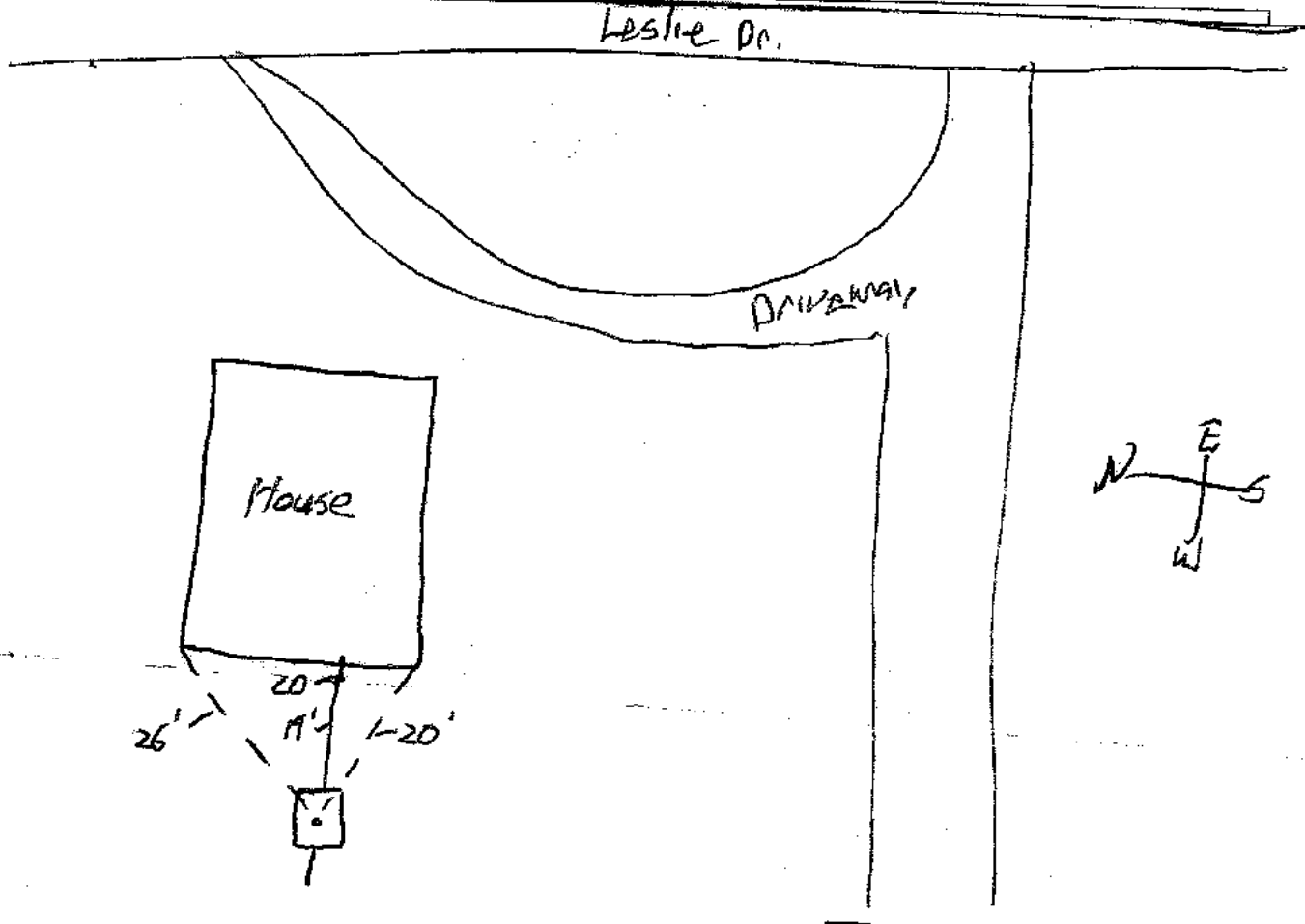
11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

6/12/19

Date


Signature of Qualified Septic System Evaluator

Provide a Plot Plan in the space below: Show the actual or best estimate measurements that locate the existing septic tank, disposal trenches, property lines, easements, existing structures, driveways, and water supply (water lines and wells). Draw to scale and indicate the direction north.



DISCLAIMER

Based on what we were able to observe, combined with our experience in wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report evaluating the present condition of the system as it appears today. We have not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (rainfall, usage, soil characteristics, previous failures, etc.) which may affect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our inspection of the septic system or notations made in this report. We also are not able to ascertain the impact that the system now has, or will have, on the environment. Furthermore, unless otherwise noted, we are unable to determine the integrity of the tank baffles, distribution box, or the drain field lines themselves. If a system failure other than what is identified occurs within 30 days of this report, liability is limited to a refund of the inspection report fee only.

Introduced water for approximately 30 minutes. Did the system accept it adequately? ☒ Yes ☐ No



FAST
EMERGENCY
SERVICE

ROTO-ROOTER
SEWER & SEPTIC TANK SERVICE
P.O. Box 291 - Albany, OR 97321
CCB #137352

Date 6-10-19
Albany Phone: 541.926.3775
Corvallis Phone: 541.753.2150
Lebanon Phone: 541.451.1770

NAME Carl Iverson PHONE 619 2568
ADDRESS 159 N 10th - Jefferson CITY Seaside
JOB ADDRESS 36388 Lashia Ln PO# _____ INVOICE # _____

COMMENTS Pumped and cleaned 1000g/ CALLED BY _____
CL Septic Tank 12" deep ROOTS _____ GREASE _____ SCALE _____ OTHER _____
Also did Septic System FOOTAGE CLEANED _____ LOCATION _____
inspection report. See report for outcome TV/LOCATE \$ _____
and details CLEAR & CLEAN LINES \$ _____

CHARGE CL at office SEPTIC TANK CLEANED \$ 225.00
SIGNED PAID 10 TOTAL \$ 225.00
1 1/2 per month charged on overdue accounts

5966939

DO NOT CIRCLE EXPIRATION DATE USE BOX BELOW

Carl Iverson

EXPIRATION
☒ DATE
CHECKED

0716

Roto Rooter
Sure Flow Inc

PURCHASER SIGN HERE

X Phone Order

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

MERCHANT COPY

PRESS FIRMLY — USE BALL POINT PEN

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		Inspection		225.00
DATE	6/12/19	AUTHORIZATION		
REFERENCE NO.		REG/DEPT.		
FOLIO/CHECK NO.		SERVER	CLERK	
SALES SLIP				TIPS
				MISC.
				TOTAL
				225.00

MERCHANT COPY

Fact Sheet

Plan Ahead to Protect Septic Systems

Construction and landscaping activities can damage existing septic systems

Construction activities, such as remodeling a home or installing a swimming pool or hot tub, and landscaping activities should not interfere with the function of an existing onsite wastewater system (septic system).

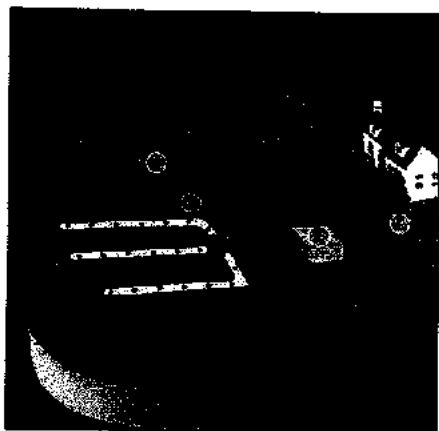
It is important to plan ahead before performing any work near or around an existing septic system. Continue reading to learn more!

Know the location of all system components BEFORE you begin work!

Construction on or near a septic system can damage the tank, distribution unit(s), leach lines also known as drainfield and soil. The best way to prevent damage to a septic system is to KNOW where all of the system components are located BEFORE you begin any construction or landscaping activities.

The picture below is a simple illustration, which shows the location of all of the septic system components relative to the location of the house.

Every septic system is different, so check with the system owner to find out where everything is located.



Septic system components: 1) water moves through plumbing in the home to the septic tank; 2) solids settle in the bottom of septic tank 3) wastewater moves to drainfield 4) drainfield distributes wastewater into soil for treatment.

The "DO's and DON'Ts" of working near septic systems

Follow this list of "DO's and DON'Ts" to prevent damaging the existing septic system. Something as simple as driving over the soil on top of the drainfield can result in expensive system repairs or even system replacement.

DO:

- Locate ALL system components *and* the future replacement area BEFORE construction or landscaping begins
- Monument the septic system components, so it is easy to visually identify the location of subsurface components
- Maintain septic system setbacks when installing or enlarging drinking water wells
- Landscape with shallow-rooted plants and grass near septic system

DON'T:

- Drive vehicles over any part of the septic system including the drainfield
- Place soil or other construction materials over system components
- Stage construction materials over system components
- Wash paint or other hazardous materials down drains which empty into septic system
- Construct structures (homes, pole barns, driveways, cement pads, sheds, pools etc) over system components, including the repair area
- Connect pools, hot tubs, floor drains to septic system
- Plant deep-rooted plants like trees and shrubs near tank or drainfield
- Install artificial ponds or gutter down spouts on or near system components

If you and the property owner are not sure where all of the system components are located then contact your local Environmental Health Department and ask for the septic system "as-built" drawing.

DEQ

State of Oregon
Department of
Environmental
Quality

Water Quality Onsite Program

165 E. 7th Avenue
Eugene, OR 97201
Phone: (541) 687-7338
(800) 844-8467
Fax: (541) 686-7551
Contact: Randy Trox
www.oregon.gov/DEQ

Got Septic? A Few Important Things to Keep in Mind by Brian Rabe, CPSS, WWS

If you don't pay a sewer bill, then you better have a septic system, also known as an onsite wastewater treatment system (OWTS). More than one third of Oregon residences have some kind of OWTS to treat their wastewater. It is very important to understand and take good care of what you have because replacing it can be an expensive proposition.

Septic systems come in a wide variety of sizes with an ever increasing array of components from the simple septic tank and drainfield with no moving parts to complex systems with pumps, blowers, alarms, and other components. The following is a presentation of some basic principles to help you, as the owner of a septic system, to better understand what you have and how to take care of it.

Where is it? It is important to know what you have and where it is. What you don't know can hurt you. If you don't know about your system, you can't avoid damaging it or do routine or preventive maintenance. If your septic system is newer than the mid-1970's, the county should have a file on the system with at least some information (hopefully an as-built drawing with a list of materials). Learn as much as you can about your system. If necessary, create your own map of what you have and where things are and keep it in a file with other important household papers.

Septic Tank. All OWTS in Oregon are required to have a septic tank. Septic tanks are often made of concrete, but can be made of plastic, fiberglass, and even steel. Each of these materials has its benefits and limitations and some will deteriorate to the point of needing replaced much sooner than others. The primary purpose of the septic tank is the separate solids from liquids. Some solids sink while others float. The intent is for the solids to remain in the septic tank while the fluids move through to the next step. Some digestion of solids occurs in the tank, but homeowners need to be wary of additives that claim to aid in the digestion process or reduce the need to do routine maintenance (such as pumping). Most of these products simply allow the solids to leave the tank in a different form, often overloading the drainfield. Septic tanks should be pumped by a DEQ-licensed pumper every few years – the frequency depends on the size of the tank and the number of occupants in the home and their habits. The more people, the more often pumping is required. The larger the tank, the less often pumping is required. Use of a garbage disposal will also require pumping the septic tank more often to protect the drainfield from finely ground solids.

Drainfield. The drainfield is critically important to providing safe and effective treatment of the effluent in order to protect the people who live in the home and in the neighborhood as well as the general environment. The soil and its condition is the key to the performance and longevity of the drainfield. The drainfield should be kept free of heavy and/or frequent traffic from vehicles, livestock, or other sources of compaction. Ideally, the surface of the drainfield has a permanent grass cover periodically cut to keep it actively growing. This supports a healthy condition whereby air is better able to penetrate the soil to support treatment and roots are able to take up water and nutrients from the effluent. Irrigation over the drainfield should be avoided since the additional water could adversely affect the treatment conditions in the soil or wash contaminants out of the active treatment zone.

Erma Bombeck is often quoted as having said, "The grass is always greener over the septic tank." That is not exactly correct since the shallow soil layer over the top of the tank usually runs out of moisture and the grass turns brown. However, the grass is often greener over the drainfield trenches. This is a good thing unless it is also soggy and smelly, in which case your soil may be overloaded or clogged (or both). This situation needs immediate attention because untreated sewage on the ground surface is a hazard to people, pets, and the environment. Brown stripes in the lawn often indicate where drainfield trenches are that may not be receiving effluent.

User Habits Matter. What we put down the drain has a tremendous impact on the performance of our septic system. For example:

Too much water can saturate the drainfield so use low flow fixtures wherever possible, fix leaks and drips promptly, and don't use more water than necessary (i.e., limit long showers). Insulate your pipes and install heat tapes to avoid the common recommendation to let faucets drip during cold weather.

Toxic substances can kill the good bacteria, so use anti-bacterial products that go down the drain sparingly. Although bleach kills bacteria, prudent use is fine. Avoid washing paint, solvents, and other harsh chemicals down the drain. Do not flush old or unwanted medications (put them in the trash). Many of these compounds or their ingredients are able to pass through the OWTS without sufficient treatment and can pollute groundwater or surface water. Do not pour cooking oils or grease down the drain. Detergents can react with them and they can flow through the septic tank and clog the soil and cause the drainfield to fail.

As homeowners or tenants that enjoy living outside the city, it is our responsibility to make sure that the sewage we generate does not endanger the health of our families, our neighbors, or the environment. Take a little time to become better informed. There are hundreds of people across the state that are able to help answer questions or solve a problem. Personnel at the local environmental health department or Department of Environmental Quality are there to provide info.

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

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

Don't Flush Household Hazardous Waste!
Visit the HHV website for the drop-off location nearest to you!

www.deq.state.or.us/hw/hw/events.htm

Or call 1-800-732-9253

Why You Care About Your
Septic System

Protect Your Investment

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

Protect Community Health

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

Protect Drinking Water

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

Protect Environment

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



Water Quality
Onsite Program
Eugene, OR 97401
Phone: 541-686-7905
www.deq.state.or.us

Be
Septic
Smart



What every HOMEOWNER needs to know
about SEPTIC SYSTEMS

Oregon
SEPTIC
SMART

Your Septic System... is Your Responsibility!

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

1) Septic Tank

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

2) Drainfield

The drainfield, also called leach field, typically consists of a series of trenches that sit below the ground. These trenches are filled with a porous material and covered with soil. Wastewater from the septic tank flows into the trenches. Microbes then treat the wastewater, as it moves down through the soil profile below the trenches.

Microbes are responsible for treating your waste!

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

Operation:

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

Maintenance:

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

Visit :

[Oregon Septic Smart](#)
and

[EPA Septic Smart](#)

to learn more about being SEPTIC SMART!

Have questions? Call 541-686-7905

Follow These Important Guidelines!

- Know where all of your septic system components are located.

This is a crucial first step in proper septic system maintenance. Schedule an "Existing System Evaluation" with a certified Onsite Wastewater Inspector if you do not know where the septic tank, distribution lines and drainfield are located.

- Check for sludge and scum levels in your septic tank.

When the bottom of the scum layer is within 6 inches of the bottom of the outlet tee, or the top of the sludge layer is within 12 inches of the bottom of the outlet tee, your tank needs to be pumped. You can measure this yourself, or you can hire a certified Onsite Wastewater Inspector to check it for you.

- Have regular septic system inspections completed by a certified Onsite Wastewater Inspector.

Typical gravity-fed systems should be inspected at least every three years. Alternative treatment technology systems (ATTs) and sand filter systems should be inspected every year*.

***Owners of ATT and sand filter systems, installed after January 1, 2014, must maintain a Service Contract with a certified maintenance provider. The maintenance provider must inspect the system at least once every year and submit a report and required fees to the DEQ.**