

# Inspections

*Buyers should not rely on this or any other correspondence because the information may not be accurate. The seller makes no representation whatsoever regarding the accuracy or completeness of the information and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their due diligence.*



# Pacific Crest Property Inspections

"Inspected Once ~ Inspected Right"

Tel: 541-619-2514  
www.inspectorbyrd.com bob@inspectorbyrd.com

## SUMMARY REPORT

**Client:** Kyle Latimer  
**Realtor:** Paige Cochrane, Oregon Farm and Home  
**Inspection Address:** 2895 Stoltz Hill Rd, Lebanon, Oregon  
**Inspection Date:** 1/31/2023 Start: 2:00 pm  
**Inspected by:** Bob Byrd

This report is not transferable. It is the exclusive property of Pacific Crest Property Inspections and the clients whose names appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party.

### General Property Conditions:

---

*Components and Conditions Needing Service*

### Structural

#### Raised Foundation

##### Description of Foundation Type

- 1.1 - This manufactured home rests on masonry blocks set on a concrete pad with masonry block skirting. There are no visible hold down straps/anchors installed within the crawlspace.

##### Ventilation

- 1.2 - A foundation vent screen at the north side is damaged/missing which should be repaired (screened) to prevent rodents, cats and other small pests from entering the crawlspace.

##### Floor Insulation

- 1.3 - Several sections of the floor barrier/insulation are hanging from the floor area within the crawlspace which should be repaired/replaced to prevent energy loss/freezing damage

### Exterior

#### Exterior Components

##### Fascia & Trim

- 2.1 - Sections of the exterior trim paint were not finished or needed touch up at the time of inspection

##### Wood & Masonry Decks

- 2.2 - There are stress cracks and movement in the concrete patio that typically result from expansive soils, the absence of expansion joints, root movement, or an improperly packed base, and we are not able to determine what caused the movement, however you should have this repaired/replaced.

## **Screens**

2.3 - The slider screens are missing, and you may wish to have them replaced.

## **Roof**

### **Composition Shingle Roof**

#### **Roofing Material**

3.1 - There is moss on the roof which should be removed to prevent the shingles from deteriorating prematurely. We recommend chemically treating the moss as part of routine maintenance which will prolong the life of the roofing materials.

## **Bedrooms**

### **Master Bedroom**

#### **Dual-Glazed Windows**

11.1 - A window has a broken hermetic seal, and should be evaluated for replacement. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

## **Bathrooms**

### **Main Hallway Bathroom**

#### **Cabinets**

12.1 - The sink cabinet is not properly attached to the wall and should be serviced.

### **1st Guest Bathroom**

#### **Toilet & Bidet**

12.2 - The toilet is loose, and should be re-secured and caulked at the base.

## **Kitchen**

### **Kitchen**

#### **Electric Range**

13.1 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

## **Hallway**

### **Primary Hallway**

#### **Smoke Detector**

14.1 - The smoke detectors are functional, however they are more than 10 years old and we recommend upgrading all smoke alarms every ten years for fire safety.

14.2 - We strongly recommend the installation of carbon monoxide detectors in the home (no further than 15 feet from any bedroom on all floors) for detection of a potential leak that could have potential harmful effects on those inhabiting the residence

## **Garage**

Inspection Address: 2895 Stoltz Hill Rd, Lebanon, Oregon  
Inspection Date/Time: 1/31/2023 2:00 pm

---

### **Multi-Car Garage**

#### **Entry Door Into the House**

17.1 - The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.

#### **Outlets**

17.2 - An outlet cover is missing and should be replaced.

# Pacific Crest Property Inspections

*"Inspected Once ~ Inspected Right"*

Tel: 541-619-2514  
www.inspectorbyrd.com bob@inspectorbyrd.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Kyle Latimer**

---

### INSPECTION ADDRESS

2895 Stoltz Hill Rd, Lebanon, Oregon

### INSPECTION DATE

1/31/2023 2:00 pm

### REPRESENTED BY:

Paige Cochrane  
Oregon Farm and Home



**This report is not transferable. It is the exclusive property of Pacific Crest Property Inspections and the clients whose names appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party.**

## GENERAL INFORMATION

**Inspection Address:** 2895 Stoltz Hill Rd, Lebanon, Oregon  
**Inspection Date:** 1/31/2023 Time: 2:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 40-50 Degrees

**Inspected by:** Bob Byrd

**Client Information:** Kyle Latimer  
**Buyer's Agent:** Oregon Farm and Home  
Paige Cochrane

**Inspection Fee:** \$ 455.00

**Structure Type:** Wood Frame  
**Foundation Type:** Crawlspace  
**Furnished:** Yes  
**Number of Stories:** One

**Estimated Year Built:** 1998  
**People on Site At Time of Inspection:** Seller(s)

### General Property Conditions

#### PLEASE NOTE:

This report is the exclusive property of Pacific Crest Property Inspections Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. This report is protected by copyright! Reproduction, imitation, or duplication of the report will be subject to penalties provided by federal copyright laws.

Only this original document may be used for disclosure purposes. This report may not be sold, transferred, or used as substitute disclosure. The client agrees to indemnify, defend, and hold harmless the inspector and Pacific Crest Property Inspections Inc. from third party claims relating to an inspection report so used.

"This report is intended only for the use of the person purchasing the home inspection services. No other person, including a purchaser of the inspected property who did not purchase the home inspection service, may rely upon any representation made in the report"

The observations and opinions expressed within this report are those of Pacific Crest Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the 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. Buyers are always at risk. Client understands that this home inspection is a "NON-INVASIVE LIMITED VISUAL INSPECTION/PHYSICAL EXAMINATION" of the house as it appeared on the day of this inspection. No representation is made to any condition that may change from the date of this inspection to any future date. OUR LIMITED VISUAL INSPECTION MAY ILLUMINATE SOME AREAS OF RISK, BUT CANNOT ELIMINATE IT. OUR INSPECTORS ARE LIMITED TO THE EXISTING CLUES AND SYMPTOMS ON THE DAY OF OUR INSPECTION, AND WE CANNOT BE HELD LIABLE FOR NON-VISIBLE, OBSCURE, OR CONCEALED DEFECTS. WE CANNOT AND DO NOT IN ANY WAY REPRESENT OR GUARANTEE THE PREMISES TO BE FREE FROM RODENTS, TERMITES OR OTHER WOOD DESTROYING ORGANISMS OR THEIR

**DAMAGE, NOR DO WE REPRESENT OR GUARANTEE THAT THE TOTAL DAMAGE OR INFESTATION IS LIMITED TO THAT DISCLOSED IN THE REPORT.**

**This report should not be construed as a guarantee or warranty of the premises or equipment or future uses thereof. Although a thorough inspection of the property was made, we remind you that conditions may change and equipment may become defective. The inspection, by definition, deals with an existing structure which may have older types of plumbing, electrical and mechanicals. It is possible these systems would not meet today's standards, although the system did meet requirements at the time it was installed.**

**HOME WARRANTY: If the future operation of the mechanical components of this home are a concern, we strongly recommend that you purchase a home warranty policy designed for repair/replacement of the mechanical systems in the home. Our service is NOT a home warranty.**

**Pacific Crest Property Inspection Inc. assumes no liability and shall not be held liable for mistakes, errors or omission in judgment of its employees or principals beyond the cost of this inspection report.**

**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. You agree that if we recommend further evaluation of a condition noted within this report, that you will do so prior to the close of escrow.**

Report File: Latimer K2

## 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.

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

The walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

The floor structure includes structural steel beams and conventional lumber sheathed with plywood.

#### Identification of Roof Structure

##### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

### Raised Foundation

#### Description of Foundation Type

##### *Components and Conditions Needing Service*

This manufactured home rests on masonry blocks set on a concrete pad with masonry block skirting. There are no visible hold down straps/anchors installed within the crawlspace.

#### Crawlspace Observations

##### *Informational Conditions*

The accessible areas of crawlspace are in acceptable condition.



The crawlspace is accessible and in acceptable condition - *Continued*



### **Intermediate Floor Framing**

#### *Informational Conditions*

The visible areas of the intermediate floor framing are in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance. Most of the floor framing is covered with insulation which could not be viewed or evaluated and hidden defects or damage may exist.

### **Ventilation**

#### *Components and Conditions Needing Service*

A foundation vent screen at the north side is damaged/missing which should be repaired (screened) to prevent rodents, cats and other small pests from entering the crawlspace.



### **Floor Insulation**

#### *Components and Conditions Needing Service*

Several sections of the floor barrier/insulation are hanging from the floor area within the crawlspace which should be repaired/replaced to prevent energy loss/freeze damage

**Sections of the floor barrier are detached damaged - Continued**



**Skirting**

*Informational Conditions*

The skirting appears to be in acceptable condition.

## 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.

## Site & Other Observations

### Auxiliary Structures

#### *Informational Conditions*

We did not evaluate any out building structures as part of this service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.



## Grading & Drainage

### General Comments & Description

#### *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. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but 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 are deleterious to health.

The grading appears to be in acceptable condition

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with cement fiber board panel siding. (Hardi -Plank type)



### House Wall Finish Observations

#### *Functional Components and Conditions*

The exterior siding is in acceptable condition, but will need to be properly maintained/sealed annually

## Exterior Components

### General Comments & Description

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Fascia & Trim

#### *Informational Conditions*

The exterior fascia board and trim are in acceptable condition.

#### *Components and Conditions Needing Service*

Sections of the exterior trim paint were not finished or needed touch up at the time of inspection



Sections of the exterior trim and siding paint were not finished or needed touch up at the time of inspection - *Continued*



### **Sliding Glass Doors**

#### *Informational Conditions*

The sliding glass doors are in acceptable condition.

### **Patio Covers or Gazebos**

#### *Informational Conditions*

The patio cover appears to be in acceptable condition, however we cannot guaranty the roof will not leak.

### **Wood & Masonry Decks**

#### *Components and Conditions Needing Service*

There are stress cracks and movement in the concrete patio that typically result from expansive soils, the absence of expansion joints, root movement, or an improperly packed base, and we are not able to determine what caused the movement, however you should have this repaired/replaced.

There are stress fractures in the patio that have resulted from movement - *Continued*



## Windows

### *Informational Conditions*

In accordance with industry standards, we only test a representative sample of windows. Most of the windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

## Screens

### *Informational Conditions*

The window screens are functional.

### *Components and Conditions Needing Service*

**The slider screens are missing, and you may wish to have them replaced.**

## Outlets

### *Informational Conditions*

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

# Roof

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 & Description

#### *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 roofing appears to be relatively new (4 to 7 years old) 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.

### Roofing Material

#### *Informational Conditions*

The roofing is in acceptable condition, with no visible leaks noted at the time of inspection, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company issue a roof certification.





The roof is in acceptable condition but this is not a guarantee against leaks - *Continued*



**Components and Conditions Needing Service**

There is moss on the roof which should be removed to prevent the shingles from deteriorating prematurely. We recommend chemically treating the moss as part of routine maintenance which will prolong the life of the roofing materials.



**Flashings**

*Informational Conditions*

The visible roof flashings are in acceptable condition.

**Gutters & Drainage**

*Functional Components and Conditions*

The roof gutters appear to be in acceptable condition. However, they will need to be cleaned and re-sealed periodically to drain properly.



## 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

#### Access Location & General Condition

##### *Informational Conditions*

The attic can be accessed through a hatch in the garage

#### Framing

##### *Informational Conditions*

The roof framing consists of a truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.



#### Ventilation

##### *Informational Conditions*

Ventilation is provided by a combination of eave, roof, or gable vents, and should be adequate.

#### Batt Insulation

##### *Functional Components and Conditions*

The attic areas are insulated with approximately 9 to 12 inches of fiberglass, batt insulation.

## 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

#### Water Main Location

##### *Informational Conditions*

The main water shut-off valve is located at the well pump/pressure tank

#### Polyethylene Water Pipes

##### *Informational Conditions*

The residence is served by Polyethylene plastic potable water pipes (CPVC) and the visible pipes appear to be in satisfactory condition, however this type of plastic pipe material is known by plumbers to become brittle and crack over time and should be monitored for leaks.

#### Pipe Insulation

##### *Informational Conditions*

The visible portions of the potable water pipes appear to be adequately insulated.

### Electric Water Heaters

#### General Electric Water Heater 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 provided by a 25 year old, 50 gallon water heater that is located in a bedroom closet



The water heater is functional but beyond its warranty period and should be monitored for leaks.

### **Electrical Connections**

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### **Water Shut-Off Valve & Connectors**

#### *Informational Conditions*

The shut-off valves 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.

### **Drip Pan & Overflow Pipe**

#### *Informational Conditions*

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

### **Seismic Straps**

#### *Informational Conditions*

The water heater is seismically secured.

## **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, receptacle, and light fixtures. However we attempt to test everyone that is unobstructed, but if the residence is furnished we will not be able to test every one.

### **Service Entrance**

#### *Informational Conditions*

The main conductor lines are underground and part of a lateral service entrance

### **Size and Location**

#### *Functional Components and Conditions*

The residence is serviced by a 200 amp panel located in the laundry area



### **Main Panel**

#### *Functional Components and Conditions*

The main panel is in acceptable condition

### **Wiring**

#### *Informational Conditions*

The visible sections of the wiring are a romex type which appears to be in acceptable condition

### **Circuit Breakers**

#### *Functional Components and Conditions*

The circuit breakers appear to be in acceptable condition

## Grounding

### *Functional Components and Conditions*

The panel is grounded to a driven rod

## Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. 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. Therefore, in accordance with the terms of our contract, it is essential that any recommendations 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.

## HVAC Heat Pump Systems

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by an 11 year old heat pump located in the front yard, with a 4 year old furnace/air-handler located in the laundry area



#### *Other Conditions*

We do not test or measure indoor air quality, which the Consumer Product Safety Commission ranks fifth among potential contaminants. Regardless, a person's health is truly personal responsibility, and inasmuch as we do not inspect or test for indoor air quality or environmental contaminants we recommend that you schedule an inspection and/or cleaning of the entire heating/cooling system by a licensed specialist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

### **Standard Observations**

#### *Informational Conditions*

The heat pump system is functional, however it is past the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter cleaned every two to three months.



The heating system was functional, however we did not test the air-conditioning system because the ambient temperature was too low at the time of inspection, and testing it when the temperature is below 60 degrees could damage the coil. You should have the cooling side evaluated by a licensed HVAC technician when the weather permits.

#### **Return-Air Compartment**

##### *Informational Conditions*

The return-air compartment is in acceptable condition.

#### **Condensate Drainpipe**

##### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

#### **Heat Pump Disconnect**

##### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.

#### **Thermostats**

##### *Informational Conditions*

The thermostat was functional.

#### **Flexible Ducting**

##### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

#### **Metal Ducting**

##### *Informational Conditions*

The metal ducts are a rigid metal type insulated with fiberglass. However, significant portions of the ducts are concealed and cannot be viewed.

## **Living**

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.

## **Main Entry**

### **Environmental Hygiene Observations**

#### *Informational Conditions*

Domestic animals have occupied the residence, which can have an adverse affect on air quality, etc, and require extensive cleaning of walls, floors, air ducts, etc.

### **Furnished Residence Comment**

#### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within

closets and cabinets and hidden defects could exist.

#### **Doors**

##### *Functional Components and Conditions*

The front entry door is functional.

#### **Flooring**

##### *Informational Conditions*

The flooring has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### **Lights**

##### *Functional Components and Conditions*

The entry lights are functional.

## **Living Room**

#### **Flooring**

##### *Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.



#### **Dual-Glazed Windows**

##### *Functional Components and Conditions*

The windows that were tested are functional.

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

#### **Outlets**

##### *Functional Components and Conditions*

The outlets that were tested are functional.

## Dining Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.



### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## Family Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.



The walls and ceiling are in acceptable condition - *Continued*



**Dual-Glazed Windows**

*Functional Components and Conditions*

The windows are functional.

**Lights**

*Functional Components and Conditions*

The lights are functional.

**Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional.

**Breakfast Room**

**Flooring**

*Informational Conditions*

The floor has no significant defects.

**Walls & Ceiling**

*Informational Conditions*

The walls and ceiling are in acceptable condition.



### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The windows are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **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.

### **Master Bedroom**

#### **Doors**

##### *Informational Conditions*

The doors are functional.

#### **Flooring**

##### *Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The visible areas of the walls and ceiling are in acceptable condition.



### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

#### *Components and Conditions Needing Service*

A window has a broken hermetic seal, and should be evaluated for replacement. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.



### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Other Conditions*

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

## **1st Guest Bedroom**

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The visible areas of the walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Lights**

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Other Conditions*

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

## 2nd Guest Bedroom

### 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.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Smoke Detector

#### *Other Conditions*

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

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

The master bathroom is full, and is located adjacent to the master bedroom.

### Doors

#### *Informational Conditions*

The doors are functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The visible areas of the walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Functional Components and Conditions*

The sinks and its components are functional.

### Hydro-Spa

#### *Functional Components and Conditions*

The jetted tub is functional but should be flushed with a cleanser if not used frequently.

### **Stall Shower**

#### *Functional Components and Conditions*

The stall shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet was functional at the time of inspection

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The sink outlet is ground-fault protected and controlled from the guest bathroom.

## **Main Hallway Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main hallway bathroom is a full, and located off the main hallway

### **Doors**

#### *Functional Components and Conditions*

The door is functional

### **Flooring**

#### *Informational Conditions*

The flooring has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Components and Conditions Needing Service*

The sink cabinet is not properly attached to the wall and should be serviced.



### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

#### **Stall Shower**

*Functional Components and Conditions*

The stall 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.

## **1st Guest Bathroom**

#### **Size and Location**

*Informational Conditions*

The first guest bathroom is a full, located off the family room area

#### **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.

#### **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**

*Components and Conditions Needing Service*

The toilet is loose, and should be re-secured and caulked at the base.

The toilet is loose and should be secured - *Continued*



#### **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.

## **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**

##### *Informational Conditions*

The flooring has no significant defects.

#### **Walls & Ceiling**

##### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.



The walls and ceiling are in acceptable condition - *Continued*



**Sink & Countertop**

*Informational Conditions*

The sink and countertops are functional.

**Cabinets**

*Functional Components and Conditions*

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

**Valves & Connectors**

*Informational Conditions*

The valves and connectors below the sink are functional.

**Faucet**

*Functional Components and Conditions*

The sink faucet is functional.

**Trap and Drain**

*Functional Components and Conditions*

The trap and drain are functional.

**Electric Range**

*Functional Components and Conditions*

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





#### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

#### **Dishwasher**

##### *Functional Components and Conditions*

The dishwasher is functional and progressed through its cycles, however was not inspected for efficiency or performance of cleaning.

#### **Exhaust Fan or Downdraft**

##### *Functional Components and Conditions*

The exhaust fan is functional.

#### **Built-in Microwave**

##### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

#### **Lights**

##### *Functional Components and Conditions*

The lights are 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**

##### *Components and Conditions Needing Service*

The smoke detectors are functional, however they are more than 10 years old and we recommend upgrading all smoke alarms every ten years for fire safety.

We strongly recommend the installation of carbon monoxide detectors in the home (no further than 15 feet from any bedroom on all floors) for detection of a potential leak that could have potential harmful effects on those inhabiting the residence

## 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 Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The visible areas of the walls and ceiling are in acceptable condition.

### Faucet

#### *Functional Components and Conditions*

The laundry sink & faucet are functional.

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors are functional.

### 220 Volt Receptacle

#### *Informational Conditions*

The 220 volt outlet is low behind the dryer and non-accessible, therefore was not tested.

### Dryer Vent

#### *Informational Conditions*

The dryer vent appears to be in acceptable condition but should be cleaned annually. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

## 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.

## Multi-Car Garage

### Slab Floor

#### *Functional Components and Conditions*

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

The slab floor is in acceptable condition - *Continued*



### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are sheathed and in acceptable condition. Typical wall damage.

### **Firewall Separation**

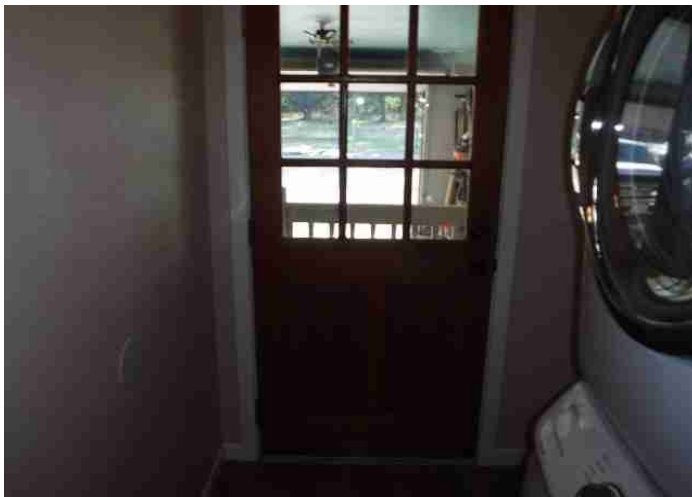
#### *Functional Components and Conditions*

The firewall separating the garage from the residence is functional.

### **Entry Door Into the House**

#### *Components and Conditions Needing Service*

The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.



### **Garage Door & Hardware**

#### *Functional Components and Conditions*

The garage doors and its hardware are functional.

### **Automatic Opener**

#### *Functional Components and Conditions*

The garage door openers are functional.

Inspection Address: 2895 Stoltz Hill Rd, Lebanon, Oregon  
Inspection Date/Time: 1/31/2023 2:00 pm

---

### **Lights**

#### *Functional Components and Conditions*

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

### **Outlets**

#### *Functional Components and Conditions*

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

#### *Components and Conditions Needing Service*

**An outlet cover is missing and should be replaced.**



# Pacific Crest Property Inspections

## "Inspected Once ~ Inspected Right"

Tel: 541-619-2514  
Email Address: bob@inspectorbyrd.com

# INVOICE

Invoice No. 2329  
2/1/23

**Client:**  
Kyle Latimer

**Client's Agent:**  
Paige Cochrane  
Oregon Farm and Home

**Inspection Address:**  
2895 Stoltz Hill Rd  
Lebanon, Oregon.

**Inspection Date/Time:**  
1/31/2023  
2:00 pm-

---

TOTAL HOME INSPECTION

455.00

PAID IN FULL -

Total Due: \$ 455.00

PLEASE MAKE CHECKS PAYABLE TO PACIFIC CREST PROPERTY INSPECTIONS  
30825 TURQUOISE PL. LEBANON, OREGON 97355  
PAY ONLINE AT INSPECTORBYRD.COM

**THANK YOU FOR CHOOSING PACIFIC CREST PROPERTY INSPECTIONS**

---

## AFFILIATIONS AND CERTIFICATIONS



AMERICAN INSTITUTE OF INSPECTORS

STATE OF OREGON CERTIFIED HOME INSPECTOR #596

GENERAL CONTRACTORS LICENSE #155973

CERTIFIED SIDING SPECIALIST

NATIONAL ORGANIZATION OF EXTERIOR FINISH SYSTEMS

THE FOUNDATION OF REAL ESTATE APPRAISERS (FREA)

WILLAMETTE ASSOCIATION OF REALTORS

NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

# Pacific Crest Property Inspections

"Inspected Once ~ Inspected Right"

## CONTRACT AGREEMENT

Client: Kyle Latimer  
Property Address 2895 Stoltz Hill Rd, Lebanon, Oregon  
Date: 1/31/2023  
Inspection Fee: \$ 455.00

PACIFIC CREST PROPERTY INSPECTIONS Inc.  
AFFORDABLE PROFESSIONAL INSPECTIONS

INSPECTION NO. \_\_\_\_\_  
CONTRACT AGREEMENT

INSPECTION ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CLIENTS NAME: \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_  
DELIVERED TO \_\_\_\_\_

THIS IS A BINDING CONTRACT. It is understood that the client is retaining Pacific Crest Property Inspections Inc. to perform a home inspection pursuant to the Oregon Standards of Practice for home inspections set forth in Oregon rules and statutes, with exceptions and limitations as listed in this contract. The standards of practice are available online through [www.oregon.gov/ccb](http://www.oregon.gov/ccb)

This "Inspection Report" is confidential and the sole possession of the client. All warranties or representations are made and limited to "client" only and cannot be used, relied upon or considered by anyone else without the expressed written permission of the client. The client agrees that if by tendering a copy of the buyer's home inspection report to persons other than the buyer and as a result of same litigation ensues against the home inspector (Pacific Crest Property Inspections Inc.), the buyer will indemnify and defend the home inspector (Pacific Crest Property Inspections Inc.) Client agrees that an electronic report (PDF) fulfills the requirement for a written report.

SCOPE OF THE GENERAL INSPECTION: Client understands that this home inspection is a "non-invasive limited visual inspection/physical examination" of the home as it appeared on the day of this inspection. No representation is made as to any condition that may change from the date of the inspection to the close of escrow. It is acknowledged and understood that the inspector is not to open, move, lift, dismantle or change

any condition within the home on the day of inspection. It is further understood that the inspection is performed to identify material defects in the systems, structures, and components of the above-referenced home and its associated primary structure. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

If any area which has been reported as inaccessible is made accessible, we should be contacted for another inspection. An additional fee may apply.

Our inspections are not intended as a service call. Operable conditions of mechanical, electrical, plumbing devices or other items are only surmised from the visible evidence. No maintenance services, removal of cowlings, moving insulation, or destructive discovery can or will be performed. Should we locate an item that is not serviceable, or creates doubt for our inspector, then we will suggest that a licensed trade's person be contacted to investigate further or make repairs. Client also agrees that if we recommend further evaluation of a condition noted in the inspection report that you will do so prior to the close of escrow.

This Inspection includes a Wood Destroying Organisms (pest & dry rot) Inspection.

The WDO inspection is performed on the basis of visible evidence in readily accessible, adequate clearance areas of the structure for wood destroying organisms including termites, powder post beetles, carpenter ants and wood decay fungi (rot). This inspection is limited to wood destroying organisms only and does not include molds, fungi or other environment issues that may be harmful to your health. This inspection is non-invasive. We do not remove fascia, cowlings or move furniture or household items to perform our inspection. The WDO inspection does not include the roof or attic areas. **WE CANNOT AND DO NOT IN ANY WAY REPRESENT OR GUARANTEE THE PREMISES TO BE FREE FROM TERMITES OR OTHER WOOD DESTROYING ORGANISMS OR THEIR DAMAGE, NOR DO WE REPRESENT OR GUARANTEE THAT THE TOTAL DAMAGE OR INFESTATION IS LIMITED TO THAT DISCLOSED IN THIS REPORT.**

We do crawl the under floor crawl spaces with adequate clearances (18 inches minimum), check all interior accessible plumbing for leaks and generally look at the inside and outside of the house and attached garage for structural pests and dry rot, but do not inspect the roof or attic or detached buildings unless specifically stated in this report. We do not move or disturb any insulation during this inspection.

A large percentage of structures are subject to minor rot conditions. While such conditions are technically fungi infestations, they may not substantially affect the quality, structural soundness or anticipated life of the structure. Such conditions are spot areas on doors, window casings, porch steps, railings and portions of wood decks and common weathering of siding, decks and non-supporting wooden members and shall not be reported on the inspection reports except at the discretion of the inspection firm for the purposes of clarification only.

**LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS:** There are limitations, exceptions and exclusions of the Standards of Practice used for the inspection of this home. These limitations, exceptions and exclusions include any system, structure, or component of the building which is inaccessible, minimum crawlspace access of 18 inches, minimum attic clearance of 36 inches, any area or component concealed or covered from view, any roof not accessible with a 16 ft. ladder or any roof which is easily damaged, or any area which cannot be inspected due to circumstances beyond the control of the inspector. The following are excluded from the scope of this real estate inspection unless specifically agreed in writing and otherwise between the inspector and client for an additional fee which shall be set forth in writing:

1. Roof, wall or basement leaks that only occur under unusual conditions.
2. Geotechnical, engineering, or other soil-related examinations. Underground pipes, blocked steel or cast iron waste pipes, oil tanks and soil contamination, drains or underground foundations/footings.
3. Inner wall conditions, sub-siding conditions, broken seals in dual pane windows. A drafty or hard to heat (cool) home.
4. Areas inaccessible for inspection, concealed areas, and low clearance or potentially dangerous crawlspaces, attics, or roofs
5. Improperly made wiring connections. Random outlets or switches that do not function.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis;
7. Adequacy, efficiency, durability, or remaining useful life, cost to repair, replace or operate, marketability or advisability of



- Purchase of the property of component therein;
8. Operating or evaluating low voltage electrical, security equipment, telephone, cable or satellite TV wiring, remote controls
- Motion sensing, outdoor garden lighting or other such similar non-primary electrical power devices, components or systems
9. Fountains and water systems of all designs and structure are not included in this inspection.
10. Formulating an opinion as to compliance with manufacturer's specifications and/or installation guidelines, building codes, ordinances, regulations, covenants or any and all restrictions running with the land.
11. Obtaining, reviewing or formulating an opinion as to permits, governmental limitations, building and safety, contractors plans/drawings, legal or real estate documents, etc.
12. Examination of conditions related to animals, pets, rodents, insects, mold (or associated thereto), fungus and mildew, toxic substances (lead, asbestos, etc.) environmental hazards/conditions, floods or damage resulting there from.
13. Condition of heat exchanger(s) in any fuel-burning appliance, and all solid fuel heating devices.

Determining the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to radon, lead, asbestos, mold toxins, carcinogens, underground oil tanks, or contaminants in the building or soil is beyond the scope of this inspection.

#### CODE COMPLIANCE

Our Inspection is one of "serviceability", NOT Code Compliance. By necessity, our Inspection deals with existing structures, which may have older types of framing, wiring, plumbing, heating, etc. These installations can be "serviceable", even though they do not meet current codes, (or may not be desirable for current lifestyles.) We assume that the "then current" codes were complied with at the time of construction. This is not a code compliance inspection nor is it an environmental hazards inspection. Time is of the essence to this agreement.

#### GENERAL PROVISIONS:

The Inspection contract and report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law.

In the event that we report no visible evidence of termites, carpenter ants, or other wood destroying organisms in any portion of the structure inspected, we do not assume any responsibility for a termite, carpenter ant or other wood destroying organism condition that may exist or may be starting and was not visible or found by our inspector at the time of the inspection. This disclaimer is necessary due to the fact that the inspection has been made only on a visual basis of accessible areas of the building and the possibility of infestation or damage exists in areas that are inaccessible for inspection or were not included in the inspection. Due to the insidious habits of all wood destroying organisms, this possible infestation or damage could spread or become visible at any time subsequent to this inspection.

Unless otherwise stated it is understood that this home inspector is to perform a general home inspection as a generalist and is not acting as an expert in any trade or craft. The inspection report may contain recommendations for further evaluations by a specialist in a particular trade. If a recommendation is made by the inspector to a specialist the client understands that it is the responsibility of the client to contact, retain at their own expense and understand the findings of said experts before the close of escrow. Upon the tendering of the home inspection report the home inspector is no longer following the progress or closure of this property.

#### BINDING ARBITRATION

In the event of any dispute, the client is expected to immediately communicate IN WRITING to our address. Communication must be from the party originally contracting with us for our service. The home inspector has the right to inspect said "alleged defect" and respond to any legitimate complaint.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under

the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. of Clinton Township, MI. at the initiating party's expense. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. This agreement shall not, however, preclude seeking or obtaining a provisional remedy in aid of arbitration, including but not limited to injunction relief. The inspection shall be judged against the accepted standards of practice as published by the Construction Contractors Board with limitations as outlined in this contract.

Property or equipment in dispute must be made accessible for re-inspection and arbitration. All inspections will be judged against the performance of a reasonably fair and diligent inspection and not against results or occurrences. This written report supersedes any oral representation. No consideration will be given to those who fail to perform a complete pre-closing walk-through inspection. In any case, no remuneration will exceed the price of the initial inspection fee. Disputes settled through arbitration or litigation without favor to the client will mandate payment of fees at the hourly rate of time invested by our staff.

**PRESUMPTION:** If no legal action or proceeding of any kind, including those sounding in tort or contract, are commenced against inspector/inspection company within one (1) year after the date of the subject inspection it is presumed that no act of negligence or in breach of contract has arisen. Time is expressly of the essence herein. This time period is shorter than otherwise provided by law, and client understands that this is a limitation of their rights. This agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors and assigns.

**RIGHT TO SUE CLAUSE:** As a material condition to the terms and conditions of this contract it is acknowledged that the price of this inspection is conditioned on this clause. It is mutually agreed and for good consideration that before any action can be brought by the plaintiff against the home inspector for damages the plaintiff must resolve all contractual/damage issues with the seller of the property, as condition precedent to this agreement.

**FULL AND COMPLETE AGREEMENT:** This agreement constitutes the entire integrated agreement and must be modified in writing, signed by the parties to modify the above. Client has read and understands all of the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed below.

The fee for this inspection is \$ \_\_\_\_\_ payable at the time of the Inspection.

☐ Total Home Inspection.

☐ Wood Destroying Organisms (pest and dry rot) Inspection

☐ Other \_\_\_\_\_.

The Inspection Fee is for the service performed on the property. Additional Re-inspections, research, or expanded reports, (including disputed issues requiring investment of time by our staff), will be payable at the rate of \$150 per hour. If inspection fee is to be paid through escrow, the undersigned client is responsible for full payment if closing of the property does not occur.

**NOTE:** Pacific Crest Property Inspections Inc. assumes no liability and shall not be liable for mistakes, errors or omission in judgment of its employees or principals beyond the cost of the Report. This limitation of liability shall include and apply to all consequential damages, bodily injury, and property damage of any nature.

I, the client, acknowledge and I have read, understand, and agree to all terms, conditions and limitations of this agreement and agree to pay the fee listed above. Permission is granted to perform the inspection per the above contract.

INSPECTOR: BOB BYRD

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

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

(One signature binds all parties, this is a legal contract)

☐ BUYER'S SIGNATURE ☐ REALTOR as agent for Buyer or Seller ☐ SELLER'S/OWNER'S SIGNATURE

Agents certify that they are authorized by the above named client to contract for this inspection on their behalf.

CAUTION: DO NOT SIGN THIS CONTRACT UNTIL YOU HAVE READ IT.  
There are three pages to this contract.

## REPORT CONCLUSION

2895 Stoltz Hill Rd, Lebanon, Oregon

Congratulations on the purchase of your new home. At Pacific Crest Property Inspections our concern for your needs doesn't end when we leave the inspection. Which is why, in addition to your inspection report we provide you with an "Owners Manual" for your home. A thou rough and easy to understand operators manual with illustrations of all your homes systems and explanations of how your home woks and how to maintain it.

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 rooter 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.

BOB BYRD OREGON CERTIFIED HOME INSPECTOR

PACIFIC CREST PROPERTY INSPECTIONS INC.

INSPECTORBYRD.COM

ALBANY/CORVALLIS (541) 926-9486

SALEM/KEIZER (503) 566-8688

EUGENE/SPRINGFIELD (541) 619-2514

LEBANON/SWEET HOME (541) 451-6629

# **Pacific Crest Property Inspections**

## **"Inspected Once ~ Inspected Right"**

Tel: 541-619-2514

Email Address: bob@inspectorbyrd.com

Wednesday, February 1, 2023

Property Address: 2895 Stoltz Hill Rd, Lebanon, Oregon

Inspection Date: 1/31/2023 Time: 2:00 pm

Dear Kyle Latimer:

Thank you for hiring Pacific Crest Property Inspections to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,

Bob Byrd Oregon Certified Home Inspector

# Septic



---

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.

# DISCLAIMER

This evaluation report describes the septic, 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.

**\*A&B Septic technicians are not system inspectors! A&B Septic technicians are system evaluators, only evaluating and writing what they see the day of the service. There are NO Guarantees or Warranties!**

# Existing System Evaluation Report for Onsite Wastewater Systems

**DEQ**
**State of Oregon Department of Environmental Quality**

Onsite Program

165 East 7th Avenue, Suite 100

Eugene, Oregon 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

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

**Septic System Owner-Provided Information:**

 Property Owner(s)(Sellers) BRYAN & KELLY CLARK Telephone: \_\_\_\_\_

 Site Address 2895 STOLTZ HILL City: LEBANON Zip Code: 97355

 County: LINN Lot Size: 4.75 Acres Square Feet (circle units)

 Legal Description: T: 12 R: 2W SEC: 22B TL: 303

 Age of wastewater treatment system N/A (years) Is there a service contract for system components? NO

 Date the septic tank was last pumped 3 2018 (please attach receipt if available)

 Number of people occupying the dwelling 3 If unoccupied, how long has it been vacant \_\_\_\_\_

 Was this section completed by the evaluator because own or agent was unavailable? YES
**The above information is true and to the best of my knowledge.**
02/01/2023
SPOKE TO BRYAN BY PHONE.

Date (MM/DD/YYYY)

Signature of Owner

**Name of person performing inspection (please print)**
JOSH SIMMONS & RYAN TYLE

Certification:

☒

Installer

☐

Maintenance Provider

☒

National Association of Wastewater Technicians

☐

Other DEQ approved in writing (please describe)

☐

Professional Engineer

☐

Environmental Health Specialist

☐

Wastewater Specialist

 Certification Number: 13661 ITC & I 3004

 Business name: A & B Septic Service/Valley Septic Service

 Email: a\_b\_septic@hotmail.com

 Business address: P.O. Box 444, Albany, OR, 97321

 Phone: 1-866-927-1156

 Date of Evaluation: 2/10/2023 (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.**

02/10/2023
JOSH SIMMONS & RYAN TYLE

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 (please describe) _____	

**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) 2211114
- \* Year original septic system installed: 2012 (YYYY) ☐ No record of installation date (YYYY)
- \* 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:
- NO ONE HOME AT TIME OF EVALUATION TO CONFIRM.

- \* Additional Comments:

### 2. Overall Septic System Status

- \* Discharge of sewage to the ground surface ☐ Yes ☐ No ☒ None observed
- \* Discharge of sewage to surface waters ☐ Yes ☐ No ☒ None observed
- \* Sewage backup into plumbing fixtures ☐ Yes ☐ No ☒ Unknown
- \* Additional Comments:
- NO ONE HOME AT TIME OF EVALUATION TO CONFIRM.

### 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 1,500

\* 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 4 (inches) **Sludge** layer 3 (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:

PERFORMED 150 GALLON FLOW TEST WITH FLOW METER. RECOMMEND FIBERGLASS LID, DUE TO SEPTIC TANK LID IS BROKEN.

#### 4. Dosing Tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or 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

Oregon Department of Environmental Quality

\* 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 that were able to be located 167 (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:

DOESN'T APPEAR ON AS BUILT.

---

---

---

- \* Additional Comments:

RECOMMEND REPLACING DISTRIBUTION BOX.

## 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  
☐ Re-circulating  
☐ Bottomless

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

Oregon Department of Environmental Quality

- \* 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  
If you answered "No," please explain below:

☐ Yes

☐ No

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

☐ Yes

☐ No

- \* 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 Plot 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.

02/10/2023

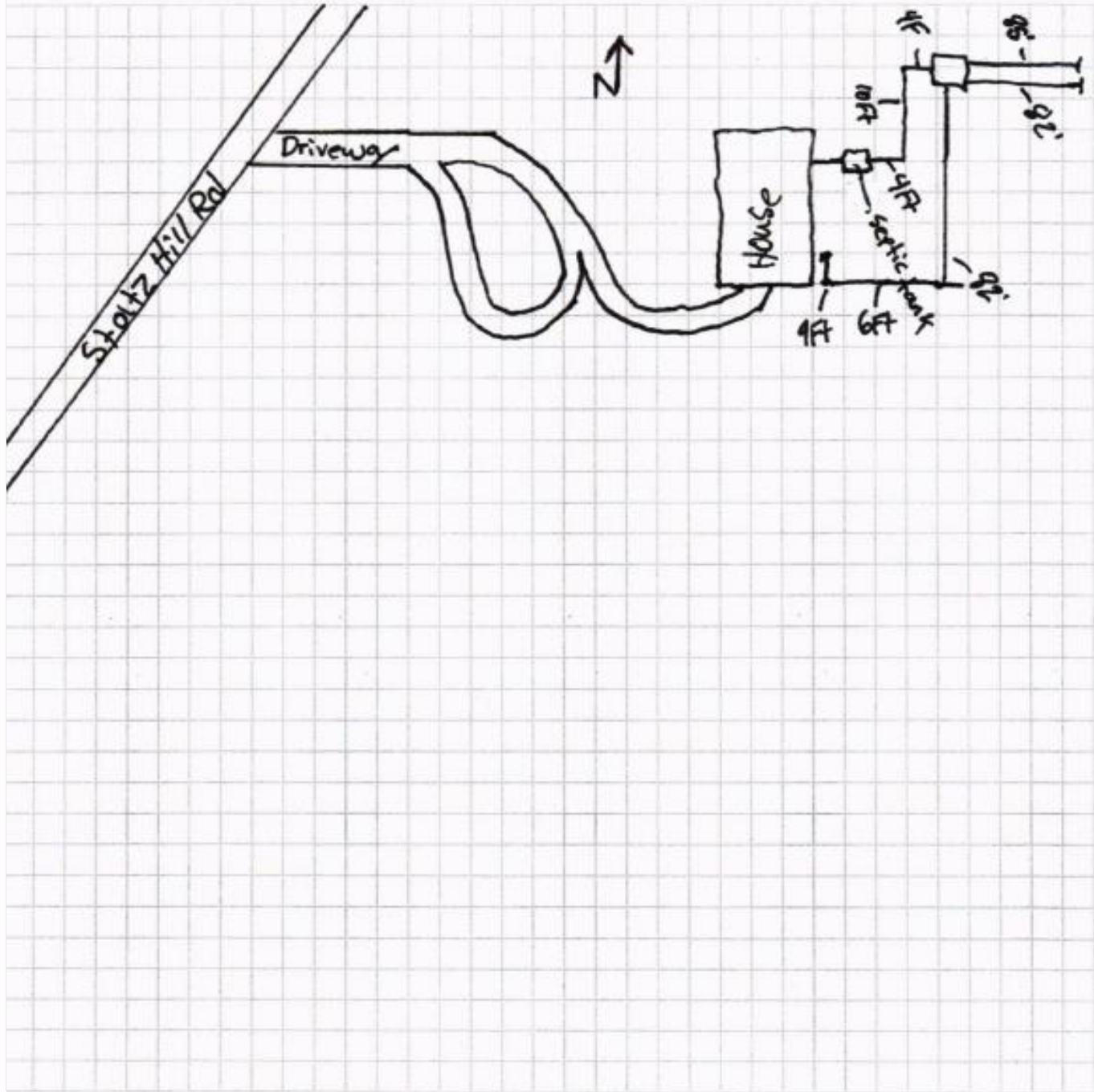
Date

JOSH SIMMONS & RYAN TYLE

Signature of Qualified Septic System Evaluator

Oregon Department of Environmental Quality

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



Application Type	Repair
Result (System Type)	Tank Only
OM #	
Counter	32837

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

**CERTIFICATE OF SATISFACTORY COMPLETION**

Subsurface Or Alternative Sewage System

**Owner:** ACQUIRED CAPITAL 1

**Installer:** CAT & MACHIN

**Location:** 12S02W22B 00303

**Permit #:** 2211114

**Design Capacity:** 375 GPD

**Flow Description:** 3-BR dwelling

In Accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

☒ Precover inspection waived pursuant to OAR 340-71-170(2).

☐ This certificate issued by operation of law pursuant to OAR 340-71-175(4)(c)

Linn County

12/13/2012

Janet Heron

County

Date

Sanitarian

**Comments:**

---



---



---



---



## SEWAGE DISPOSAL SYSTEM CORRECTION NOTICE

Permit Number: 22-11114 Date Request Received: 12-11-2012 Received By: H  
Owner: Acquired Capital 1 Installer: John McKinney T 12 R 2W S 22B TL 303

ITEM	CORRECTION	COMPLETED (Initial/Date)
1. Septic Tank		
2. Effluent Sewer		
3. Distribution/Drop Boxes		
4. Header Lines		
5. Leachlines		
6. Capping Fill		
7. Pumping Assemblies		
8. Pressure Line		
9. Sand Filter (or ATT See attached)		
10. Groundwater Interceptor		
11. Existing System Abandonment		
12. Trench Depth		
13. Setbacks		
14. Approved Area		
15. Complete the following information on the As-Built record and return the <u>completed</u> , <u>original</u> record to this office.		

**NOTE: After completing any necessary corrections, initial and date the "Correction Completed" column and mail the form back to this office.**

Inspection waived. We will issue CSC when we  
receive original as-built and septic tank  
abandonment form. Jan Heron 12-11-12

This On-Site Sewage Disposal System DOES NOT meet current minimum state standards or permit specifications. A REINSPECTION IS REQUIRED. You must complete ALL corrections noted above and request a reinspection within 30 days of the date of this notice (OAR 340-71-175(5)). The 24-hour inspection number is (541) 967-3821. A reinspection fee may be required.

This On-Site Sewage Disposal System has been inspected. The system can be backfilled after any corrections noted above are made. Backfill is required within 10 days (OAR 340-71-175(7)).

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Application Type	Repair
Result (System Type)	Tank Only
OM #	
Counter	32837

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

**CERTIFICATE OF SATISFACTORY COMPLETION**

Subsurface Or Alternative Sewage System

**Owner:** ACQUIRED CAPITAL 1

**Installer:** CAT & MACHIN

**Location:** 12S02W22B 00303

**Permit #:** 2211114

**Design Capacity:** 375 GPD

**Flow Description:** 3-BR dwelling

In Accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

☒ Precover inspection waived pursuant to OAR 340-71-170(2).

☐ This certificate issued by operation of law pursuant to OAR 340-71-175(4)(c)

Linn County

12/13/2012

Janet Heron

County

Date

Sanitarian

**Comments:**

---



---



---



---



## SEWAGE DISPOSAL SYSTEM CORRECTION NOTICE

Permit Number: 22-11114 Date Request Received: 12-11-2012 Received By: H  
Owner: Acquired Capital 1 Installer: John McKinney T 12 R 2W S 22B TL 303

ITEM	CORRECTION	COMPLETED (Initial/Date)
1. Septic Tank		
2. Effluent Sewer		
3. Distribution/Drop Boxes		
4. Header Lines		
5. Leachlines		
6. Capping Fill		
7. Pumping Assemblies		
8. Pressure Line		
9. Sand Filter (or ATT See attached)		
10. Groundwater Interceptor		
11. Existing System Abandonment		
12. Trench Depth		
13. Setbacks		
14. Approved Area		
15. Complete the following information on the As-Built record and return the <u>completed</u> , <u>original</u> record to this office.		

**NOTE: After completing any necessary corrections, initial and date the "Correction Completed" column and mail the form back to this office.**

Inspection waived. We will issue CSC when we  
receive original as-built and septic tank  
abandonment form. Jan Heron 12-11-12

This On-Site Sewage Disposal System DOES NOT meet current minimum state standards or permit specifications. A REINSPECTION IS REQUIRED. You must complete ALL corrections noted above and request a reinspection within 30 days of the date of this notice (OAR 340-71-175(5)). The 24-hour inspection number is (541) 967-3821. A reinspection fee may be required.

This On-Site Sewage Disposal System has been inspected. The system can be backfilled after any corrections noted above are made. Backfill is required within 10 days (OAR 340-71-175(7)).

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



Linn County Department of Health Services  
Environmental Health Program

Phone (541) 967-3821  
Fax (541) 926-2060

ON-SITE SEWAGE DISPOSAL SYSTEM AS-BUILT RECORD  
(DIRECTIONS & DEFINITIONS ON THE BACK)

RECEIVED DEC 13 2012

PERMIT NUMBER 22-11114 T 12 R 2W SECTION 22B TAX LOT 303

OWNER Agumed CAPITAL

- ☐ DRAINFIELD IS INSTALLED WITHIN APPROVED DISPOSAL AREA.
- ☐ LEACHLINES ARE LEVEL WITHIN 1"
- ☒ WATER TIGHTNESS TESTING OF TANK(S) HAS BEEN COMPLETED-RESULTS ARE WITHIN ALLOWED LIMITS
- ☒ SEPTIC TANK HAS BEEN PROPERLY DECOMMISSIONED (IF APPROPRIATE).
- ☐ BALL AND/OR CHECK VALVES HAVE BEEN INSTALLED & TESTED, AND ARE OPERATIONAL ON ALL PUMPS.
- ☐ FLOAT SWITCHES & AUDIBLE-VISUAL ALARM HAVE BEEN INSTALLED & TESTED, AND ARE OPERATIONAL FOR EACH PUMP.
- ☐ ALL PUMPS, SIPHONS, VALVES, ETC. HAVE BEEN TESTED AND ARE OPERATIONAL.
- ☐ PRESSURE NETWORK HAS BEEN TESTED FOR EQUAL DISTRIBUTION & PRESSURE (LPD or SF)  
HEIGHT OF SQUIRT IN DRAINFIELD \_\_\_\_\_ HEIGHT OF SQUIRT IN SF \_\_\_\_\_
- ☐ GRAVITY EFFLUENT SEWER PIPING HAS \_\_\_\_\_ FALL FROM TANK TO HEADER PIPING.
- ☒ TRACER MATERIAL PLACED ABOVE EFFLUENT TRANSPORT PIPING
- ☐ FILTER FABRIC INSTALLED (IF PERMIT REQUIRES)
- ☐ HAVE OBTAINED ALL THE REQUIRED PERMITS FROM THE BUILDING DEPARTMENT
- ☐ DOES THE INSTALLATION DEVIATE FROM THE APPROVED MATERIAL LIST OR THE APPLICATION SYSTEM PLAN? IF SO, DESCRIBE AND, IF NECESSARY, DRAW THE CHANGES BELOW.

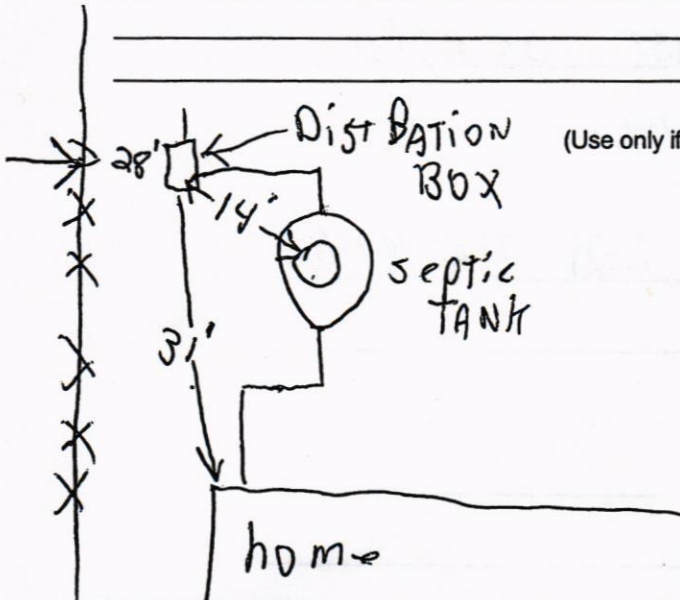


Diagram of System  
(Use only if installation deviated from plans)

N ←

ATTACH ANY ADDITIONAL DOCUMENTATION OF CHANGES FROM THE APPROVED SYSTEM PLOT PLAN AND SUBMIT THIS DOCUMENT TO SCHEDULE A PRE-COVER INSPECTION. ALL SIGNATURES ARE REQUIRED TO SCHEDULE THE INSPECTION UNLESS YOU ARE INSTALLING YOUR OWN SYSTEM (SELF INSTALLER).

I certify that I supervised the construction of this system and that all construction complies with the requirements of Oregon Administrative Rules Chapter 340 and the permit issued by LINN COUNTY ENVIRONMENTAL HEALTH PROGRAM.

John McKinney  
Certified Installer

RI 46  
Certificate No.

12/11/12  
Date

I understand that I am responsible for the satisfactory completion of the system including all testing, corrections, and certifications required for approval of the system within 30 days of initial pre-cover inspection. I also understand that I am responsible for the final cover of the system within 10 days of issuance of the Certificate of Satisfactory Completion.

37349 CAT8 Machine Service 37349  
DEQ Licensee or Self-Installer Signature

DEQ License No.

12/11/12  
Date

RECEIVED DEC 13 2012

Linn County Environmental Health Program  
PO Box 100, Room 115  
ALBANY OR 97321  
(541) 967-3821 or 1 (800) 304-7468

On-Site Sewage Disposal  
Septic Tank Abandonment Form

T 12, R 2W, S 22B, TL 303 Permit # 22-11114

Site Address: 2895 STOLTS HILL RD LEBANON

Abandonment Procedures:

- 1) Have the tank pumped by a licensed sewage disposal service to remove all septage. Include the pumper's report with this form.
- 2) Collapse the lid into the tank and fill with reject sand, gravel, compacted soil, or concrete, or remove the tank and properly dispose of it.

Who Pumped the Tank: PACIFIC COAST SEPTIC

Pumper's Report Attached (Circle One) (YES) NO

How was tank decommissioned?

pumped out cave in lid backfill  
with dirt & compact

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name [Signature] Date 12/11/12 DEQ Number 37349





31240 Old Santiam HWY

Mail: Po Box 412

Lebanon Oregon 97355

D.E.Q LICENCE # 38855

541-258-2838

**SEPTIC TANK PUMPING & REPORT**

**DATE** 10-15-2012

**ADDRESS** 2895 Stolls Hill Rd.  
Lebanon, OR 97355

**FINDINGS**

- Pumped Septic on 10-15-2012
- Septic tank is 1250
- PRE DEQ System
- Tank is made of concrete
- The tank structure is has a crack
- Tank lid good
- Entry is open
- The entry is a concrete shield
- Exit is open
- The exit is made of cast-iron
- Drain Field is a gravity system
- There is NO septic surfacing in drain field area 10-15-2012
- Septic System had BELOW normal running operating level on 10-15-2012

**RECOMMENDATIONS**

- All Septic Tank Systems eventually need repaired or replaced.
- Pumping on a three to five year schedule with a family, will extend the life of the septic system
- Septic tank has a large crack in north wall, tank will need to be replaced in the near future

**Pacific Coast Septic**  
**Eric C. Pollock**



DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT  
Linn County Courthouse, Albany, OR 97321 (541) 967-3821

22-11114

PERMIT GRANTED TO: Acquired Capital 1

ADDRESS: PO Box 1068, Stafford, Texas 77497-1068

LEGAL DESCRIPTION: T 12 R 2W S 22 B TL 303

FEES COLLECTED: Septic Tank Permit, New ☐ Repair ☒ Alter ☐ \$ 315.00 Receipt # 35530

Issued Date: December 3, 2012

**ATTENTION:** This permit is not transferable and it authorizes only the work noted in the approved plans. It expires one year from date of issuance. This permit is void without a favorable Land Use Compatibility Statement.

/s/ Acquired Capital 1  
Permitee

H  
Linn County Health Services  
Environmental Health Program





# Linn County

## Department of Health Services

P.O. Box 100, Albany, OR 97321  
Toll Free 1-800-304-7468 TTY /Oregon 1-800-735-2900  
www.co.linn.or.us/health

*"Working together to promote the health and well-being of all Linn County residents."*

Environmental Health Program

Linn County Courthouse, Room 115

(541) 967-3821

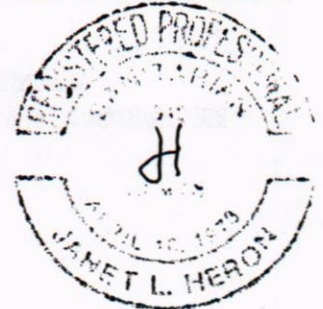
### SEPTIC SYSTEM REPAIR PERMIT SPECIFICATIONS

**Applicant:** ACQUIRED CAPITAL 1Map PIN: 12S02W22B 00303

**S:JH W:No R:32837**

The subject property is Parcel 2 of Partition Plat 1998-66.

22-11114  
p. 1 of 3  
ISSUED 12-3-2012  
EXPIRES 12-3-2013



- This permit is for replacement of a septic tank only. No inspection of the drainfield or any of its components has been completed.
- The system was previously authorized for connection of a 3-bedroom dwelling (in 1987). Subsequently the structure has been converted to a 6-bedroom adult care facility. **A Conditional Use review by the Linn County Planning Department is required for the care facility, and building permits from the Linn County Building Department are required to evaluate the structural conversion. Contact the Linn County Planning and Building Department at 541 967-3816.**
- Install this septic tank in accordance with the attached plans. The plans are approved as submitted, with the addition of any corrections as marked. Materials and equipment may not be substituted without approval and permit modification.
- The septic tank and effluent sewer must be set back a minimum of: 50' from any groundwater supply; 5' from any property line; 10' from any water line; 5' from any building foundation lines including garages and out buildings.
- The existing septic tank must be decommissioned (abandoned) in accordance with OAR# 340-71-185. The tank shall be pumped by a licensed sewage disposal service to remove all septage, and either filled with rock, sand or compacted soil, or removed and properly disposed. Complete and submit the enclosed Septic Tank Abandonment Form with your As Built.
- Install the new septic tank and test for watertightness in accordance with the manufacturer's instructions. The tank must be fitted with a watertight riser assembly that extends to finish grade. Risers must have a minimum nominal diameter of 20 inches when tank burial depth does not exceed 36 inches. Tanks installed with burial depths deeper than 36 inches must have a riser with minimum diameter of 30 inches.
- **A polyethylene septic tank may not be appropriate for this site.**
- Connect to the existing effluent sewer or to the distribution box.
- Submit a completed As-Built with a request for inspection of the installed system. The installation must be approved before the system is backfilled.
- Call Linn County Environmental Health at (541) 967-3821 or toll-free at (800) 304-7468 with any questions.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. **NOTE:** The telephone number for the Oregon Utility Notification Center is (503) 232-1987.

Administration Office	Alcohol & Drug Treatment	Commission on Children and Families	Developmental Disabilities	Environmental Health	Mental Health	Public Health
(541)967-3888 Fax:(541)924-6904 fmoore@co.linn.or.us	(541)967-3819 Fax:(541)967-7259 thowell@co.linn.or.us	(541)967-3823 Fax:(541)924-6918 dmerrill@co.linn.or.us	(541)967-3890 Fax:(541)924-6905 jsneddon@co.linn.or.us	(541)967-3821 Fax:(541)926-2060 rpartilo@co.linn.or.us	(541)967-3866 Fax:(541)928-3020 chartman@co.linn.or.us	(541)967-3888 Fax:(541)926-2102 pcrozier@co.linn.or.us



Rec. # \_\_\_\_\_

**ON-SITE SYSTEM MATERIAL LIST**  
(DIRECTIONS & DEFINITIONS ON BACK)

ON THE PROVIDED SCALED PLAN OF THE APPROVED DISPOSAL AREA, SHOW THE SYSTEM LAYOUT, INCLUDING TRENCH LOCATIONS, LENGTHS, AND RELATIVE ELEVATIONS. SUBMIT IT ALONG WITH THIS LIST OF MATERIALS AND AN ELEVATION PROFILE AS PART OF THE PERMIT APPLICATION.

Township 12 Range 2W Section 22B Map Lot 303 Owner Acquired Capital 2

**1. SEPTIC TANKS**

- ☐ SEPTIC TANK: MFG. Michael's CAPACITY 1500 MATERIAL concrete  
☐ DOSING TANK: MFG. \_\_\_\_\_ CAPACITY \_\_\_\_\_ MATERIAL \_\_\_\_\_  
☐ SEPTIC/DOSING TANK: ☐ SINGLE COMPARTMENT ☐ TWO COMPARTMENT ☐ FLOW-THROUGH  
MFG. \_\_\_\_\_ CAPACITY \_\_\_\_\_ MATERIAL \_\_\_\_\_

Mfg.'s Specs. Included

**2. PUMPING ASSEMBLIES**

- SIPHON: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ DISCHARGE DIAM \_\_\_\_\_ ☐  
PUMP 1: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ (INCLUDE PERFORMANCE CURVE) ☐  
PUMP 2: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ (INCLUDE PERFORMANCE CURVE) ☐  
CONTROL PANEL: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ ☐  
HYDROSPITTER: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ (INCLUDE ORIFICE CALCULATIONS) ☐  
EFFLUENT FILTER: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ ☐  
DISTRIBUTION VALVE: MFG. \_\_\_\_\_ MODEL \_\_\_\_\_ ☐

**3. EFFLUENT TRANSPORT PIPING**

- ☐ GRAVITY EFFLUENT SEWER: LENGTH \_\_\_\_\_ DIAMETER \_\_\_\_\_ MATERIAL \_\_\_\_\_ FALL (IN INCHES) \_\_\_\_\_  
☐ PRESSURE PIPING: LENGTH \_\_\_\_\_ DIAMETER \_\_\_\_\_ MATERIAL \_\_\_\_\_ PSI \_\_\_\_\_

**4. DISPOSAL FIELD (DRAINFIELD)**

- DISTRIBUTION TECHNIQUE: ☐ EQUAL ☐ LOOP ☐ SERIAL ☐ PRESSURIZED  
TOTAL LINEAR FOOTAGE: \_\_\_\_\_  
DRAIN MEDIA: ☐ GRAVEL-LESS ABSORPTION METHOD ☐ ROCK & PIPE ☐ OTHER \_\_\_\_\_  
TOTAL DEPTH \_\_\_\_\_ DEPTH BELOW PIPE \_\_\_\_\_  
TRENCH DEPTH (FROM ORIGINAL GROUND SURFACE): MIN \_\_\_\_\_ MAX \_\_\_\_\_  
CAPPING FILL DEPTH (DEPTH OF CAP): \_\_\_\_\_  
SETBACKS FROM WELLS: SEPTIC TANK \_\_\_\_\_ SAND FILTER OR ATT UNIT \_\_\_\_\_ DRAINFIELD \_\_\_\_\_

**5. DEWATERING SYSTEMS (IF REQUIRED)**

- ☐ CURTAIN DRAIN ☐ TILE DEWATERING  
TRENCH DEPTH: \_\_\_\_\_  
DRAIN MEDIA: ☐ ROCK & PIPE ☐ OTHER \_\_\_\_\_  
TOTAL DEPTH \_\_\_\_\_ DEPTH BELOW PIPE \_\_\_\_\_ ☐ FILTER FABRIC  
PERFORATED PIPING: DIAMETER \_\_\_\_\_ MATERIAL \_\_\_\_\_

**6. ADVANCED TREATMENT UNITS**

- ☐ SAND FILTER ☐ RGF ☐ ATT: TYPE \_\_\_\_\_





County Courthouse, Room 115  
PO Box 100 Albany, OR 97321

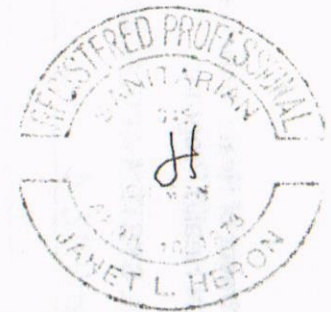
# Linn County Department of Health Services

Environmental Health Program

Phone (541) 967-3821  
Fax (541) 926-2060

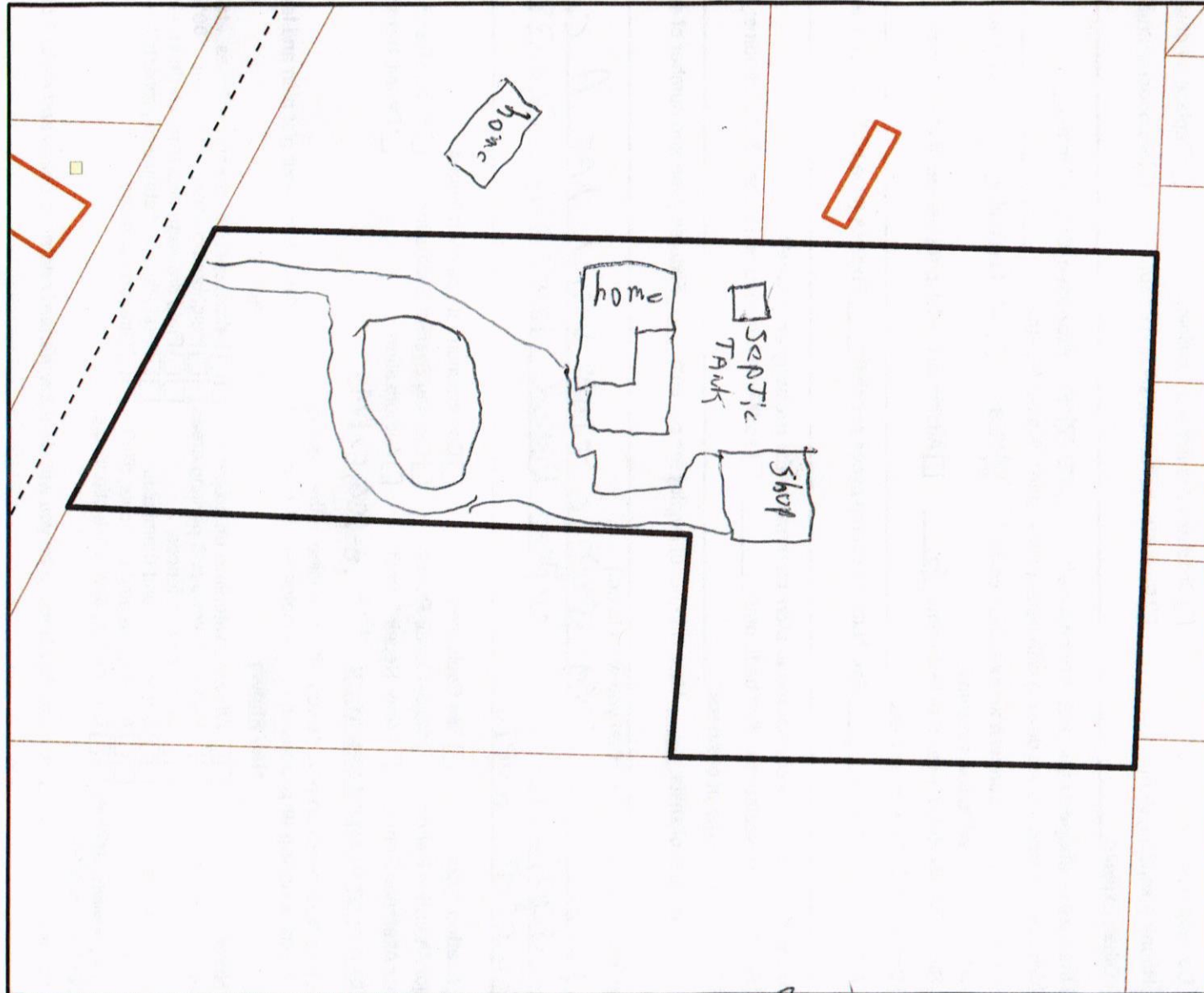
## Plot Plan

Property ID: 12S02W22B 00303  
Record Number:  
Date Produced: 12/3/2012



22-11114  
p. 3 of 3

- Wells
- ▲ Holding tanks
- Test pits
- ▭ Disposal areas



1 inch = 100 feet

Applicant's Name and Signature

12/3/12  
Date





ON-SITE SEWAGE DISPOSAL SYSTEM APPLICATION PAGE 1

IDENTIFICATION

Owner: ACQUINED CAPITAL I T: 125 R: 2W S: 22-B L: 00303

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

• Current lot size (acres): 3.41 Water supply: ☒ Existing Private Well/Spring ☐ Proposed Private Well/Spring ☐ Public \_\_\_\_\_

A. PROPOSAL

1. What do you want to do on this property?

- ☐ Develop a new homesite ☐ Construct a commercial building ☐ Replace a home  
☒ Repair a septic system ☐ Evaluate site for new septic system ☐ Remodel a structure  
☐ Other, explain: \_\_\_\_\_

2. Will the size or shape of the property change? ☐ YES ☒ NO Proposed lot size (acres): \_\_\_\_\_

Which piece of land are we dealing with here: ("West side", "Parcel A", etc.) \_\_\_\_\_

3. Does this application concern an existing system? ☒ YES ☐ NO Is it failing? ☒ YES ☐ NO

What is connected to the system?

- ☒ Single Family Residence: # of bedrooms: 6 ☐ Additional hardship residence: # of bedrooms: \_\_\_\_\_  
☐ Commercial: Type of business: \_\_\_\_\_

Max. Number of shifts: \_\_\_\_\_ Max. Number of employees per shift: \_\_\_\_\_ Fixtures (type and number of each): \_\_\_\_\_

4. What will the system be connected to after changes to the property are made?

- ☐ Single Family Residence: # of bedrooms: \_\_\_\_\_ ☐ Additional hardship residence: # of bedrooms: \_\_\_\_\_  
☐ Commercial: Type of business: \_\_\_\_\_

Max. Number of shifts: \_\_\_\_\_ Max. Number of employees per shift: \_\_\_\_\_ Fixtures (type and number of each): \_\_\_\_\_

5. Specific Proposal (Tell us what you want to do.)

REPLACE EXISTING SEPTIC TANK WHICH HAS A CRACK  
PEN SEPTIC PUMPING REPORT DATED 10/15/2012 REQ 38853  
PACIFIC COAST SEPTIC

6. Application Type:

- ☐ Site Evaluation ☐ Construction - Installation Permit  
☐ Major Alteration Permit ☐ Major Repair Permit ☐ Existing System Evaluation ☐ Permit Renewal  
☒ Minor Alteration Permit ☒ Minor Repair Permit ☐ Authorization ☐ Permit Transfer

B. REQUIRED PLOT PLAN INFORMATION 195, E-656, E-1795

- The office personnel can provide you with an outline of the property.  
• Check each existing or proposed feature below as: NA: not applicable or Shown: on your plot plan and label

Required

NA / Shown

NA / Shown

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Owner Name  | <input type="checkbox"/> All wells/waterlines on property    | <input type="checkbox"/> Lakes, springs, streams, ditches, etc.    |
| <input type="checkbox"/> Legal Description/Map #                                   | <input type="checkbox"/> Roads, driveways & parking areas    | <input type="checkbox"/> Neighboring water bodies (w/in 100')      |
| <input type="checkbox"/> North arrow   | <input type="checkbox"/> Buildings and fences                | <input type="checkbox"/> Field drainage tiles (French drain, etc.) |
| <input type="checkbox"/> Property Dimensions                                       | <input type="checkbox"/> Septic tanks and drainfields        | <input type="checkbox"/> Test Pits (w/ distance to property lines) |
| <input type="checkbox"/> Scale used  | <input type="checkbox"/> Areas of excavation ("cuts, fills") | <input type="checkbox"/> Direction of slope                        |
| <input type="checkbox"/> Neighboring wells/waterlines (w/in 100' of property line) | <input type="checkbox"/> Easements, deed restrictions, etc.  |  |

Your plot plan is a county record that may last longer than you will. Use **permanent** reference points and make it useful.



ON-SITE SEWAGE DISPOSAL SYSTEM APPLICATION PAGE 2

IDENTIFICATION

Owner: ACQUIRED CAPITAL 1 T: 125 R: 2W S: 22-8 TL: 303

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

C. SITE VISIT

- Site address: ☒ Existing ☐ Adjacent 2895 STOLTS HILL RD LEBANON
- Directions to property: 1 1/2 MILES SOUTH OF STOLTS HILL & AIRPORT RD
- When will the site be ready for a site visit (test pits in or system uncovered)? \_\_\_\_\_

NOTE: A reinspection fee will be assessed if we make a site visit on or after the date you specify and the site is not ready for inspection.

D. OWNER INFORMATION (print clearly)

☐ Title Holder

☐ Legal Representative

☐ Contract Purchaser

Name ACQUIRED CAPITAL 1

Mailing Address PO BOX 1068

City STAFFORD

State TX

Zip Code 77497-106

Phone Number ( ) \_\_\_\_\_

2nd Phone Number ( ) \_\_\_\_\_

By my signature, I certify that all information provided on this application and the accompanying plot plan or system plan is correct; and I hereby grant the Department of Environmental Quality and its authorized agents permission to enter onto the above-described property for the purpose of this application.

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

E. APPLICANT INFORMATION (if not owner)

Relationship to Owner CONTRACTOR

☐ Authorization or contract enclosed

Name CAT & MACHINE SERVICE INC.

Mailing Address 42053 COT OFF DR

City LEBANON

State OR

Zip Code 97355

Phone Number (541) 979 8640

2nd Phone Number ( ) 259 1085

By my signature, I certify that all information provided on this application and the accompanying plot plan or system plan is correct; and I hereby grant the Department of Environmental Quality and its authorized agents permission to enter onto the above-described property for the purpose of this application.

Applicant's Signature \_\_\_\_\_

Date 11/29/12

DO NOT WRITE IN THIS BOX

DO NOT WRITE IN THIS BOX

ENVIRONMENTAL HEALTH

TO / FROM

Receipt # 35530 Fee \$315.00 Date Received 12-3-12 Received By H Transfer \_\_\_\_\_

LAND USE COMPATIBILITY STATEMENT

Zoning: UGA-UGM-10 Legal Lot? Yes ☒ No ☐ Building Setbacks: Front: 30' Side: 10' Back: 10' Riparian: 50'  
Flood Plain? Yes ☐ No ☒ Geohazard? Yes ☐ No ☒ Land use approved? Yes ☐ No ☒ Permit # CU-36-98

Please explain why land use is or is not approved. If it is not, what planning process will be required to get approval?

Foster Home is a Conditional Use Permit. Building Permit may be required to remodel jewelry

Planner signature: \_\_\_\_\_

Date 12-3-12



County Courthouse, Room 116  
PO Box 100, Albany, OR 97321

**Linn County Department of Health Services  
Environmental Health Program**

Phone (541) 957-3821  
Fax (541) 926-2080

Rec. # 32837

**ON-SITE SEWAGE DISPOSAL SYSTEM APPLICATION PAGE 2**

**IDENTIFICATION**

Owner: ACQUIRED CAPITAL T. 125 R. 2W S. 22-80 TL. 303

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

**C. SITE VISIT**

- Site address: ☒ Existing ☐ Adjacent 2895 STOLTS HILL RD LEBANON
- Directions to property: 1 1/2 MILES SOUTH OF STOLTS HILL & AIRPORT RD
- When will the site be ready for a site visit (test pits in or system uncovered)? \_\_\_\_\_

NOTE: A reinspection fee will be assessed if we make a site visit on or after the date you specify and the site is not ready for inspection.

**D. OWNER INFORMATION (print clearly)**

Title Holder \_\_\_\_\_ Legal Representative \_\_\_\_\_ Contract Purchaser \_\_\_\_\_

Name ACQUIRED CAPITAL

Mailing Address PO BOX 1068 City STAFFORD State TX Zip Code 77497-1068

Phone Number ( ) \_\_\_\_\_ 2nd Phone Number ( ) \_\_\_\_\_

By my signature, I certify that all information provided on this application and the accompanying plot plan or system plan is correct, and I hereby grant the Department of Environmental Quality and its authorized agents permission to enter onto the above-described property for the purpose of this application.

Decided by:

Edward R. Arhinar

Owner's Signature

12/3/2012 Date

**E. APPLICANT INFORMATION (if not owner)**

Relationship to Owner CONTRACTOR ☐ Authorization or contract enclosed

Name CAT & MACHINE SCARVILLE INC.

Mailing Address 42053 CUT OFF DA. City LEBANON State OR Zip Code 97355

Phone Number (541) 929 8640 2nd Phone Number ( ) 259 1085

By my signature, I certify that all information provided on this application and the accompanying plot plan or system plan is correct, and I hereby grant the Department of Environmental Quality and its authorized agents permission to enter onto the above-described property for the purpose of this application.

Applicant's Signature

11/29/12 Date

DO NOT WRITE IN THIS BOX

**ENVIRONMENTAL HEALTH**

DO NOT WRITE IN THIS BOX

TO / FROM

Receipt # \_\_\_\_\_ Fee \_\_\_\_\_ Date Received \_\_\_\_\_ Received By \_\_\_\_\_ Transfer \_\_\_\_\_

**LAND USE COMPATIBILITY STATEMENT**

Zoning: \_\_\_\_\_ Legal Lot? Yes ☐ No ☐ Building Setbacks: Front: \_\_\_\_\_ Side: \_\_\_\_\_ Back: \_\_\_\_\_ Riparian: \_\_\_\_\_

Flood Plain? Yes ☐ No ☐ Geohazard? Yes ☐ No ☐ Land use approved? Yes ☐ No ☐ Permit # \_\_\_\_\_

Please explain why land use is or is not approved. If it is not, what planning process will be required to get approval?

Planner signature: \_\_\_\_\_ Date \_\_\_\_\_





County Courthouse, Room 115  
PO Box 100 Albany, OR 97321

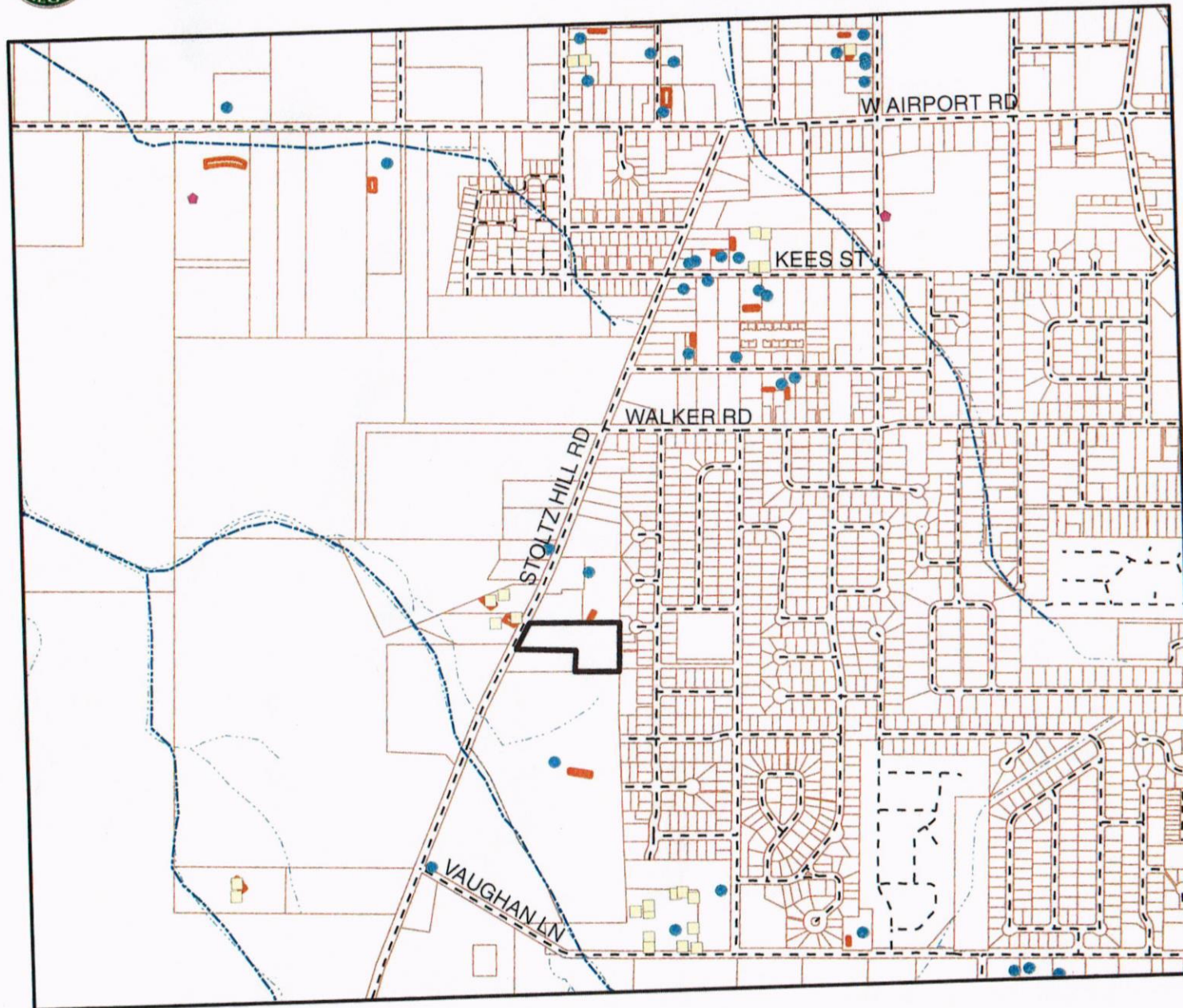
# Linn County Department of Health Services

## Environmental Health Program

Phone (541) 967-3821  
Fax (541) 926-2060

### Field Plot Plan

Property ID: 12S02W22B 003  
Record Number:  
Date Produced: 12/3/2012



- Wells
- ▲ Holding tanks
- Test pits
- Disposal areas



1 inch = 1,000 feet

Estimate

A & B Septic  
P.O. Box 444  
Albany, OR 97321



866-927-1156 CCB# 155581

Date: 2/14/2023

PO# Account #

To:  
KYLE & ASHLEY LATIMER  
REALTOR

Site:  
2895 STOLTZ HILL  
LEBANON, OR 97355

Phone:

Phone:

Fax#

ESTIMATE FOR LABOR & MATERIALS TO INSTALL DISTRIBUTION BOX AND A 24" FIBERGLASS LID

**ESTIMATED COST: \$605.75**

THIS IS ONLY AN ESTIMATE AND DOES NOT INCLUDE ADDITIONAL PARTS OR LABOR BEYOND THE SCOPE OF WORK LISTED ABOVE. ESTIMATE BASED ON VISUAL INFORMATION PRIOR TO WORK BEING DONE.

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

Payment to be made as follows:

Submitted By: JOSE/RYAN

Prepared by: PAMELA

Mailed/Emailed/Faxed: EMAILED

Date: 2/10/2023

**Note: This proposal may be withdrawn by us if not accepted within 14 days**

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature

\_\_\_\_\_

Print Name

\_\_\_\_\_

Date of Acceptance

\_\_\_\_\_

# 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.



Burlington, WA Corporate Laboratory (a)  
1620 S Walnut St - Burlington, WA 98233 - 800.755.9295 • 360.757.1400

Bellingham, WA Microbiology (b)  
805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

Portland, OR Microbiology/Chemistry (c)  
9725 SW Commerce Cr Ste A2 - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR Microbiology/Chemistry (d)  
1100 NE Circle Blvd, Ste 130 - Corvallis, OR 97330 - 541.753.4946

Bend, OR Microbiology (e)  
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425



Page 1 of 1

## Drinking Water Report

Client Name: Star Water Systems, Inc  
250 Market Street  
Lebanon, OR 97355

Reference Number: **23-02836**

Report Date: 2/6/23

Approved By: anp,mdp,mht

Authorized by: *Sarah P Miller*

Sarah P Miller  
Lab Manager, Corvallis

Project: Clark  
Field ID: Outside Faucet  
Sample Description: 2895 Stoltz Hill Rd. Lebanon, OR  
Sample Date: 1/30/23 14:45

Lab Number: OR100009-05637  
Date Received: 1/31/23  
Sampled By: Carter  
Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass <sup>^</sup>	Lab	QL	Units	Analyzed
Coli-To-t	TOTAL COLIFORM	Absent		Pass	d	P/A	per 100m	2/1/23
68583-22-2	E. Coli	Absent		Pass	d	Y/N	per 100m	2/1/23
14797-55-8	NITRATE-N	2.0	10	Pass	d	1.0	mg/L	2/1/23
7440-38-2	ARSENIC	0.0045	0.010	Pass	a	0.001	mg/L	2/2/23

### Notation:

MCL = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

QL = Quantitation Limit is the lower calibration concentration.

ND = Not detected above the listed specified reporting limit (QL).

CAS Number = Chemical Abstract Service Number is a unique identifier of the chemical tested.

<sup>^</sup> = 'PASS', indicates that the parameter tested meets EPA, State, or local jurisdiction MCL. 'Exceeds' indicates EPA secondary limit (Aesthetic) was exceeded. 'Fail' indicates EPA Primary limit (Health) was exceeded.

An \* in front of the parameter name indicates it is not NELAP accredited but it is accredited through OR DEQ or USEPA Region 10.

These test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples.  
If you have any questions concerning this report contact Lawrence Henderson at the above phone number.

FORM: ShortList.rpt

# Repairs



**Oregon  
Farm & Home**

★ B R O K E R S ★

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*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.



**VALLEY**  
SEPTIC SERVICE

P.O. Box 444  
Albany, OR 97321

# Invoice

Invoice # 58981  
Date: 3/6/2023  
Terms: Net 30  
Due Date: 4/5/2023

KYLE & ASHLEY LATIMER  
32725 BERLIN RD  
LEBANON, OR 97355

**PAID**  
**03/08/2023**

Service Address:	2895 STOLTZ HILL RD LEBANON, OR 97355			
Units	Description	Rate	Serviced	Amount
1	AS PER BID- INSTALLED NEW FIBERGLASS LID & REPLACED DISTRIBUTION BOX, BACKFILLED WHEN COMPLETED.  W/O#41241	605.75	3/6/2023	605.75
			<b>Invoice Total</b>	<b>\$605.75</b>
		Thank you for choosing us, we appreciate your business.  If paying by Credit Card please circle which card type and write your card number in the space below or call our office. 1-866-927-1156. You can also pay online by going to our website: aandbseptic.com		
REMITTANCE ADVICE - PLEASE RETURN WITH YOUR PAYMENT				
A & B Septic Service  P.O. Box 444 Albany, OR 97321  1-866-927-1156		Service Address: 2895 STOLTZ HILL RD. LEBANON Invoice # 58981 Date: 3/6/2023 Terms: Net 30 Card Type: (Please Circle Below) Visa / Mastercard CVV# _____ Card No: _____ Exp: _____ Signature: _____ Total: \$605.75 Amount Enclosed: <input type="text"/>		



541-504-0799  
aaacon@aaahomeinspection.org

Date	Invoice #
2/9/2023	23-114R

Bryan Clark  
2895 Stoltz rd  
Lebanon OR 97355

**PAID**  
02/09/2023

[illegible]