

RCO Property Assessment Checklist¹

Property Assessment Checklist for Hazardous Substances Certification

Date:

Property Name:

Legal Description:

Co. Parcel #

Street Address

I. Land Use - Subject Property

Use	Yes	No	Unk
Commercial/industrial	()	()	()
Dryland agriculture	()	()	()
Forest	()	()	()
Grazing	()	()	()
Irrigated agriculture	()	()	()
Residential	()	()	()
Vacant undeveloped	()	()	()
Other	()	()	()

II. Land Use - Adjacent Properties

Use	Yes	No	Unk
Commercial/industrial	()	()	()
Dryland agriculture	()	()	()
Forest	()	()	()
Grazing	()	()	()
Irrigated agriculture	()	()	()
Residential	()	()	()
Vacant undeveloped	()	()	()
Other	()	()	()

III. Public Records

List/Agency Action	Yes	No	Unk
Federal superfund	()	()	()
Ecology haz sites list	()	()	()
Ecology leaking UST list	()	()	()
Ecology UST list	()	()	()
Ecology enforcement	()	()	()
County dumps/landfills	()	()	()
County enforcement	()	()	()
Fire district response	()	()	()

Comment:

Comment:

Comment:

IV. Field Inspection

Risk Indicators	Yes	No	Unk
Abandoned equipment			
Above ground tanks			
Attractive nuisances/hazards			
Buildings			
* Asbestos			
* Fiberglass			
* Hazardous condition			
* Lead			
* Urea formaldehyde			
Burn piles			
Chemical filling areas			

Risk Indicators	Yes	No	Unk
Chemical spills			
Chemigation/fertigation			
Discolored soils			
Distressed vegetation			
Electrical equipment			
Excavations/fills			
Flood hazard			
Foundations			
Garbage dumps			
Hazmat use, storage, dumping			
Manholes, fill pipes, drains			

Risk Indicators	Yes	No	Unk
Off site water discharge			
Oil used for dust control			
Piles of "unknowns"			
Pilings, docks, wharfs			
Pits, ponds, lagoons			
Railroads			
Under ground tanks			
Unstable soils/slopes			
Water sheens			
Wells			
Other			

Comment (Note: attach additional comments, map and photographs):

V. Conclusion and Recommendation

- () **No Apparent Risk** There is no apparent liability to the department, or it presents an acceptable level of risk, as explained below.
- () **Low Level of Risk that can be Mitigated** There is a risk level that can be avoided if certain actions are taken or conditions met, as explained below.
- () **Risk needs Further Investigation** There is a potential or known risk that needs a Phase 1 environmental assessment completed, as explained below.
- () **High Risk** There is a potential or known risk that outweighs benefit to the department, as explained below.

Rationale: I reviewed the following documents/undertook the following actions in arriving at the above conclusion: () Aerial photographs; () Title search; () Public Records; () Personal interview (who?) _____ () Site inspection; () Other _____ Comment:

Signed

Title

Date

Zoe Property Site Assessment

Address: 22732 19th Dr. NE, Arlington, WA 98223

Assessed By: Jody Brown (Water Resources Program Manager), Rainer Luhrs (Natural Resource Technician Specialist II), and Derek Arterburn (Natural Resources Technician Specialist II)

Assessment date: 03/16/2026

Prepared By: Rainer Luhrs

Parcel ID: 310505-003-008-00

Conclusion and Recommendation: Page 9

Map of Photo Points: Page 10



Photo 1 (Map Photo ID 277): Entrance to the property off 19th Dr. NE.



Photo 2 (Map Photo ID 279): Front yard looking towards the western property line.



Photo 3 (Map Photo ID 278): Looking down the driveway from 19th Dr. NE which runs parallel to the eastern property line (fence on the left side of the photo).

Photo 4 (Map Photo ID 280): Equipment and trash along the east fence.



Photo 5 (Map Photo ID 285): Looking south down the eastern property line. The covered hole is used for composting vegetables grown on the property.





Photo 6 (Map Photo ID 281): Yard equipment next to livestock area in the northern portion of the property.



Photo 7 (Map Photo ID 283): Conex box with a pile of metal, including a propane tower heater.



Photo 8 (Map Photo ID 284): Well house, covering well equipment and a dug well.



Photo 9 (Map Photo ID 286): Livestock area on the northern portion of the property.



Photo 10 (Map Photo ID 282): Greenhouse along the eastern property line.



Photos 11 & 12 (Map Photo ID 301): Main residence and garage, looking south. A creosote retaining wall was located just behind Photo 12.



Photo 13 (Map Photo ID 288): Transformer box on the north side of the garage.



Photo 14 (Map Photo ID 289): Western side of the main residence, looking east.



Photo 15 (Map Photo ID 291): Southern side of the main residence. From here, the property slopes south to the Stillaguamish River. Septic field is just downhill and right (east) of this photo. Septic access is buried.



Photo 16 (Map Photo ID 292): Small pond (400 square feet) along the eastern property line, looking east.



Photo 17 (Map Photo ID 300): Invasive plants in timber section along the eastern fenceline down to the river. No pond outlet was seen, however there were saturated soils to the south of the pond. Neighboring property has a ravine running south to the river.



Photo 18 (Map Photo ID 297): Framing for a structure located in the central portion of the property.

Photo 19 (Map Photo ID 298): Water seepage/spring near the western property line, about halfway down the hill. Water flows through a ravine down to the river.



Photo 20 (Map Photo ID 296): Eastern border of the property.



Photo 21 (Map Photo ID 294): Deep ravine near the western property line. Water originates from the seepage/spring uphill.



Photo 22 (Map Photo ID 293): Sitting spot overlooking the river near the base of the hill, looking south.



Photo 23 (Map Photo ID 295): South-eastern corner of the property, looking north (uphill).



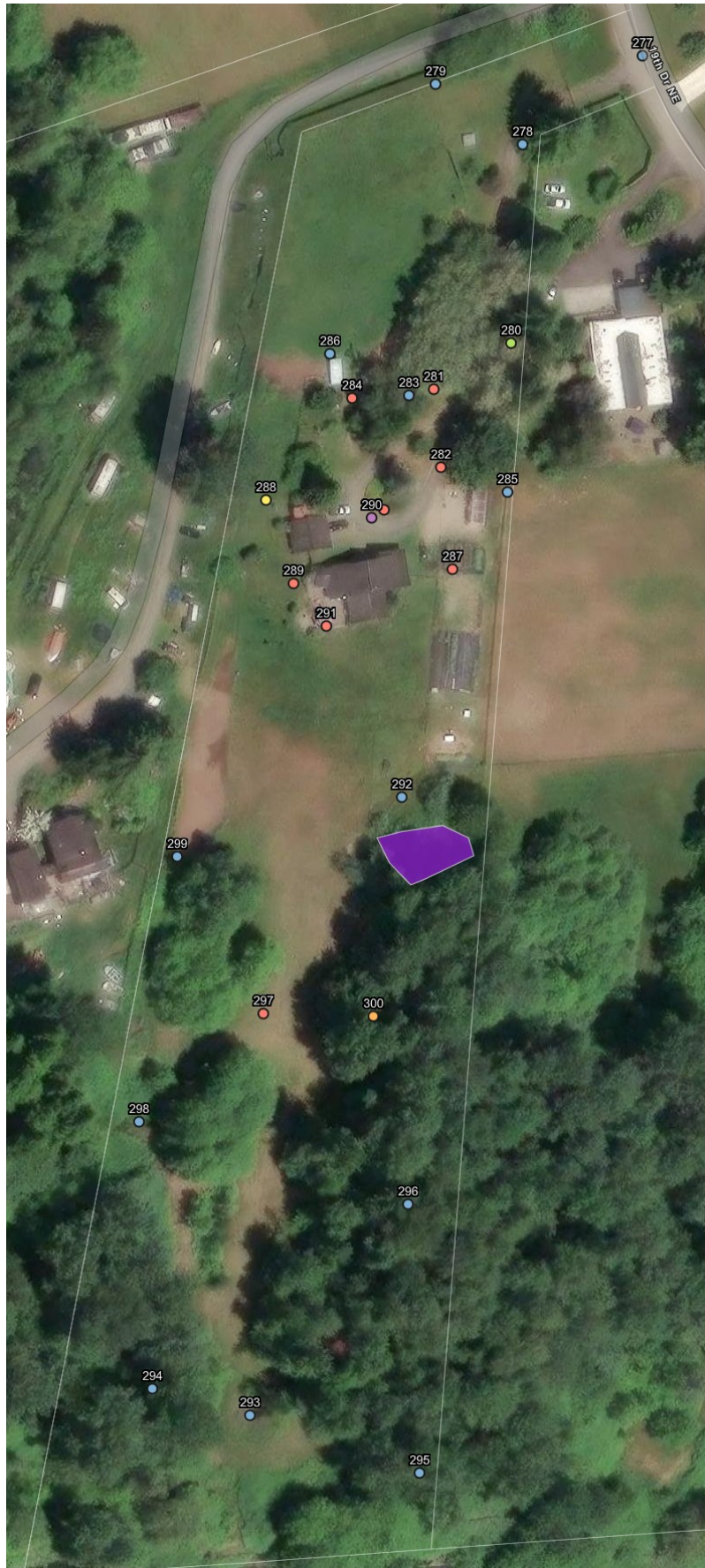
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TRIBE OF INDIANS

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Conclusion and Recommendation: This property was found to have no visible signs of environmental hazards or risks. It is a well maintained and cared for property. A few piles of rubbish should be cleared prior to closing. **No Apparent Risk.**



Appendix:
Map of
Photo
Points



RCO Property Assessment Checklist¹

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Rationale: I reviewed the following documents/undertook the following actions in arriving at the above conclusion: () Aerial photographs; () Title search; () Public Records; () Personal interview (who?) _____ () Site inspection; () Other _____ Comment:

Signed

Title

Date

Hoback Property Site Assessment

Address: 23230 32nd Ave NE, Arlington, WA 98223

Assessed By: Jody Brown (Water Resources Program Manager) and Rainer Luhrs (Natural Resource Technician Specialist II)

Assessment date: 03/26/2026

Prepared By: Rainer Luhrs

Parcel ID: 310505-001-022-00

Conclusion and Recommendation: Page 7

Map of Photo Points: Page 8



Photo 1 (Map Photo ID 302): Entrance onto the property off of 32nd Ave NE. Photo taken looking southwest.



Photo 2 (Map Photo ID 303): Residence on the property. Ivy was seen growing up the north side of the house.



Photo 3 (Map Photo ID 304): Septic tanks on the west side of the house—the caps look new.



Photo 4 (Map Photo ID 305): Saturated lawn on the east side of the residence.



Photo 5 (Map Photo ID 315): More saturated lawn on the southwest side of the residence.



Photo 6 (Map Photo ID 313): The hood of a vehicle on the edge of the south lawn.



Photo 7 (Map Photo ID 314): Drilled well head and spigot south of the residence. No well tag was present. Just to the south of the well head there is a small wetland.



Photo 7 (Map Photo ID 312): Old plant pots found in the forested, southeast section of the property.



Photo 7 (Map Photo ID 312): More saturated lawn in the southeast section of the property.



Photo 8 (Map Photo ID 310): Old plastic lawn chairs in the southeast section of the property.



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Photo 9 (Map Photo ID 311): Southwest corner of the property, looking northeast (and uphill) towards the residence. This section of forest was dominated by cedar trees and slopes down to the west to a gully and creek.



Photo 10 (Map Photo ID 309): Saturated soils near the northwest corner of the property.



Photo 11 (Map Photo ID 307): Northwest corner of the property, looking to the south.



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Photo 12 (Map Photo ID 307): Northwest corner of the property, looking to the northeast (and uphill) towards the main residence.



Photo 13 (Map Photo ID 307): Northwest corner of the property, looking to the west (and downhill) towards the gulley and creek on the neighboring property.



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Photo 14 (Map Photo ID 306): Northern side of the residence, looking southeast.



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Conclusion and Recommendation: This property was found to have no visible signs of hazardous substances risk. However environmentally, saturated soils were seen surrounding the house, particularly the east and south side. Drainage issues will continue to be an issue at the property during wet periods of the year. Overall, the property is well maintained. A few piles of rubbish should be cleared prior to closing. **No Apparent Risk.**



Appendix: Map of Photo Points

