SOIL PROFILE ASSESSMENT

SAMPLE DELIVERABLE

We map the land, test the water, and know the ground.

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SAMPLE ONLY | ALL CLIENT NAMES, PROPERTY DETAILS, SOIL DESCRIPTIONS, AND INTERPRETATIONS IN THIS DOCUMENT ARE FICTITIOUS AND PROVIDED FOR DEMONSTRATION PURPOSES ONLY.

Prepared for	Willow Creek Holdings, LLC (fictional sample client)
Prepared by	Brooks Geoconsulting
Sample report date	May 10, 2026
Subject property	Fictitious 11.4-acre homesite and pasture tract, 6430 Larkspur Road, Perrysburg Township, Ohio
Sample profile location	Illustrative hand-dug test pit / exposed cut face shown in this sample as extending to approximately 62 inches
Assessment scope	Client-friendly description of a fictional soil profile, drainage conditions, horizon sequence, and planning-level observations for land-use screening
Representative package	Soil Profile Assessment - starting at $650 for limited hand-auger/profile observations, boring location map, and planning-level summary.

1. Purpose of This Sample

This fictional sample shows how Brooks Geoconsulting may present a concise soil profile assessment for a buyer, landowner, attorney, lender, or planner who wants field-observation-style soil information translated into plain-language planning observations.

2. Sample Site and Profile Summary

For demonstration purposes, the fictional subject property is represented as a gently rolling homesite and pasture tract with a slight toe-slope setting, moderate seasonal moisture influence, and mixed grass cover. The sample profile is described as though it were logged from a shallow test pit or naturally exposed cut face in an area of likely future access or improvement interest.

The fictional sequence shown in this sample suggests a healthy surface horizon over progressively denser subsoil, with redoximorphic features appearing at depth. That pattern would commonly lead a cautious reviewer to think about drainage behavior, seasonal wetness, and how subsurface conditions might affect site planning.

3. Sample Soil Profile Description

The table below is a fictional example showing how a soil profile may be summarized for a client. Depths, colors, textures, and interpretations are illustrative only and are included to demonstrate format and writing style.

Horizon	Depth	Sample color / texture	Field description	Planning note
Ap	0-10 in	Dark brown silt loam	Surface horizon with moderate granular structure, roots, and organic enrichment consistent with long-term grass cover.	Good topsoil value, but should be protected during grading.
Bt1	10-24 in	Brown silty clay loam	Subsoil shows stronger blocky structure, increasing clay, and moderate firmness with common root channels.	Suggests slower permeability than the surface horizon.
Bt2	24-39 in	Yellowish brown clay loam	Clay increase is more pronounced, with mottling beginning and fewer roots present.	Can affect septic, drainage, and wet-season trafficability.
BC	39-52 in	Mottled loam to clay loam	Transitional horizon with redox features, moderate moisture influence, and occasional soft masses.	Indicates periodic saturation at depth in this sample profile.
C	52-62+ in	Stratified loam / silty material	Parent material becomes less structured and more variable, with moisture influence continuing below the described depth.	Would justify caution for excavation planning and seasonal wetness.

4. Illustrative Profile Log

This stylized profile log is a visual placeholder showing how a finished soil assessment might present horizon intervals in a simple client-facing format.

Depth	Profile block	Key observation
0-10 in		Dark, root-rich surface soil with the best structure in the profile.
10-24 in		Clay increase begins, still workable but less permeable than the surface horizon.
24-39 in		Denser subsoil with stronger blocky structure and reduced rooting.
39-52 in		Redox features and moisture influence become more obvious.
52-62+ in		Variable parent material, wetness influence persists below the described pit depth.

5. Interpretation and Planning Observations

Based on the fictional profile shown in this sample, the represented soils appear workable at the surface but increasingly restrictive with depth. The upper horizon sequence suggests usable topsoil and moderate rooting conditions near the surface, while the subsoil becomes denser and more moisture-affected below roughly two to three feet.

In plain language, this sample reads like a property where routine yard, pasture, or light-use improvements may be manageable, but where drainage, excavation timing, septic assumptions, fill placement, and wet-season trafficability should not be treated casually. The deeper mottling and moisture influence shown in the sample profile suggest that seasonal wetness could become a practical issue depending on site grading and intended use.

For a buyer, landowner, or planner, the main takeaway is that the fictional property may remain attractive, but decisions involving foundations, drainage design, access drives, or wastewater planning would benefit from more site-specific follow-up if the stakes are meaningful.

6. Sample Suitability Considerations

- Topsoil stripping and stockpiling should be planned carefully if grading or pad preparation is contemplated.
- Subsoil clay increase and mottling in this sample suggest caution for septic assumptions, stormwater infiltration expectations, and wet-weather access.
- Where building, drainage, or agricultural improvement decisions are material, multiple observation points would be more defensible than relying on a single sample pit description.
- A finished client package could pair this soil profile assessment with a property GIS map, drainage review, or historical aerial review for a broader pre-purchase screen.

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