

157 Littrell Drive

Turn-Key Home On Rogue Valley Country Club



157 Littrell Drive
Medford, OR 97504

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

Team@MOPG.com



HOMIES
by **MOPG**

Remarks

Located in the desirable Fairview Terrace neighborhood of East Medford, this beautifully updated single-level home offers a rare combination of comfort, privacy, and direct golf course lifestyle living. Positioned along the Rogue Valley Country Club, the property enjoys peaceful views, mature landscaping, and convenient access to one of Southern Oregon's premier private golf communities.

Offering approximately 1,989 square feet, the home features 3 bedrooms and 2.5 bathrooms with a well-designed layout that blends functionality and character. The heart of the home is a sunken living room with vaulted ceilings and a wood-burning fireplace, creating a warm and inviting focal point while capturing views toward the golf course.

The kitchen has been thoughtfully updated with granite countertops, a large island, custom cabinetry, and stainless steel appliances, providing both everyday usability and space for gathering. It connects seamlessly to the dining and living areas, making it ideal for entertaining or relaxed day-to-day living.

The primary suite is privately situated within the bedroom wing and includes an updated bathroom with an oversized shower, soaking tub, and walk-in closet. Two additional bedrooms and a full guest bath offer flexibility for family, guests, or office space.

One of the standout features of the property is the expansive covered wood deck that wraps around two sides of the home, creating multiple outdoor living areas. Overlooking the golf course, this space is ideal for morning coffee, evening relaxation, or hosting gatherings. Stairs lead down to the backyard, and the home also offers extensive storage beneath the deck and within the walk-in crawlspace.

Additional features include new flooring, fresh interior paint, a new driveway, an attached two-car garage, and a covered front porch. The grounds include mature landscaping, two walking paths along the side of the home, and direct access to the golf course.

Fairview Terrace & East Medford Living

Fairview Terrace is a well-established residential neighborhood known for its quiet streets, pride of ownership, and proximity to some of Medford's most desirable amenities. Homes in this area benefit from larger lot sizes, mature trees, and a more refined, established feel compared to newer subdivisions.

East Medford is widely recognized as one of the most sought-after areas in the Rogue Valley, offering access to top-rated schools, parks, medical facilities, and shopping. The location provides a balance of convenience and lifestyle, with quick access to downtown Medford while maintaining a more residential atmosphere.

Rogue Valley Country Club Lifestyle

The Rogue Valley Country Club is one of Southern Oregon's premier private clubs, offering an 18-hole championship golf course, clubhouse dining, tennis, fitness, and social events. Living adjacent to the course provides not only scenic views but also a unique lifestyle opportunity for those who value recreation, community, and open space.

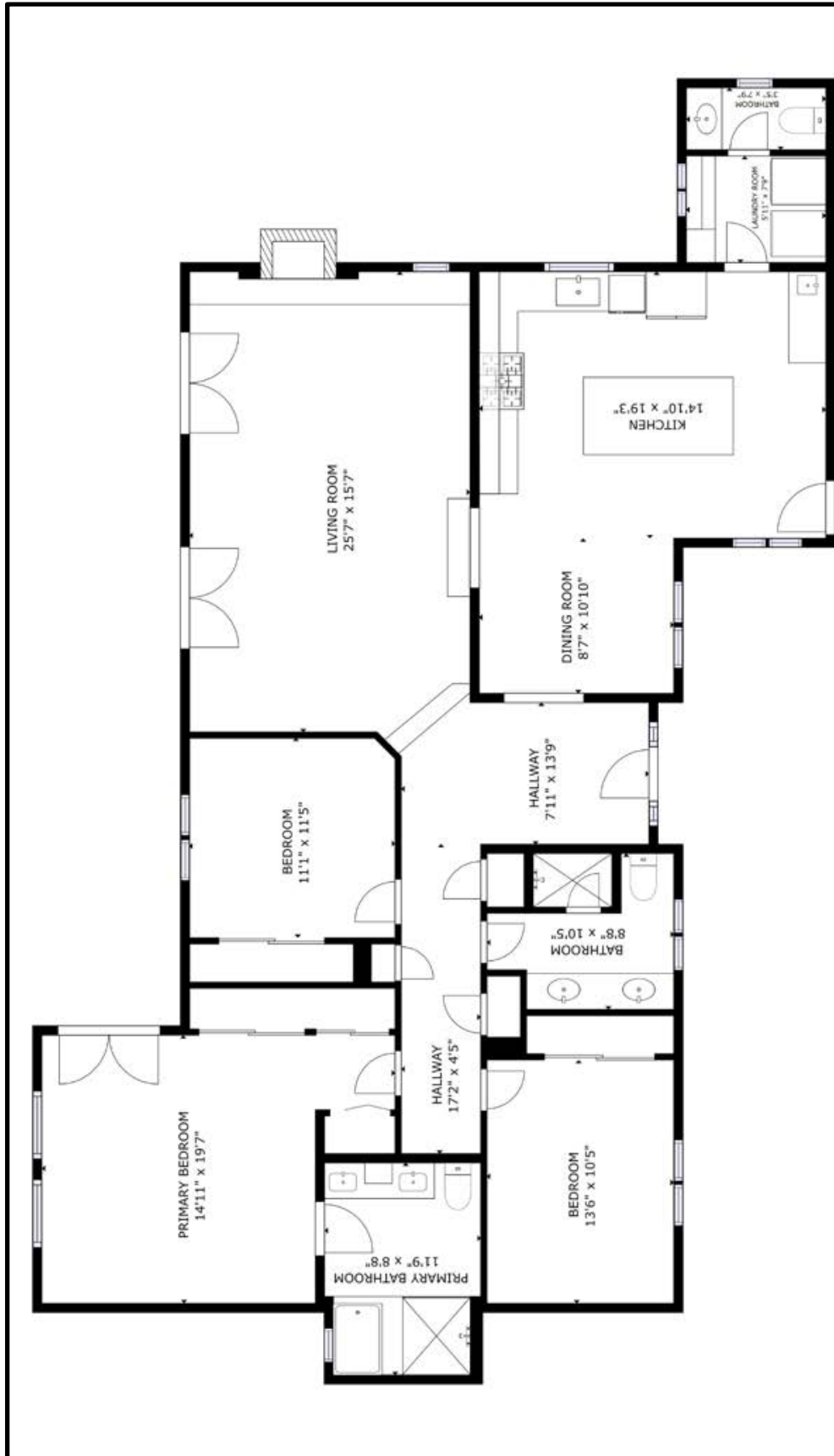
Whether you're an avid golfer or simply enjoy the setting, proximity to the club enhances both daily living and long-term value.

Southern Oregon Lifestyle

Medford sits in the heart of the Rogue Valley, known for its mild climate, four-season recreation, and access to outdoor adventure. From hiking and fishing to wine tasting and river activities, the region offers a lifestyle that blends natural beauty with modern convenience.

The property is also within easy driving distance of Ashland, home to the Oregon Shakespeare Festival, as well as Jacksonville, a historic town known for dining, boutique shopping, and community events.

Floor Plan



Property Identification

The property has a physical address of 157 Littrell Drive, Medford, Oregon 97504. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	1W	28AC	1000	10345657	<u>0.29</u>	SFR-4
				Total	0.29	

Property Details

Access: Access is via public paved Littrell Drive

2025 Taxes: \$5,714.49

Zoning: Medford-SFR-4 (Single Family Residential)

Topography: Sloped

Domestic Water/ Sanitation: Public services

Electric/Power: Standard residential service

Internet: Spectrum or Century Link

Gas: Natural gas currently servicing the range

Home Details

Year Built: 1966

Size: 1,989 square feet

Levels: One

Bedrooms: Three

Bathrooms: Two full bathrooms and one half bathroom

Other Rooms: Kitchen, laundry, living room, eating area

Garage: Attached 2-car garage - 676 square feet

Systems: Heat pump with forced air

Locational Attributes

Nestled in Jackson County in the heart of Southern Oregon's Rogue Valley, Talent is a small but vibrant city of roughly 6,000 residents known for its welcoming community and scenic surroundings. Located just a few miles north of Ashland along the Interstate 5 corridor, it offers residents quick access to Ashland's renowned dining, arts scene, and the Oregon Shakespeare Festival, while maintaining a quieter, more relaxed pace of life.

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varietals at a high quality.

Notice of Disclosures

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. John L. Scott/Martin Outdoor Property Group assumes no liability for inaccuracy contained herein. The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of the Sender or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

Exhibit A

(Property Information)



First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 01/29/2026

OWNERSHIP INFORMATION

Owner: Reger, Mary Elizabeth
CoOwner:

Site: 157 Littrell Dr Medford OR 97504
Mail: 157 Littrell Dr Medford OR 97504

Parcel #: 10345657
Ref Parcel #: 371W28AC01000
TRS: 37S / 01W / 28 / NE
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000603 Block: 2006
Neighborhood:
School Dist: 549 Medford
Impr Type:
Subdiv/Plat: Fairview Terrace Subdivision
Land Use: 101 - Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Zoning: Medford-SFR-4 - Single-Family Residential - 4 Units
Lat/Lon: 42.325084 / -122.822437
Watershed: Bear Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$168,000.00
Market Impr: \$280,150.00
Market Total: \$448,150.00 (2025)
% Improved: 0.00%
Assessed Total: \$385,770.00 (2025)
Levy Code: 4901
Tax: \$5,594.69 (2024)
Millage Rate: 14.9375
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,989 SqFt	Year Built: 1966
Baths, Total: 2.5	First Floor: 1,989 SqFt	Eff Year Built: 1973
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.29 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 12,632 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Tile
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls: 6 - Concrete
Building Style:	Garage: Attached 676 SqFt	Const Type:

IMPROVEMENT: 32242 - 141 - RESIDENCE

One story

Year Built: 1966
Bedrooms: 3
Bath Total: 2.5
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 0
Floor Dsc:

Total SqFt: 0
Finished SqFt: 1,989
1st Floor SqFt: 1,989
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

PARCEL ID: 10345657

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
MARY ELIZABETH REGER	07/30/2019	21950	\$390,000.00	Warranty Deed		Conv/Unk

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



After recording return to:
Mary Elizabeth Reger
157 Littrell Dr.
Medford, Or. 97504

Until a change is requested all tax
statements shall be sent to the
following address:
Mary Elizabeth Reger
157 Littrell Dr.
Medford, Or. 97504

File No.: 7161-3283104 (PS)
Date: July 19, 2019

Jackson County Official Records **2019-021950**
R-WD
Str=10 SHINGLJS **07/30/2019 10:43:32 AM**
\$15.00 \$10.00 \$8.00 \$11.00 \$60.00 **\$104.00**

THIS SPACE RES

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

STATUTORY WARRANTY DEED

Thomas F. Reuter, Successor Trustee of the Theodora Lee Reuter Ricky Trust dated September 27, 1985, restated March 16, 2009, Grantor, conveys and warrants to Mary Elizabeth Reger, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Jackson, State of Oregon, described as follows:

LOT 10, BLOCK 2, FAIRVIEW TERRACE SUBDIVISION, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 15, PLAT RECORDS.

Subject to:

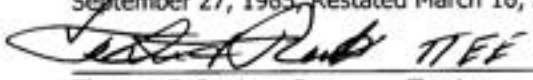
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2019-2020** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$390,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 27 day of July, 2019.

Thomas F. Reuter, Successor trustee of the
Theodora Lee Reuter Rickey Trust dated
September 27, 1985, Restated March 16, 2009


Thomas F. Reuter, Successor Trustee

STATE OF _____)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by as of Thomas F. Reuter, Successor trustee of the Theodora Lee Reuter Rickey Trust dated
September 27, 1985, Restated March 16, 2009, on behalf of the _____.

SEE Attached CA Acknowledgment

Notary Public for _____
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

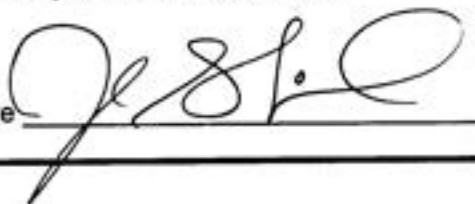
State of California
County of Contra Costa

On July 27th, 2019 before me, Jacob Phillip Schiller, Notary Public
(insert name and title of the officer)

personally appeared Thomas Fredrick Reuter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

29-Jan-2026

REGER MARY ELIZABETH
157 LITTRELL DR
MEDFORD OR 97504

Tax Account #	10345657	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	157 LITTRELL DR MEDFORD OR	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,714.49	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,594.69	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,423.33	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,291.06	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,154.31	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,045.28	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,926.04	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,799.69	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,712.96	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,743.96	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,559.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,479.46	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,228.27	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,084.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,996.97	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,918.16	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,813.75	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,718.95	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,579.44	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,198.79	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,091.47	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,027.01	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,955.48	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,876.17	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,801.65	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,708.34	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,577.92	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,409.13	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,654.96	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Rent Roll

February 17, 2026

Name	Unit	Unpaid Charges	Rent	Check	Amount	Received
Briana Aguilar	409 S Shasta	\$26.30	\$1,125.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
DeiCarlo, Aarich & Diana	335 Mae St		\$1,150.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hoppes, Tashina & Joe	52 Maple	\$5,400.00	\$1,350.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
Yulands King/Jeff Niemi	407 S Shasta	\$102.16	\$1,125.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
Kusel/Martin	15051 Hwy 62		\$1,450.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
Jonathan Springs/Bochardy	50 Maple		\$1,350.00	<input type="text"/>	<input type="text"/>	<input type="text"/>
		\$5,528.46	\$7,550.00			

Security Deposits

February 17, 2026

Tenant	Unit	Status	Security
Briana Aguilar	409 S Shasta	Current	\$2,100.00
DeCarlo, Aarich & Diana	335 Mae St	Current	\$875.00
Yulands King/Jeff Niemi	407 S Shasta	Current	\$1,800.00
Kuse/Martin	15051 Hwy 62	Current	\$1,800.00
Jonathan Springs/Bochardy	50 Maple	Current	\$2,100.00
			<u>\$8,675.00</u>

Exhibit B

(Property Maps)

157 Littrell Drive
Oregon, AC +/-



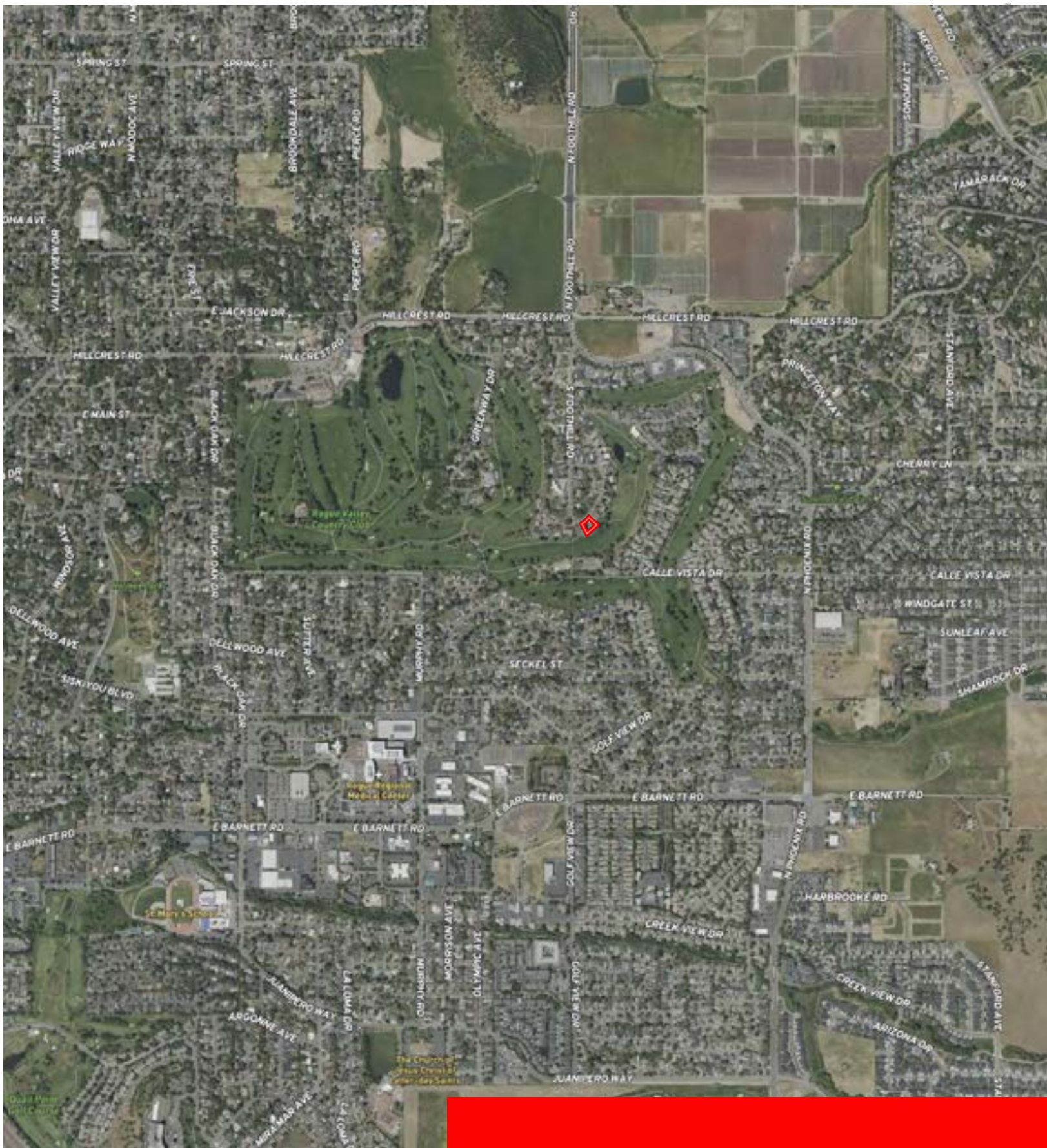
 Boundary

157 Littrell Drive
Oregon, AC +/-



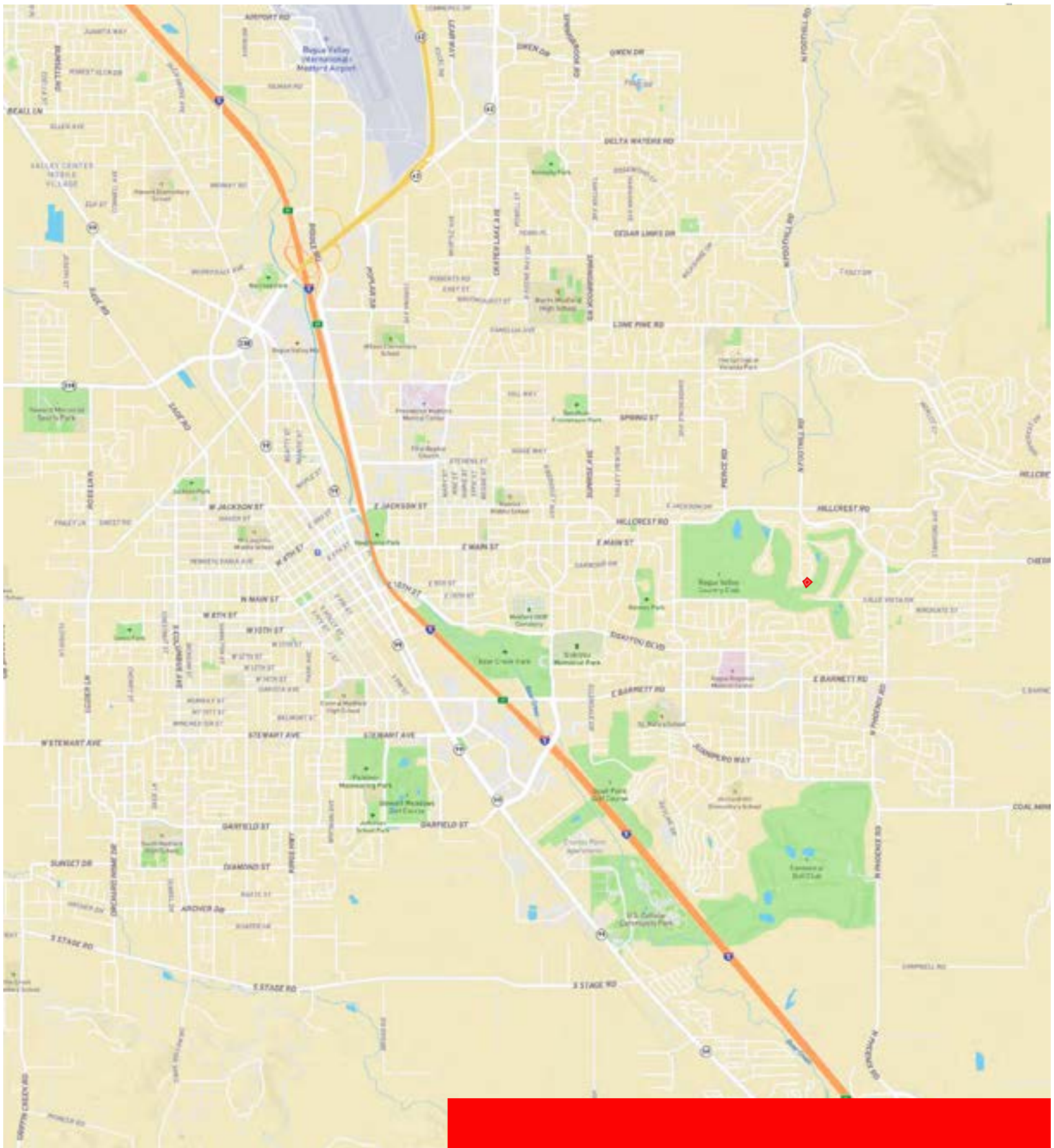
 Boundary

157 Littrell Drive
Oregon, AC +/-



 Boundary

157 Littrell Drive Oregon, AC +/-




 Boundary

Exhibit C

(Preliminary Title Report)



First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-4368699
April 15, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Mark Fliegel, Title Officer
Phone: (541)779-7250 - Email: mfliegel@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Situs Address as disclosed on Jackson County Tax Roll:

157 Littrell Drive, Medford, OR 97504

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	30.00
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 06, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

The heirs and/or devisees of Mary Elizabeth Reger, deceased

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
 8. City liens, if any, of the City of Medford.
 9. Easement as shown on the recorded plat/partition
For: public utility
Affects: see plat for exact location

10. Easement, including terms and provisions contained therein:
 Recording Information: October 07, 1953 as [Volume 386, Page 21](#)
 In Favor of: PacifiCorp, an Oregon corporation, or its predecessor in interest
 For: transmission and distribution of electricity
11. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
 Recording Information: January 09, 1963 as [Volume 539, Page 97](#)
- Modification and/or amendment by instrument:
 Recording Information: January 31, 1963 as [Volume 540, Page 229](#)
12. Due Probate and Administration of the Estate of Beth Mary Reger also known as Mary Elizabeth Reger, deceased, Probate No. 25PB09684, which proceedings are pending in the Circuit Court/Superior Court for Jackson County. Schuyler Van Wart was appointed as Personal Representative and has power to execute the forthcoming conveyance. Attorney for Estate, David L. Smith.
13. Claims, including taxes, against the Estate of Beth Mary Reger also known as Mary Elizabeth Reger, deceased, Case No. 25PB09684, now pending.
14. **This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.**

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2025-2026 PAID IN FULL
 Tax Amount: \$5,714.49
 Map No.: 371W28AC 1000
 Property ID: [1-034565-7](#)
 Tax Code No.: 4901

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

None

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
 WE KNOW YOU HAVE A CHOICE!**

MARK FLIEGEL
TITLE OFFICER
mfliegel@firstam.com

Recording Information

For county recording requirements and fees visit

<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

NOTE: Non-standard Document Fee of \$20.00, if applicable, will be imposed by the county clerk for documents presented for recording that fail to meet the requirements established by ORS 205.27

You can also calculate fees by using our Title Fee Calculator at <https://facc.firstam.com/>.

cc: Lender To Be Determined

cc: Chris Martin, John L. Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

LOT 10, BLOCK 2, FAIRVIEW TERRACE SUBDIVISION, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN [VOLUME 9, PAGE 15](#), PLAT RECORDS.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

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Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

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How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



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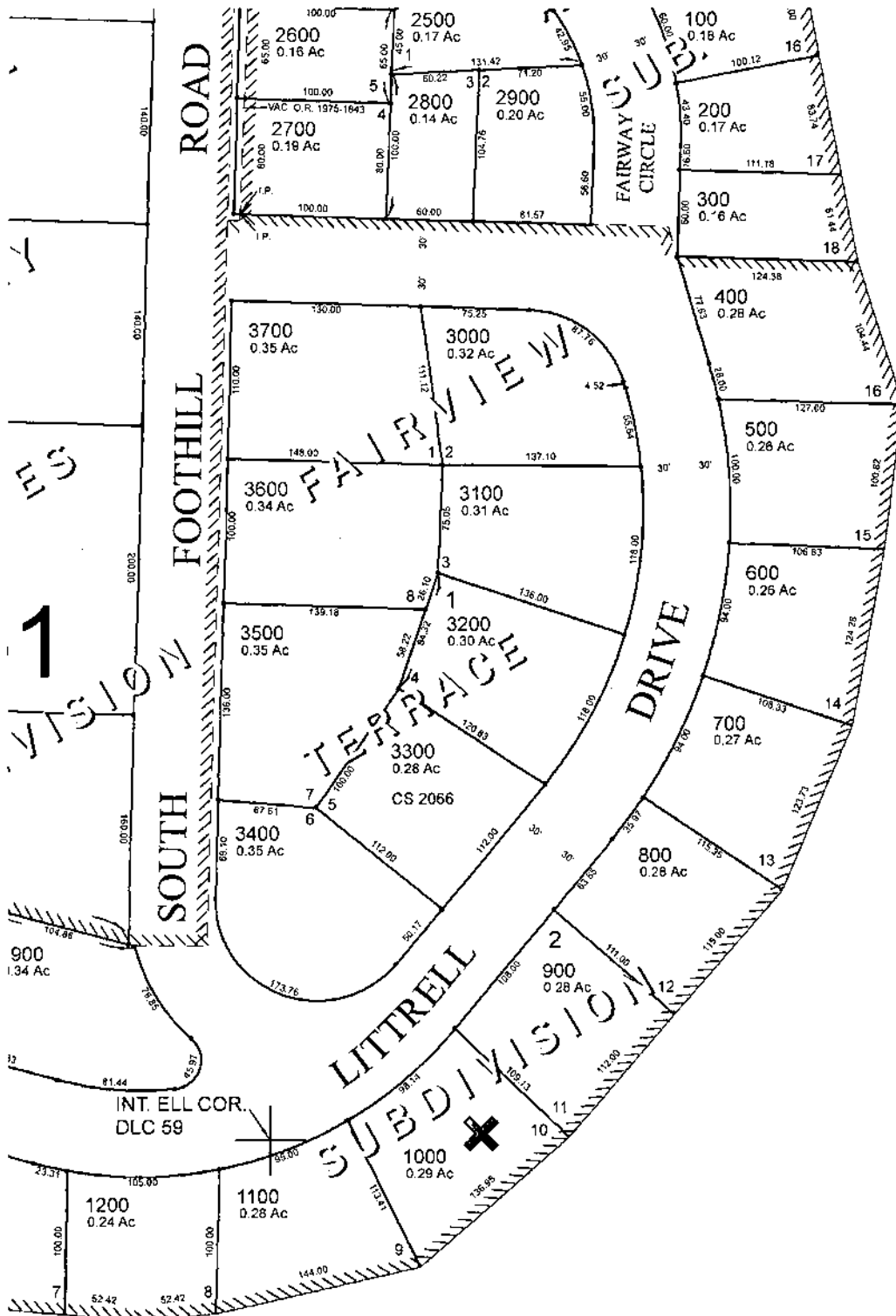
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Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



TOWNSHIP 37 RANGE 1W SECTION 20Ac ↑
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE

SEE MAP 37 1W 28A

Exhibit D

(Home Inspection Report)



ROGUE INSPECTION SERVICES

5415077674

fastreply@rogueinspection.com

<http://www.rogueinspection.com>



INSPECTION REPORT

157 Littrell Dr
Medford, OR 97504

Ginny VanWart
02/11/2026



Inspector

Travis Hand
OCHI #2150
5415077674

travis@rogueinspection.com



Agent

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Land and Wildlife
(541) 660-5111

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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 SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Oregon Standards of Practice for Home Inspectors. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available upon request.

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Rogue Inspection Services, LLC is expressed or implied. This report does not include inspection for mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Rogue Inspection Services, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see

areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

What really matters in a home inspection:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.



MINOR



MODERATE

- ⊖ 2.1.1 GROUNDS - Concrete Surfaces: Concrete - Trip Hazard
- ⊖ 2.3.1 GROUNDS - Handrails & Railings: Railings - Infill / Balusters Missing
- ⊖ 2.5.1 GROUNDS - Decks, Porches & Balconies: Deck Framing- Overspanned
- ⊖ 3.1.1 EXTERIOR - Stucco & EIFS: Stucco - Repairs Needed
- 🔧 3.7.1 EXTERIOR - Garage Door Exteriors: Garage Door - Weatherstripping
- ⊖ 4.1.1 ROOF - Tile Roofing: Tile - Damaged
- ⊖ 5.3.1 STRUCTURE - Foundation: Foundation - Cracks (Moderate)
- ⊖ 6.1.1 FIREPLACES - Masonry Chimneys: Chimney - Flaking / Spalling
- 🔧 7.1.1 HVAC - Forced Air Furnaces: Furnace - End Of Life Expectancy
- ⊖ 7.3.1 HVAC - Air Conditioning: Air Conditioner - End Of Life (Evaluate)
- ⊖ 7.3.2 HVAC - Air Conditioning: Coolant - R-22
- ⊖ 9.8.1 PLUMBING - Sump & Sewer Ejector Pumps: Sump Pump - Inoperable
- 🔧 9.9.1 PLUMBING - Sinks & Components: Sink Faucet - Aerator Missing
- ⊖ 10.1.1 INTERIOR - Floors: Flooring - Moisture Damaged
- ⊖ 10.1.2 INTERIOR - Floors: Floor - Sloped/Sagging
- 🔧 10.5.1 INTERIOR - Windows: Window - Screen Missing
- ⊖ 10.6.1 INTERIOR - Fire Separation: Door - Separation Requirements
- 🔧 11.2.1 APPLIANCES - Ranges: Range - Anti-Tip Bracket Missing
- 🔧 12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Evidence of Prior Rodent Activity

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

The following is an overview of general inspection details of the property. Any photos that maybe below, were taken at time of inspection for your reference.

Inspection Type

Pre-Listing

Building Type

Single Family

Structure Faces

Northwest

Orientation

Cover Photo

Occupancy

Vacant, Furnished

Attendance

Inspector

Utilities

All Utilities On

Weather

Clear

Temperature

50-60 F

Structures Inspected

Home, Attached Garage

Photos Are Representative

Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo

Pre - 1980 Construction

Structures built before 1980 have an increased chance of containing materials like asbestos and lead. These materials typically don't pose any threat unless they're improperly disturbed, so if you do ever plan on any remodeling or demolition, you should plan for additional costs related to testing and remediation, and always hire a certified professional before doing any work yourself.

2: GROUNDS

Information

GROUNDS OVERVIEW

The grounds of a property encompass the exterior land surrounding a home, which plays a critical role in property maintenance, drainage, and overall aesthetic appeal. This area includes landscaping, vegetation, soil conditions, grading, and various exterior features that contribute to the property's functionality and visual character. Understanding the grounds helps homeowners manage potential issues related to water management, plant health, soil stability, and environmental interactions with the home's structural elements.

Lot Type Sloped	Soil Conditions Dry	Driveway Material Asphalt
Walkway Material Concrete	Patio Material Wood	Fence Material Wrought Iron
Deck Material Wood	Retaining Walls N/A	Sprinkler System Yes
Hot Tub No	Pool No	

Sprinkler System - Not Inspected

There was a sprinkler system observed at the property that was NOT inspected as it was beyond the scope of this inspection. Recommend evaluation by a qualified professional if this is a concern.

Deficiencies

2.1.1 Concrete Surfaces

- Moderate

CONCRETE - TRIP HAZARD

Uneven or raised areas were observed in the concrete surface, creating a potential trip hazard. Changes in elevation can increase the risk of stumbling, particularly in walking or frequently used areas. This condition may worsen over time as the concrete continues to deteriorate or shift. It is recommended that a qualified contractor evaluate the affected areas and make appropriate repairs to reduce the trip hazard and improve safety.

Recommendation

Contact a qualified professional.



Left Of Home

2.3.1 Handrails & Railings

RAILINGS - INFILL / BALUSTERS MISSING

 Moderate

There was missing infill/balusters observed at the railings. Recommend a qualified professional replace any missing infill/balusters for safety.

Recommendation

Contact a qualified professional.



Back deck steps

2.5.1 Decks, Porches & Balconies

DECK FRAMING- OVERSPANNED

 Moderate

Deck framing members were observed to be overspanned, meaning the distance between supports appeared greater than intended for the size of the framing. Overspanned framing can result in excessive flexing, sagging, or long-term structural stress under normal use. This condition may reduce the overall stability and service life of the deck. It is recommended that a qualified contractor further evaluate the deck framing and add support or make modifications as needed to improve structural performance.

Recommendation

Contact a qualified deck contractor.



3: EXTERIOR

Information

EXTERIOR OVERVIEW

The following information pertains to the exterior of the structure. We inspected all exterior doors and the exterior portions of the windows. We looked for moisture damage/intrusion and inspected for defects and improper installation of siding, trim and roof overhangs in accessible areas from the ground.

Siding

Stucco, Wood

Soffits

Open

Windows

Vinyl, Thermal

Exterior Doors

Wood

Window Information

Any deficiencies in the windows in this section primary refer to the exterior portions only. For more details about the windows, see the interior section of this report.

Limitations

Exterior Information

EXTERIOR LIMITATIONS

We inspect the exterior of the structure that is visible and accessible only. We are unable to view inside of walls or behind items covering or blocking access. We only inspect the exterior visible from the ground. We probe areas susceptible to rot and moisture damage and do not probe the entire exterior looking for moisture damage as that would be technically exhaustive.

Deficiencies

3.1.1 Stucco & EIFS

Moderate

STUCCO - REPAIRS NEEDED

The stucco is in need of repairs. This may cause or already have caused moisture intrusion and related damage. Recommend evaluation and repair as necessary by a stucco repair contractor.

Recommendation

Contact a stucco repair contractor



Back Left Of Home



Right Of Home



Front Left Of Home

3.7.1 Garage Door Exteriors

Minor

GARAGE DOOR - WEATHERSTRIPPING

The garage door weather stripping was substandard (damaged, missing, loose etc.) This can allow air/moisture/pest intrusion. Recommend repair/replacement as necessary by a qualified professional.

Recommendation

Contact a qualified professional.



4: ROOF

Information

ROOF OVERVIEW

The following information pertains to the roof. We inspected the roof coverings, drainage system, flashings, penetrations through the roof, and looked for signs of leaks in the roof system unless otherwise noted in the limitations area of this report. Any photos below are general photos for your reference.

Inspection Method Fully Traversed	Roof Style Gable	Pitch 3:12
Roofing Material Tile, Concrete	Gutter Material Metal	Flashing Material Metal
Skylights Solar Tube(s)	Ventilation Type Soffit Vents, Pan vents, Gable Vents	Chimney Exterior Brick

Life Expectancy

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancy can vary depending on several factors. Any estimates of remaining life are approximations only.

Life Expectancy 10+ Years

Roof was in good condition at the time of inspection. Estimate 10+ years of remaining life.

Limitations

Roof Information

ROOF LIMITATIONS

Roofs are designed to shed water like an umbrella and are not waterproof. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.

Deficiencies

4.1.1 Tile Roofing

Moderate

TILE - DAMAGED

There was damaged tile(s) observed at time of inspection. Recommend repair/replacement by a licensed roofing professional.

Recommendation

Contact a qualified roofing professional.



5: STRUCTURE

Information

STRUCTURE OVERVIEW

We inspected the visible and accessible portions of the structure. Many portions of the structure were not visible due to being covered with finish materials, insulation, below grade etc. We looked for damaged or improper construction of structural components as well as looked for signs of moisture intrusion and pests.

Foundation Type Crawlspace	Foundation Material Masonry Block	Foundation Tie Downs Not Visible
Floor Structure 4x8	Floor Support Wood Piers	Sub-floor Plywood
Wall Structure Wood, Log	Ceiling Structure 2x4	Roof Structure 2x4 Rafters, Engineered Wood Trusses
Roof Sheathing Skip Sheeting		

ATTIC OVERVIEW

The following information pertains to the attic and its accessible and visible components. Below are some general views of the attic at time of inspection.

Attic Entry Garage	Attic Observation Walked	Insulation Blown Northern White
------------------------------	------------------------------------	---

CRAWLSPACE OVERVIEW

The following information pertains to the homes crawlspace and its accessible and visible components. Below are some general views of the crawlspace at time of inspection.

Crawlspace Entry Exterior - Back of Home	Crawlspace Observation Walked	Percent of Crawlspace Traveled 100%
Crawlspace Ventilation Vented	Crawlspace Floor Dirt	Insulation Fiberglass Batts

Limitations

Structure Information

STRUCTURE LIMITATIONS

We only inspected areas of the structure there were visible and accessible at time of the inspection. Much of the structure is hidden behind wall coverings, siding, sheathing insulation, below grade etc. We can only report on items that are visible and accessible, unknown conditions may exist.

Attic Information

ATTIC LIMITATIONS

The inspection of structural items and components that are concealed, covered or inaccessible are excluded from this inspection. We do not determine, calculate or engineer structural components for size, spacing, spanning etc.

Attic Information

BLOWN INSULATION - LIMITED INSPECTION

There was blown-in insulation in the attic. We only viewed the attic from the hatch, as traversing can cause damage to the insulation and poses a safety hazard to the inspector.

Crawlspace Information

CRAWLSPACE LIMITATIONS

We inspect accessible and safe areas of the crawlspace only. Many items and components are concealed by insulation and insulation/vapor barriers. We do not remove insulation or barriers etc. We cannot determine if a crawlspace will encounter moisture or pest issues, we can only report on what was observed at time of inspection. Crawlspace should be checked annually at a minimum to look for moisture, structural and pest issues etc.

Wall Structure

NOT VISIBLE

The wall structure was not inspected due to being concealed behind wall coverings, siding, insulation etc., unknown conditions may exist.

Deficiencies

5.3.1 Foundation

 Moderate

FOUNDATION - CRACKS (MODERATE)

There was moderate cracking observed at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs in some instances. Recommend a foundation contractor evaluate to determine if repairs are needed.

Recommendation

Contact a foundation contractor.



6: FIREPLACES

Information

FIREPLACE OVERVIEW

The following information pertains to the homes fireplace(s) and their visible and accessible components. Below are some photos of the fireplace/stove for reference:

Type Solid Fuel	Certified N/A	Cleanout Chimney
Controls Manual	Chimney Liner Clay	Level of Cleanliness Good
Fireplace Fan No		

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

Inspection of fireplaces and stoves is limited to the accessible and visible components only. Inspecting of the interior flue is beyond the scope of a typical home inspection. We recommend that all flues be cleaned by a qualified chimney sweep before use and on a regular basis.

Deficiencies

6.1.1 Masonry Chimneys

 Moderate

CHIMNEY - FLAKING / SPALLING

The chimney is flaking/spalling. Recommend evaluation and repair as needed by a chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.



7: HVAC

Information

HEATING SYSTEM OVERVIEW

The following information pertains to the heating system and its visual and accessible components. Below are some photos of the heating equipment for reference, thermal image(s) are of the supply air temperature at register(s) at the time of this inspection.

Brand Trane	Location Crawlspace	Energy Source Electric
Filter Location Forced Air Unit	Filter Size Custom Fit	Filter Type Electronic Air Cleaner
Heat Type Heat Pump	Ductwork Insulated, Flex, Fiberglass	Thermostat Digital
Manufacture Date 2001 Manufacture Year	Air Conditioning System Yes	

Typical Life Expectancy

- Gas Furnace 15-25 years
- Electric Furnace 15-25 years
- Heat Pump 10-20 years
- Boilers 20-35 years
- Mini Split 8-15 years
- Baseboard / Wall Heaters 12-18 years
- Electric Radiant Heat (heated floor) 25-40 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a heating system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Furnace Operational

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

COOLING OVERVIEW

The following information pertains to the air conditioning system and its visible and accessible components. Any photos below are for your reference.

Brand Trane	Location Exterior - Left of Home	Energy Source Electric
Configuration	Thermostat	Manufacture Date

Central

Shared with Heating

2001 Manufacture Year

Life Expectancy

- Stand Alone 12-15 years
- Heat Pump 10-20 years
- Mini Split 8-15 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a cooling system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

System Service

It is recommended to have cooling equipment serviced annually by a qualified HVAC professional for increased service life.

Limitations

Heating System Information

HVAC LIMITATIONS

Many HVAC components and systems are beyond the scope of a typical home inspection, such as but not limited to: Wood fired heat systems, electronic air filters, solar systems, humidifiers/dehumidifiers, timers etc. We only inspect systems that are readily accessible and visually examine and test for function using normal operating controls.

Deficiencies

7.1.1 Forced Air Furnaces

FURNACE - END OF LIFE EXPECTANCY



The furnace/air handler was at or beyond its service life expectancy according to industry experts. HVAC equipment that is 15-20 years of age or more is at a higher risk to fail and replacement parts may not be available for repairs. Recommend service or inquiring with seller regarding service records during due diligence period. Recommend budgeting for a replacement system.

Recommendation

Recommend monitoring.



7.3.1 Air Conditioning

 Moderate**AIR CONDITIONER - END OF LIFE (EVALUATE)**

The air conditioning system was older and may need significant repairs or replacement. The estimated useful life for most heat pumps and air conditioning condensing units is 15-20 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend service and evaluation by a licensed HVAC professional during your due diligence period.

Recommendation

Contact a qualified HVAC professional.



7.3.2 Air Conditioning

 Moderate**COOLANT - R-22**

The HVAC system uses R-22 coolant. R22 leaks are highly toxic and can damage the environment and people's health. The use of R22 freon in air conditioning units has been restricted & banned from being used in any new products. If the unit is leaking or fails in the near future, it will need to be replaced. Recommend evaluation by an HVAC professional.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

The following information pertains to the electrical system. We inspected the accessible and visible portions of the electrical system. We inspected the service entrance conductors, service equipment, grounding, over-current devices and distribution panels. We inspected the branch circuit conductors and their compatibility of their amperage, voltages and material type. We tested all accessible exterior outlets and a representative number of interior outlets for polarity and function. We tested the lighting by operating the switches and tested all ground/arc fault devices, smoke alarms and carbon monoxide detectors that were present and accessible. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

Service Type Below Ground	Service Size 240 Volts	Service Conductors Aluminum
Main Panel Location Crawlspace	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Panel Manufacturer Bryant	Wiring Method Romex	Branch Wiring Copper
Sub Panel None Found		

Low Voltage Systems

Any low voltage systems were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, internet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

Only visible and accessible components of the electrical system are evaluated. Wiring behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Outlets, switches and other electrical components that are not accessible are not evaluated.

9: PLUMBING

Information

PLUMBING OVERVIEW

The following information pertains to the plumbing system. We inspected the visible and accessible portions of the plumbing system. We inspected the water supply and distribution system including piping materials and looked for leaks. We ran water at all accessible faucets including; sinks, tubs, showers and hose bibs attached to the home and observed the functional flow. We ran water down all accessible sink, shower and tub drains and observed the functional drainage and checked for leaks. Any photos below are for your reference.

Water Source Public	Water Shut-Off Street, At Meter, Crawlspace	Water Supply Material Copper
Distribution Material Galvanized, Pex	Drain Size 2", 3"	Drain Material Iron
Water Treatment None Found	Clean-out Location Crawlspace	Sump Pump Crawlspace
Gas Service Natural Gas	Gas Shut-Off At Meter	

Water Pressure Information

We do not test the water pressure as it is beyond the scope of a standard home inspection. For your information, water pressure between 50 to 80 PSI is acceptable, but 60 to 75 PSI is ideal. Water pressure that is too high may cause damage to fixtures and fittings.

Sump Pump - Operational

The sump pump(s) were tested and appeared to be in good operational condition at time of inspection.

WATER HEATER OVERVIEW

The following information pertains to the water heating system. We inspected the water heating equipment, temperature and pressure relief valve, strapping, electrical components, valves, flues, piping, checked for leaks and checked the water temperature. Any photos below are for your reference.

Location Crawlspace	Energy Source Natural Gas	Type Tank
Capacity 50 Gallon	Drain Pan None	Seismic Straps None
Manufacturer Bradford White	Manufacture Date 2022 Year	

Life Expectancy & Maintenance

Water heaters have a typical life expectancy of 8 to 12 years. I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Operational

The water heater was in good working condition at the time of inspection.

Limitations

Plumbing Information

PLUMBING LIMITATIONS

Only visible and accessible components of the plumbing system are evaluated. Pipes behind walls, floors, ceilings, insulation etc. are not visible and therefore not inspected. Valves are not turned on if off at time of inspection as we do not know the reason why.

Water Heater Information

WATER HEATER LIMITATIONS

The inspection of water heating systems is limited to the visible and accessible components only. We are not able to evaluate the interior of water heater tanks or interior components etc.

Deficiencies

9.8.1 Sump & Sewer Ejector Pumps

SUMP PUMP - INOPERABLE

2 OF 3 SUMP PUMPS INOPERABLE

The sump pump was inoperable at time of inspection. Recommend evaluation and repair/replacement as necessary by a qualified professional.

Recommendation

Contact a qualified professional.



9.9.1 Sinks & Components

SINK FAUCET - AERATOR MISSING

The aerator was missing at the faucet(s). Recommend a qualified person install.

Recommendation

Contact a handyman or DIY project



Master Bathroom

10: INTERIOR

Information

INTERIOR OVERVIEW

The following information pertains to the interior. We inspected the interior and looked for major defects and safety issues. We inspected accessible and visible portions of floors, walls, ceilings, cabinets, counters, stairs/railings and a representative number of windows and interior doors. We looked for signs of abnormal or harmful water penetration in the structure. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the property new again.

Wall Material

Drywall

Ceiling Material

Drywall

Floor Coverings

Vinyl, Engineered Wood, Tile

Interior Doors

Wood

Window Type

Thermal, Crank

Cabinetry

Wood

Countertops

Granite

Bath Exhaust Fans

Yes

Smoke Detectors

Yes, Hallway, Bedrooms

Carbon Monoxide Alarms

Yes, Hallway

Thermal Scan

No

Smoke Detector Information

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Recommend testing all smoke and CO2 detectors upon moving into the home. According to the U.S. Fire Administration (USFA), smoke detectors should be tested at least once a month and batteries should be replaced at least once or twice a year.

Carbon Monoxide Alarm Information

In order to **maximize the protection of your home** from excess levels of carbon monoxide, place your detectors in all of the following places:

- On every level of your home. In order to ensure that your home has maximum protection, its important to have a CO detector on every floor.
- Five feet from the ground. Carbon monoxide detectors can get the best reading of your homes air when they are placed five feet from the ground.
- Near every sleeping area. If your CO levels get too high during the nighttime, its important that detectors can be heard by everyone sleeping in your home. Place your detectors close enough to every sleeping area so that they can awaken everyone in the case of an emergency.
- Near attached garages. Cars produce carbon monoxide any time they are running. If you have an attached garage, those gasses can quickly spread to the rest of your house. A CO detector near your attached garage will warn you if that becomes a problem.
- Where the manufacturer recommends. Every model of carbon monoxide detector is tested according to manufacturer specifications. Its important to take those specifications into account when youre deciding where to place your detectors.

GARAGE INTERIOR OVERVIEW

The following information pertains to the interior of the homes garage. Any photos below are for reference.

Walls

Ceilings

Floor

Drywall

Unfinished

Concrete

Occupant Door

Wood

Garage Doors

Automatic, Wood

Limitations

Fire Separation

OCCUPANT DOOR - FIRE RATING UNKNOWN

The occupant door between the garage and the house appears to meet fire rating specifications. However, no fire rated tag was located on the door.

Deficiencies

10.1.1 Floors

FLOORING - MOISTURE DAMAGED Moderate

There was moisture damage observed at the flooring. Recommend a qualified professional evaluate to determine source or cause of moisture and repair/replace as necessary.

Recommendation

Contact a qualified professional.



Possible refrigerator or dishwasher leak (dry at time of inspection)

10.1.2 Floors

FLOOR - SLOPED/SAGGING Moderate

The floor is sloped/sagging on the back wall of the master bedroom. Recommend a qualified contractor evaluate flooring or possible foundation movement.

Recommendation

Contact a qualified professional.



Master Bedroom

10.5.1 Windows

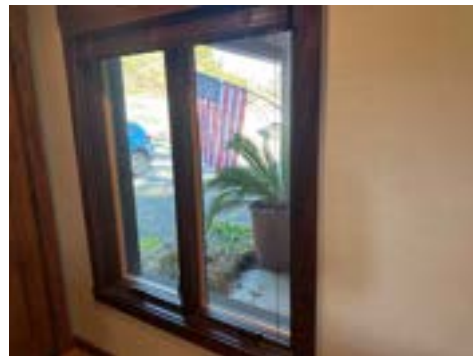
WINDOW - SCREEN MISSING

MULTIPLE WINDOWS

One or more window screens are missing at the time of inspection. Recommend asking current occupant if the screens are in storage. Recommend replacement as desired.

Recommendation

Recommended DIY Project



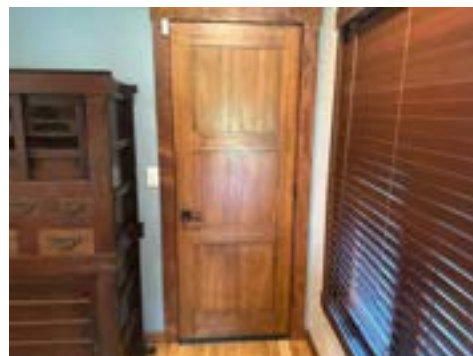
10.6.1 Fire Separation

DOOR - SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified professional.



11: APPLIANCES

Information

APPLIANCE OVERVIEW

The following information pertains to the built-in appliances. Unless otherwise noted in the limitations or deficiencies area below, all appliances tested were in working order at time of inspection. Any photos below are for your reference.

Cooking Equipment Type

Range

Cooking Energy Source

Natural Gas

Anti-Tip Bracket

No

Cooking Vent Type

Hood, Vented

Built-in Microwave

Yes

Dishwasher

Yes

Garbage Disposal

Yes

Trash Compactor

No

Hot Water Dispenser

No

Refrigerator

Yes, Freestanding

Refrigerator Water Connection

Yes

Washer Hookups

Yes

Dryer Vent

Metal Flex, Metal Pipe

Dryer Energy Source

220 Volts

Laundry Connections: Washer & Dryer - Not Inspected

The washing machine and dryer are not inspected and fall outside of the scope of our home inspection. These units are not built in appliances. For the scope of this inspection we evaluate the connections necessary for these appliances to work. Any issues with the washer and dryer are not covered by this inspection.

Deficiencies

11.2.1 Ranges

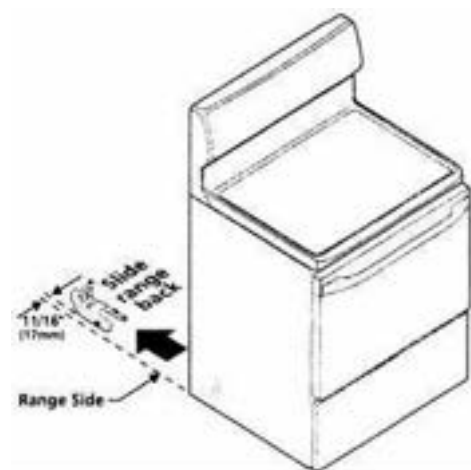
RANGE - ANTI-TIP BRACKET MISSING



There did not appear to be an anti-tip bracket installed at the range. The range could tip forward, especially if a child were to stand/sit on the door while it was open. Recommend a qualified person install a proper anti-tip bracket for safety.

Recommendation

Contact a qualified handyman.



12: PESTS

Information

PEST OVERVIEW

Your peace of mind matters to us. Even though Oregon's Standards of Practice don't require it, we go beyond the basics by looking for visible signs of termites, rodents, and other pests that could affect your home's structure. If we see anything of concern during your inspection, we'll clearly note it here so you have the information you need to protect your investment.

Deficiencies

12.2.1 Rodents, Bats & Birds

RODENT - EVIDENCE OF PRIOR RODENT ACTIVITY



There is evidence of rodents in one or more areas of the home. Based on the visible repairs and no activity entry points, it appears the seller has resolved the issue. Recommend inquiring with the seller to ensure the problem has been taken care of.

Recommendation

Contact the seller for more info



13: ADDITIONAL INFORMATION

Information

Recommended Professionals

For a list of trusted professionals that we recommend. [Click Here](#)

Questions or Concerns

Please remember we are your client for life! If you have any questions about your inspection or report, please don't hesitate to contact us and we will be more than happy to help. 541-507-7674

The Final Walk-Through

The walkthrough serves as a final check for any remaining, unresolved issues with the home. Follow this checklist to ensure you don't overlook any steps.

- Turn on and off every light fixture.
- Run water and check for leaks under sinks.
- Test all appliances
- Check garage door openers.
- Open and close all doors.
- Flush toilets.
- Inspect ceilings, wall, and floors.
- Run the garbage disposal and exhaust fans.
- Test the heating and air conditioning.
- Open and close windows.
- Make sure all debris is removed from the home.
- Ensure all requested appliances and furnace are present.

Exterior Photos

The following photos are general views of the exterior, taken at time of inspection for your reference.





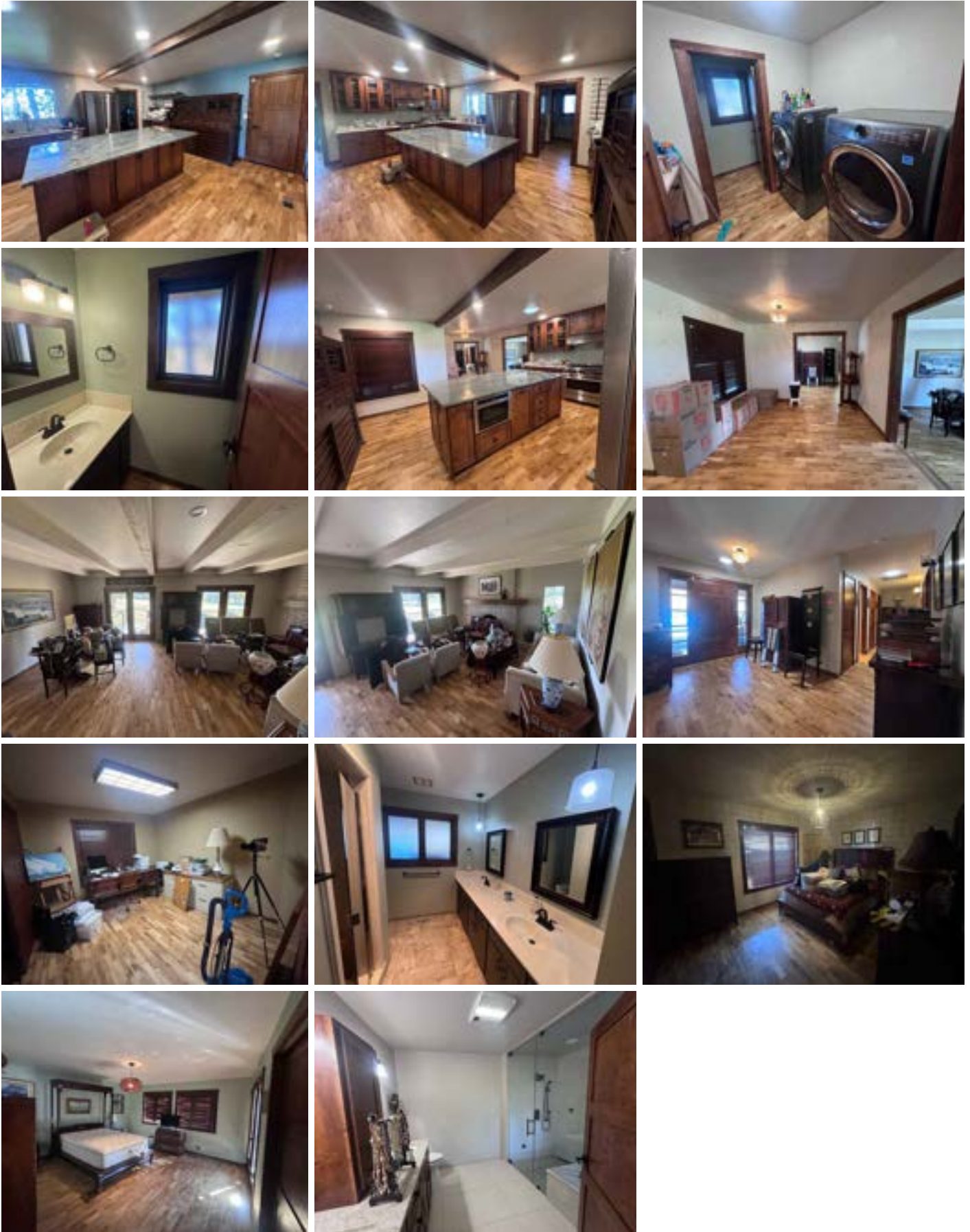
Roof Photos

The following photos are general views of the roof, taken at time of inspection for your reference.



Interior Photos

The following photos are general views of the interior, taken at time of inspection for your reference.



Fireplace Photos

The following photos are general views of the fireplace, taken at the time of inspection for your reference.



HVAC Photos

The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.



Electrical Photos

The following photos are general views of some of the electrical systems/components, taking at time of inspection for your reference.



Plumbing Photos

The following photos are general views of some of the plumbing systems/components, taken at time of inspection for your reference.



Appliance Photos

The following photos are general views of the appliances, taken at time of inspection for your reference.





Attic Photos

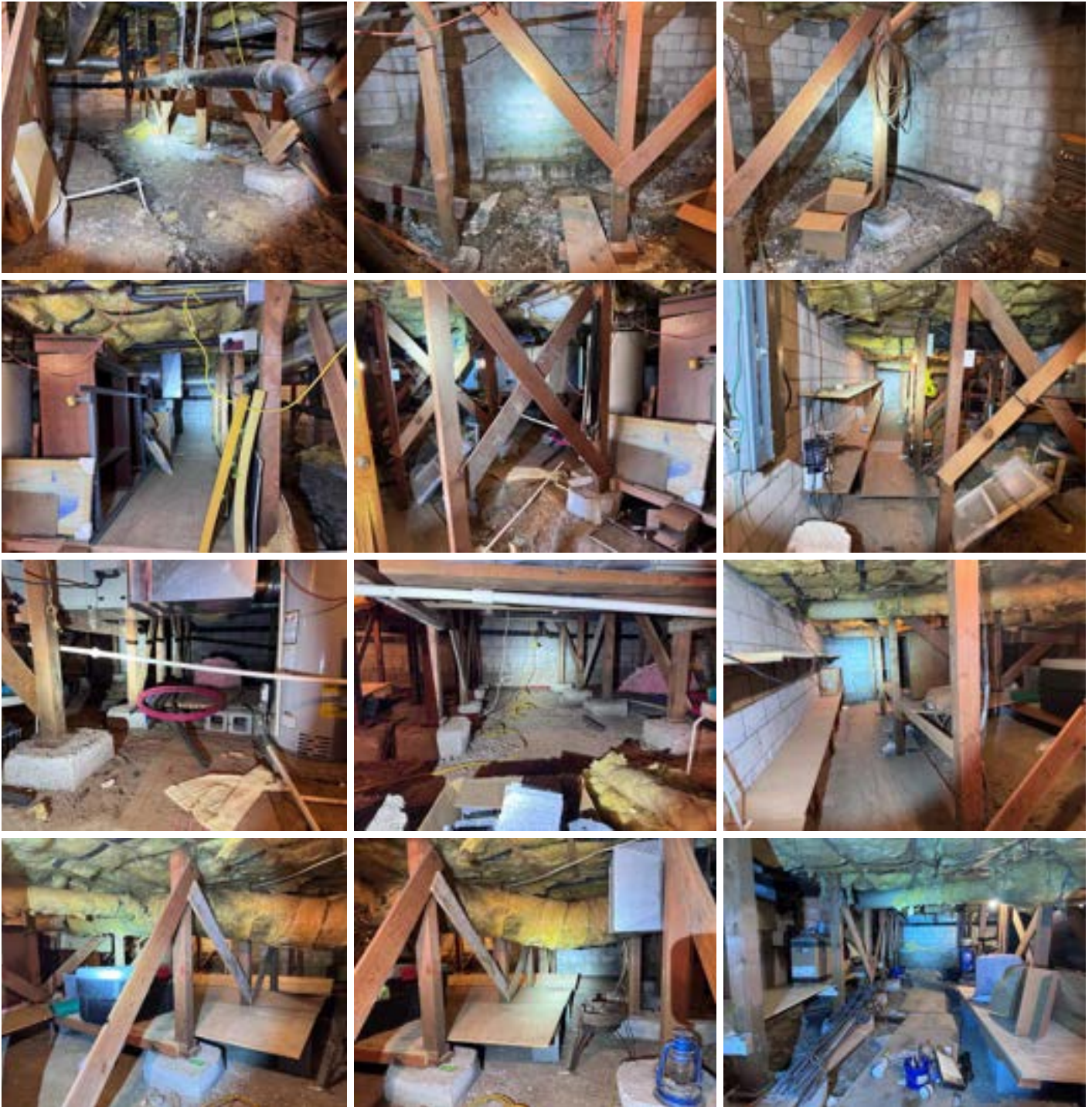
The following photos are general views of the attic, taken at time of inspection for your reference.

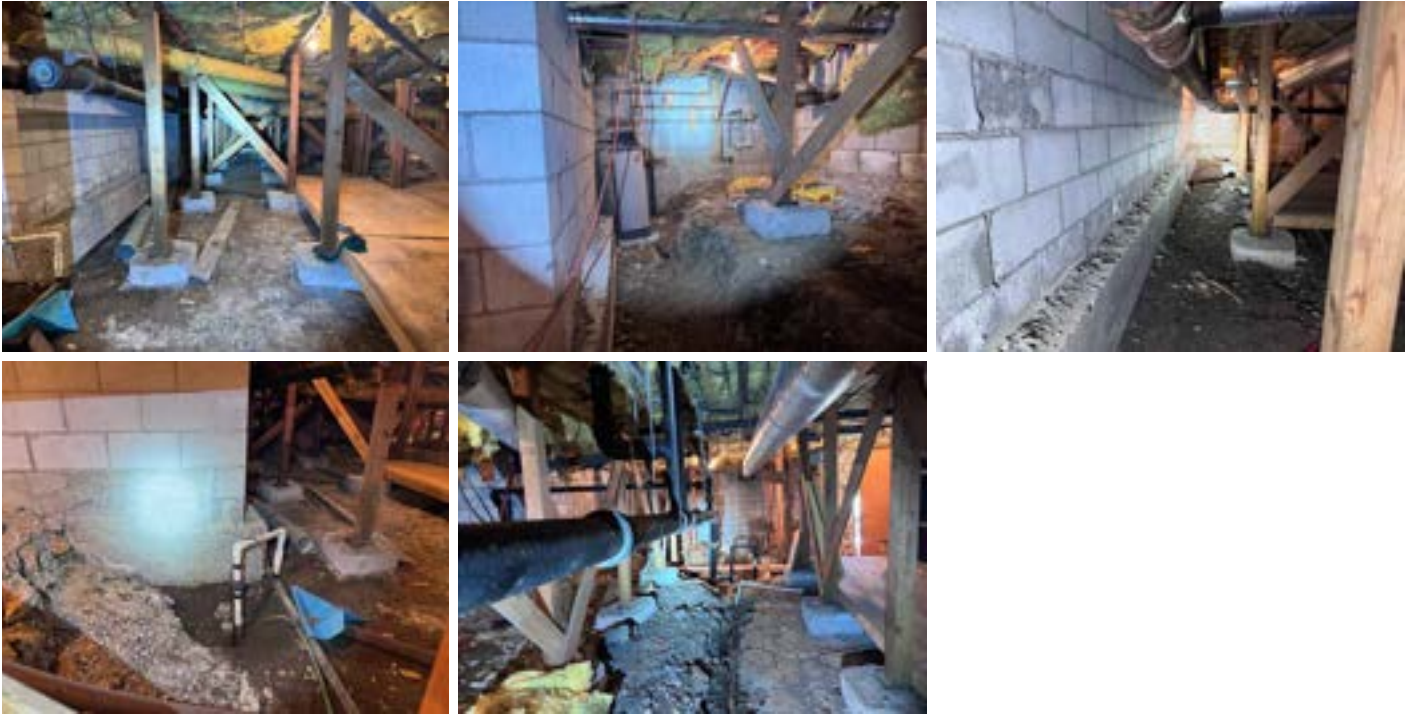




Crawlspace Photos

The following photos are general views of the crawlspace, taken at time of inspection for your reference.





Garage Photos

The following are photos taken of the garage at time of inspection that maybe useful for your reference.



Miscellaneous Photos

The following are photos taken at the time of inspection that maybe useful for your reference.

