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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

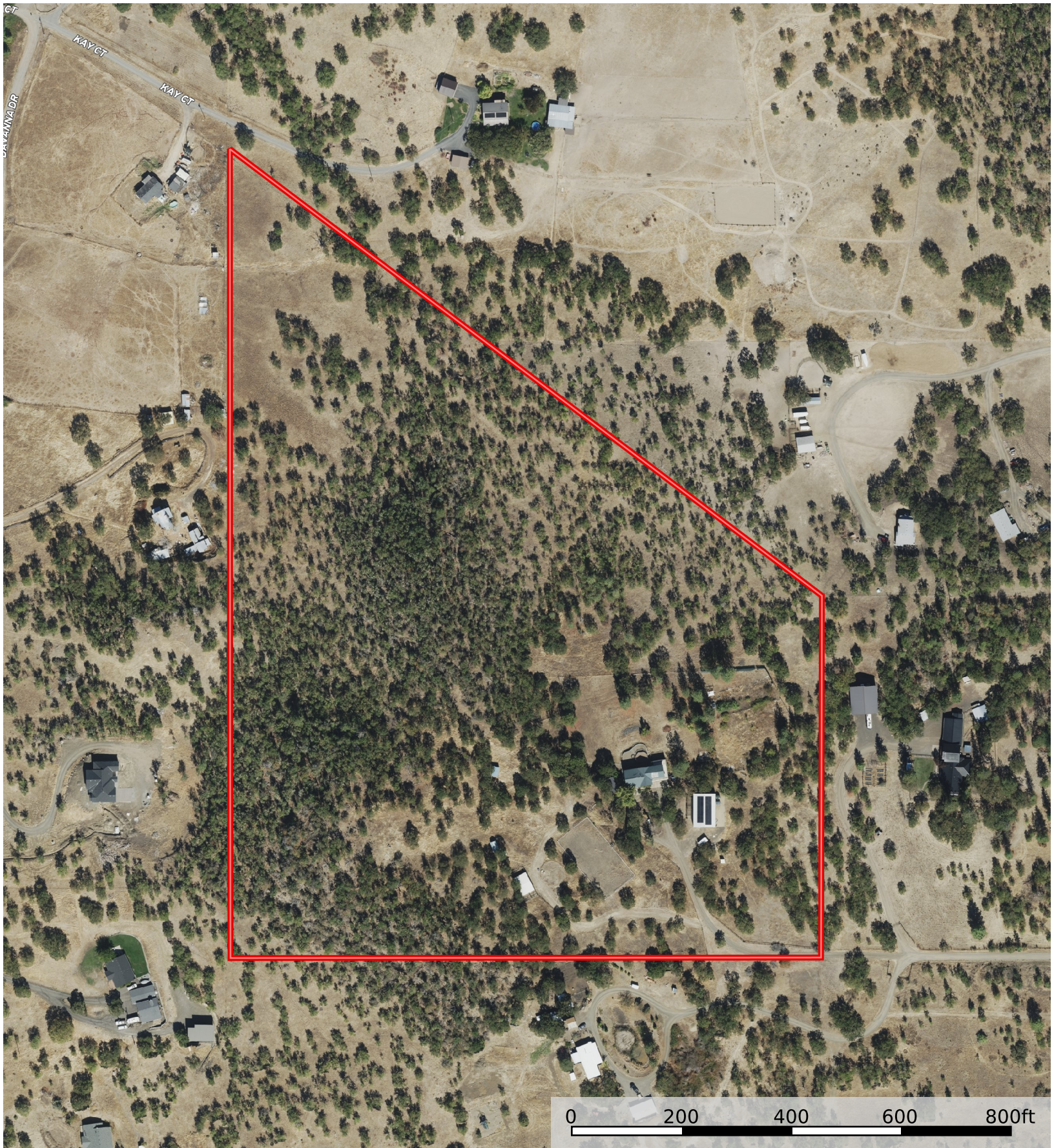
541.660.5111

Team@MOPG.com

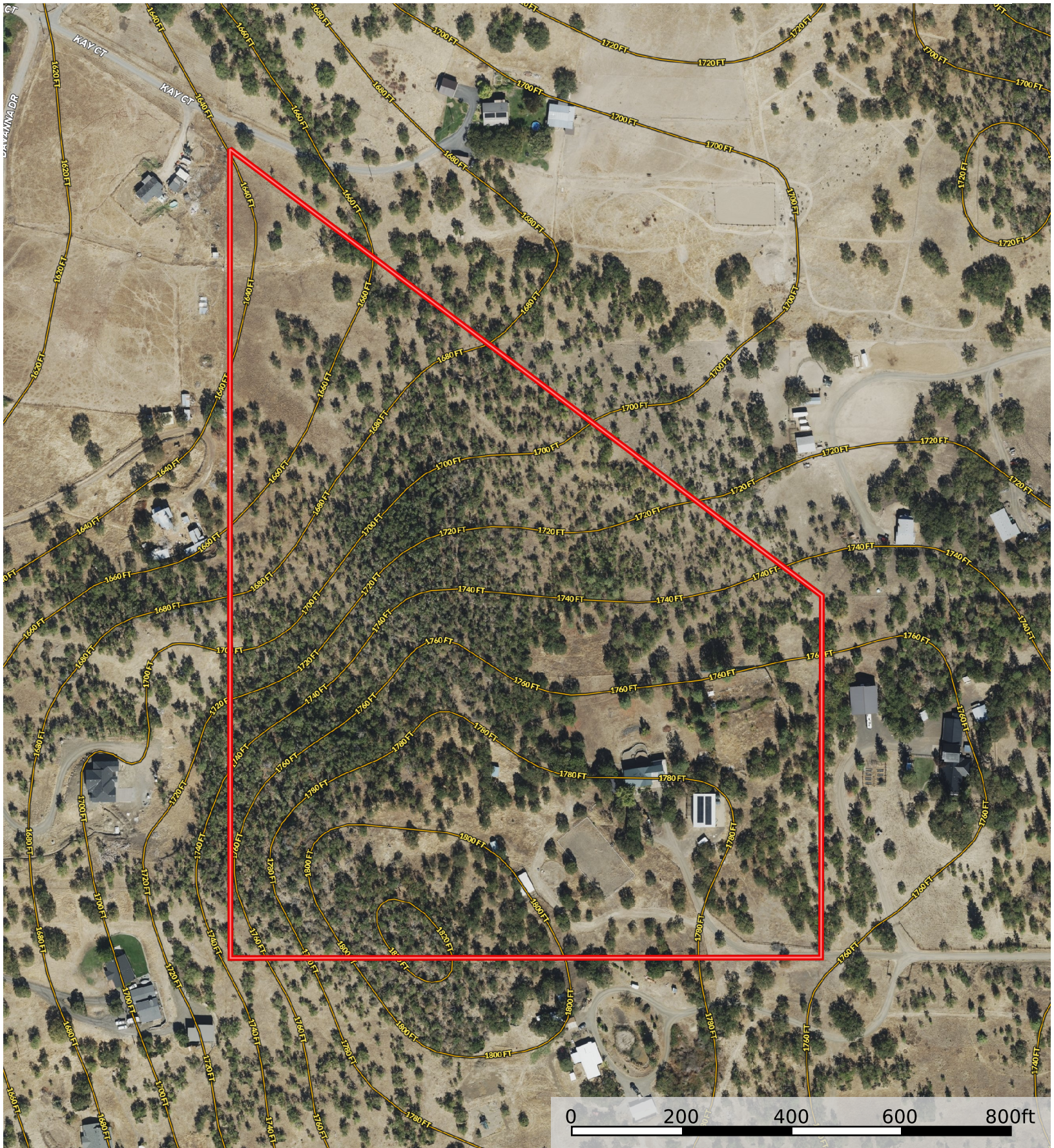


Mapping

3850 E Antelope Rd
Oregon, AC +/-

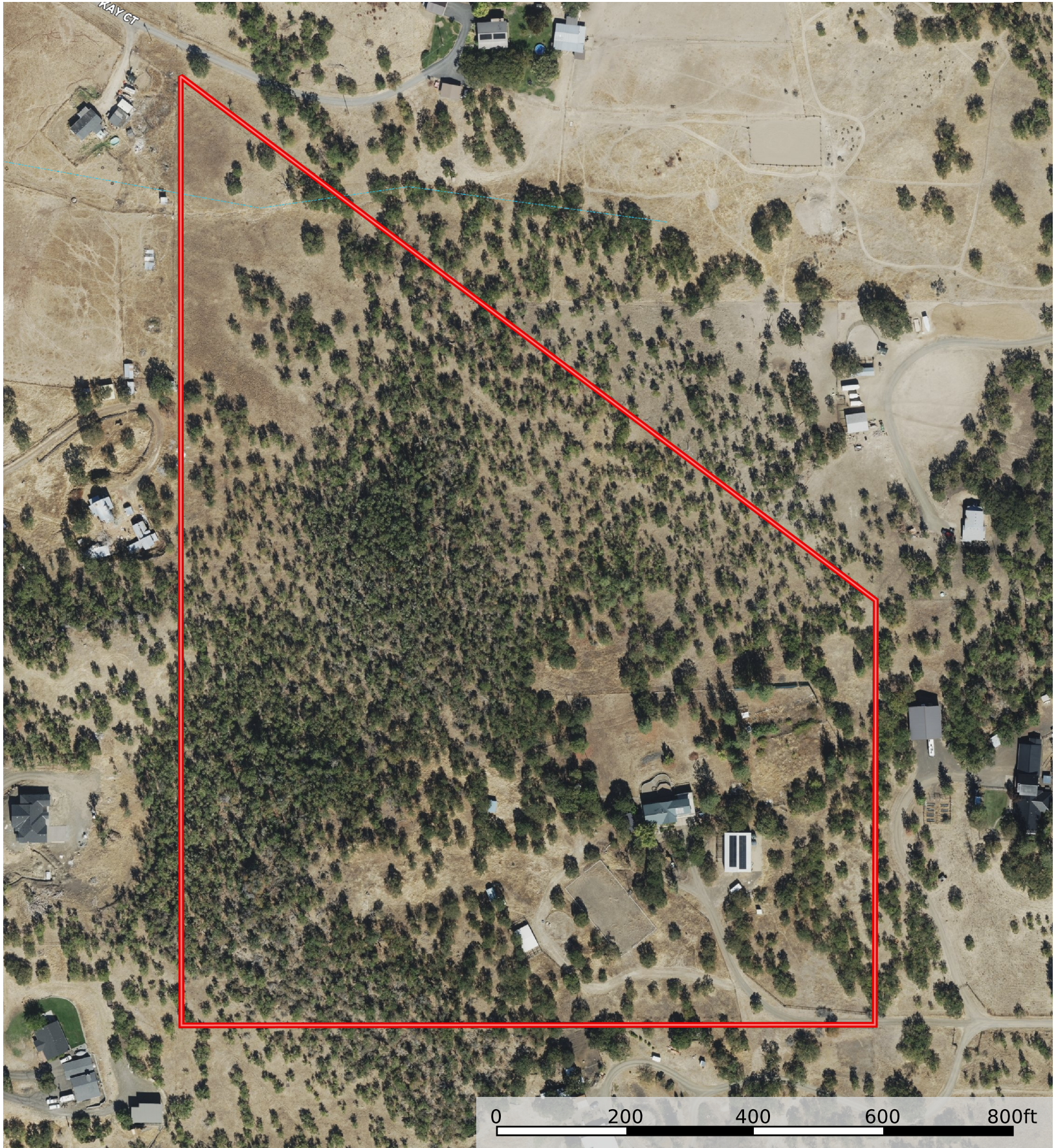


 Boundary

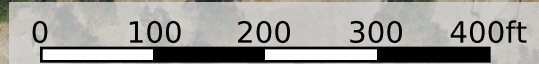
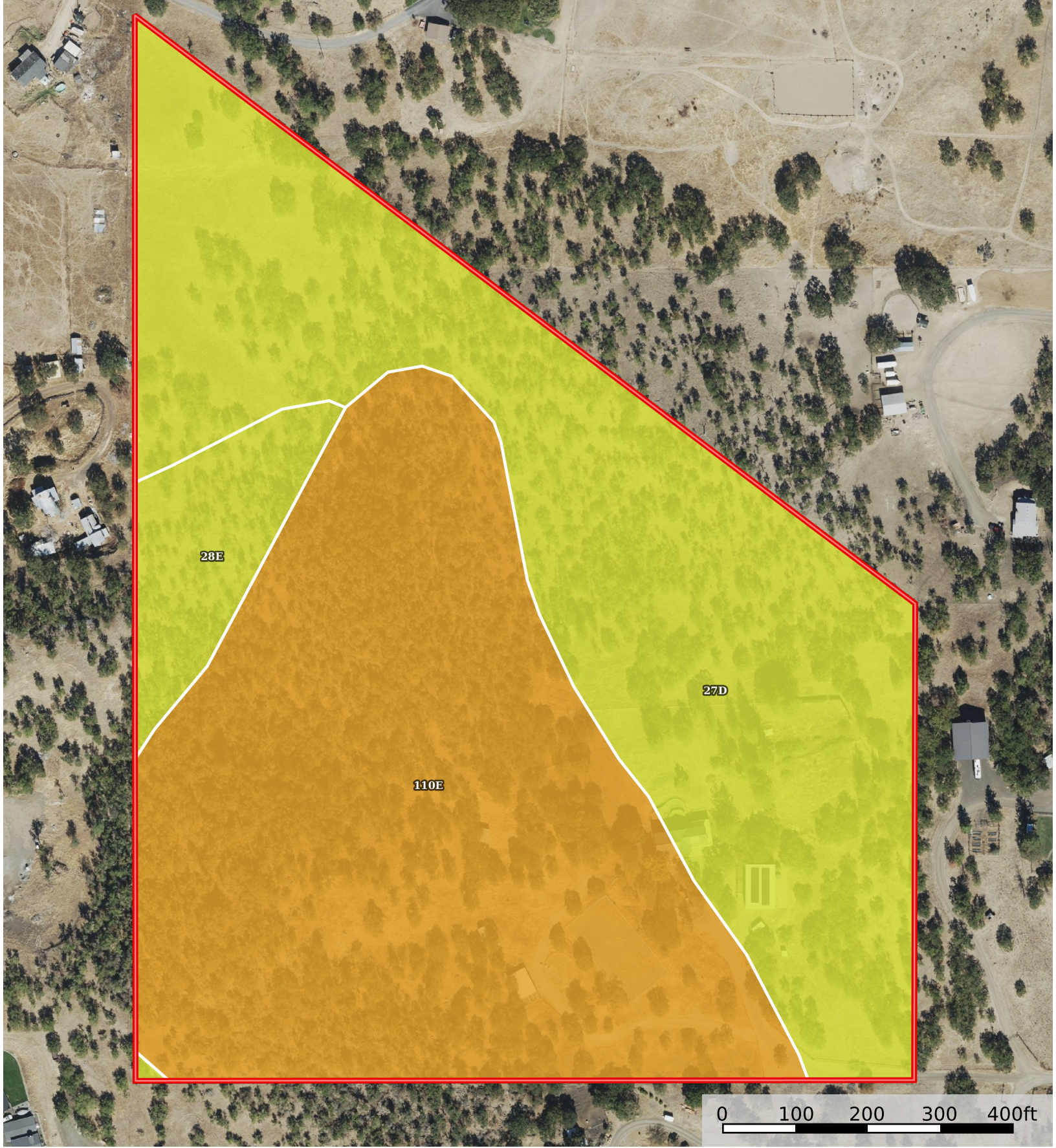


 Boundary

3850 E Antelope Rd
Oregon, AC +/-



3850 E Antelope Rd
Oregon, AC +/-



 Boundary

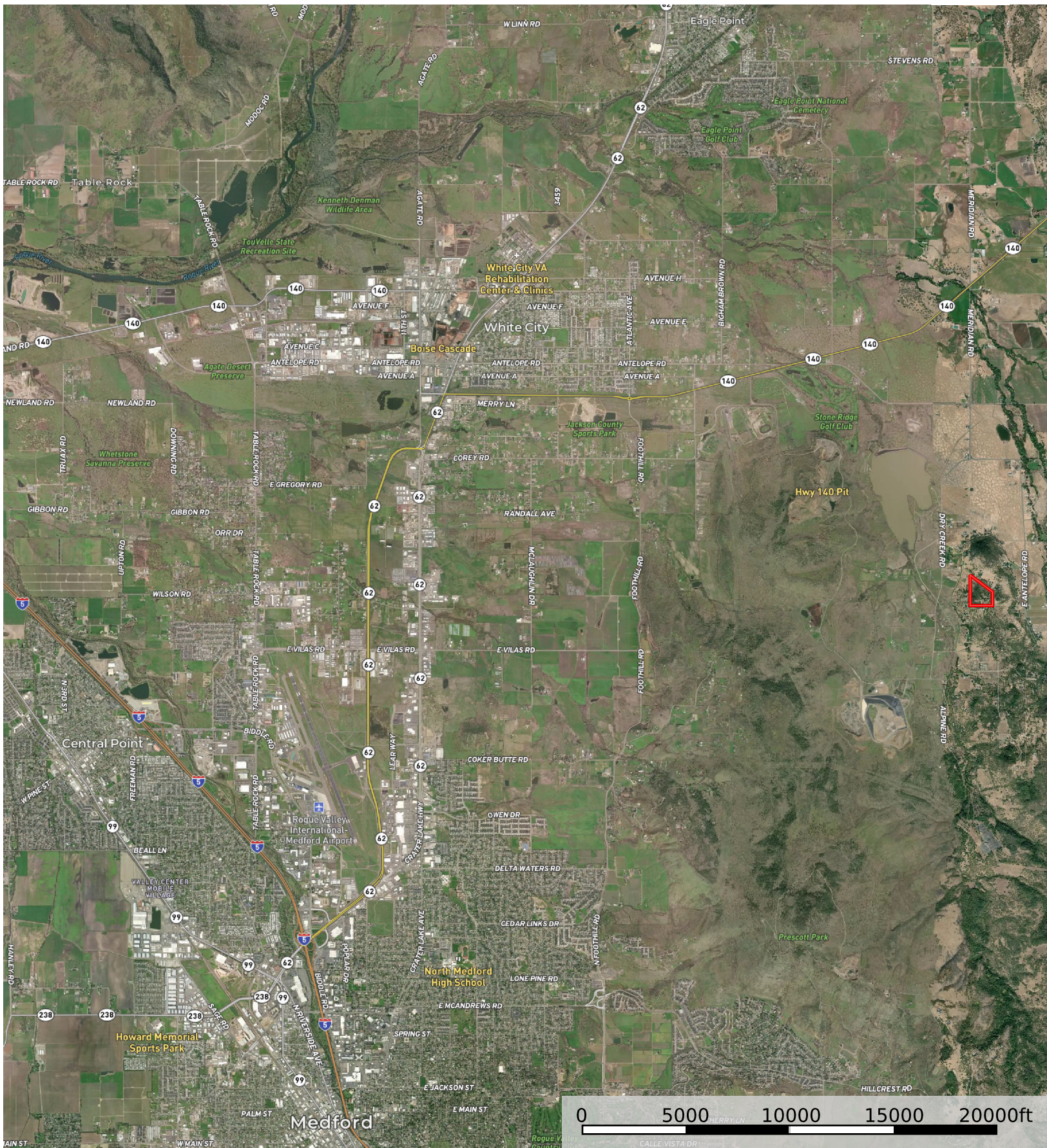
Boundary 26.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
110E	McMullin gravelly loam, 3 to 35 percent slopes	12.87	48.84	0	35	6e
27D	Carney clay, 5 to 20 percent slopes	11.96	45.39	0	48	4e
28E	Carney cobbly clay, 20 to 35 percent slopes	1.52	5.77	0	39	4e
TOTALS		26.35(*)	100%	-	41.13	4.98

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

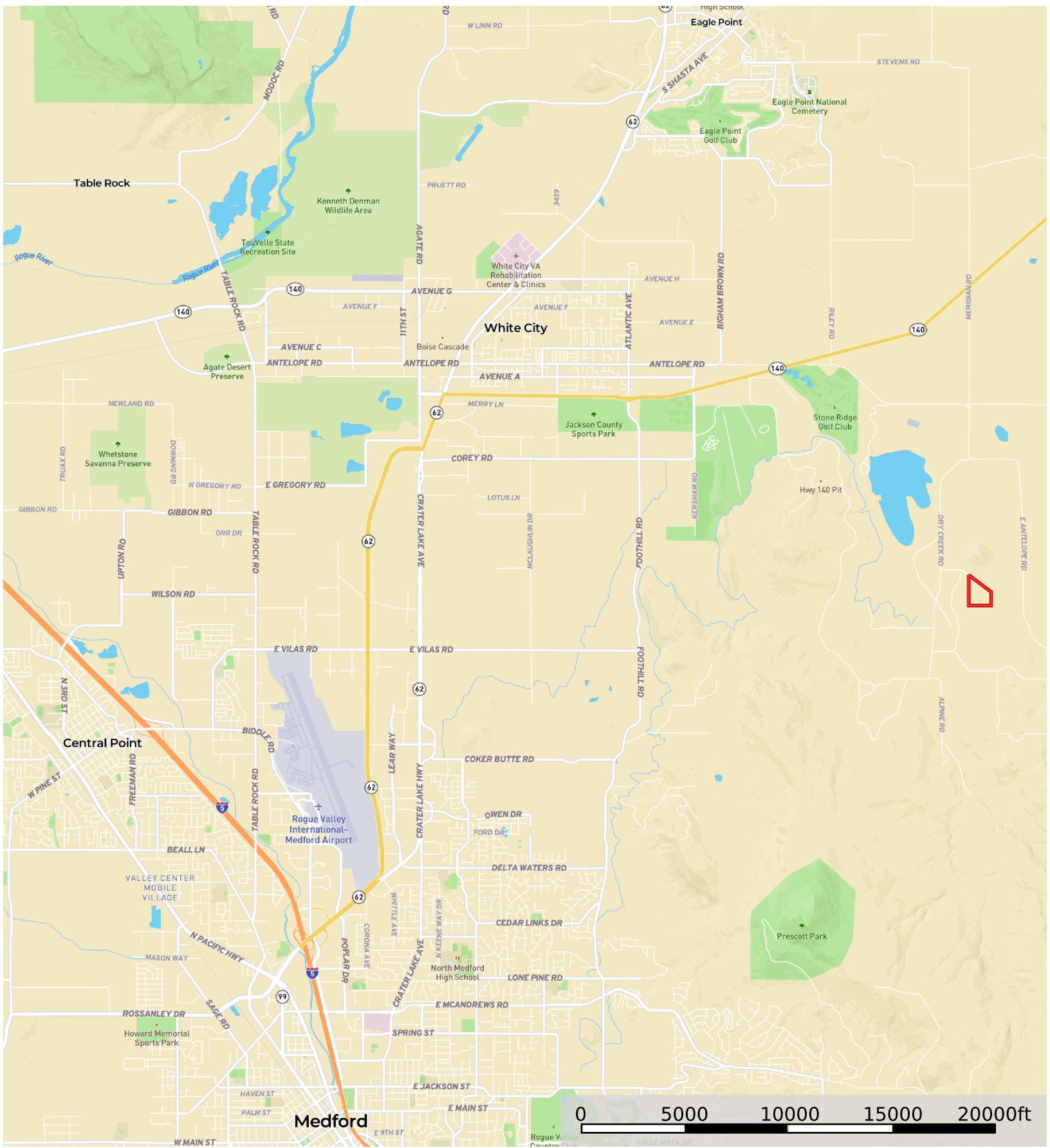


3850 E Antelope Rd Oregon, AC +/-



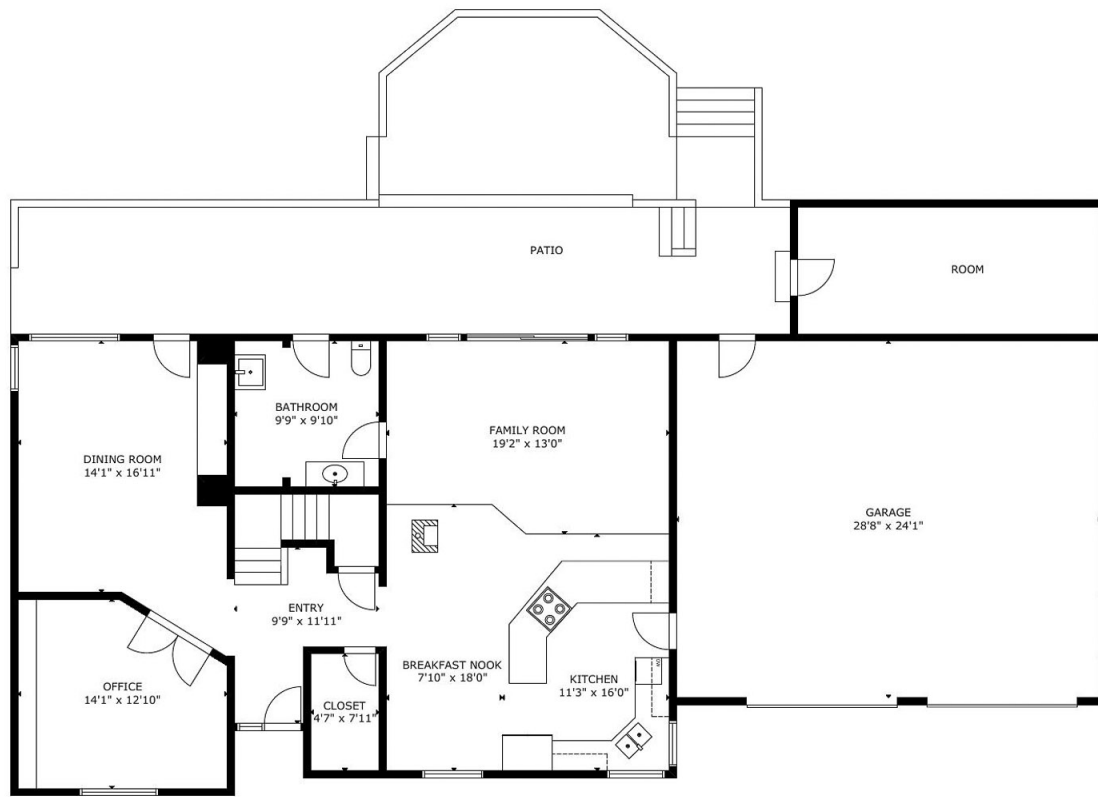
 Boundary

3850 E Antelope Rd Oregon, AC +/-

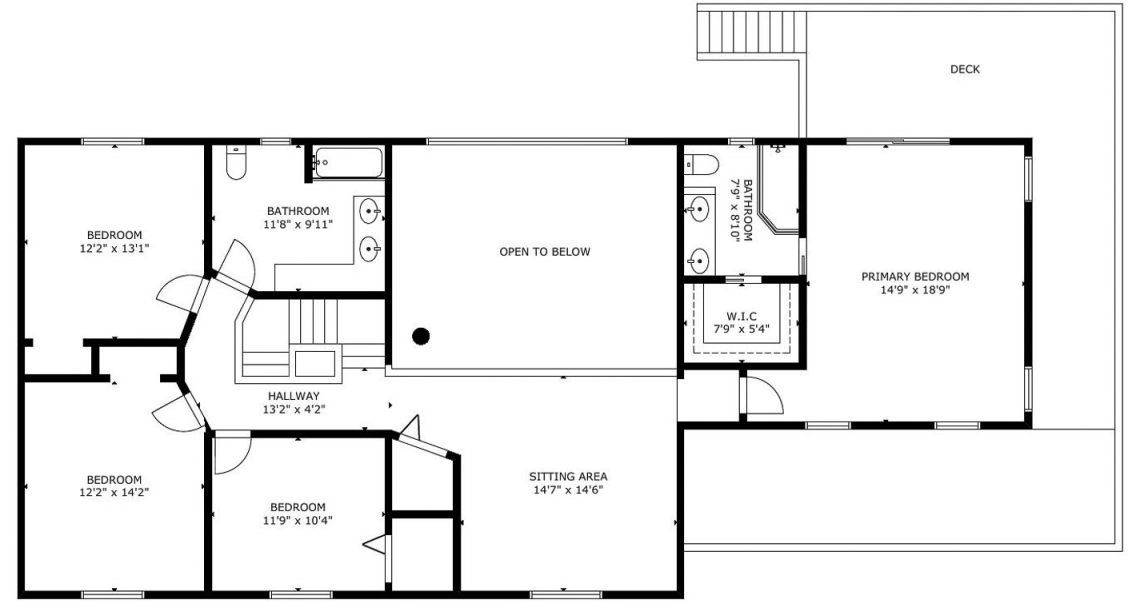


 Boundary

Floor Plan

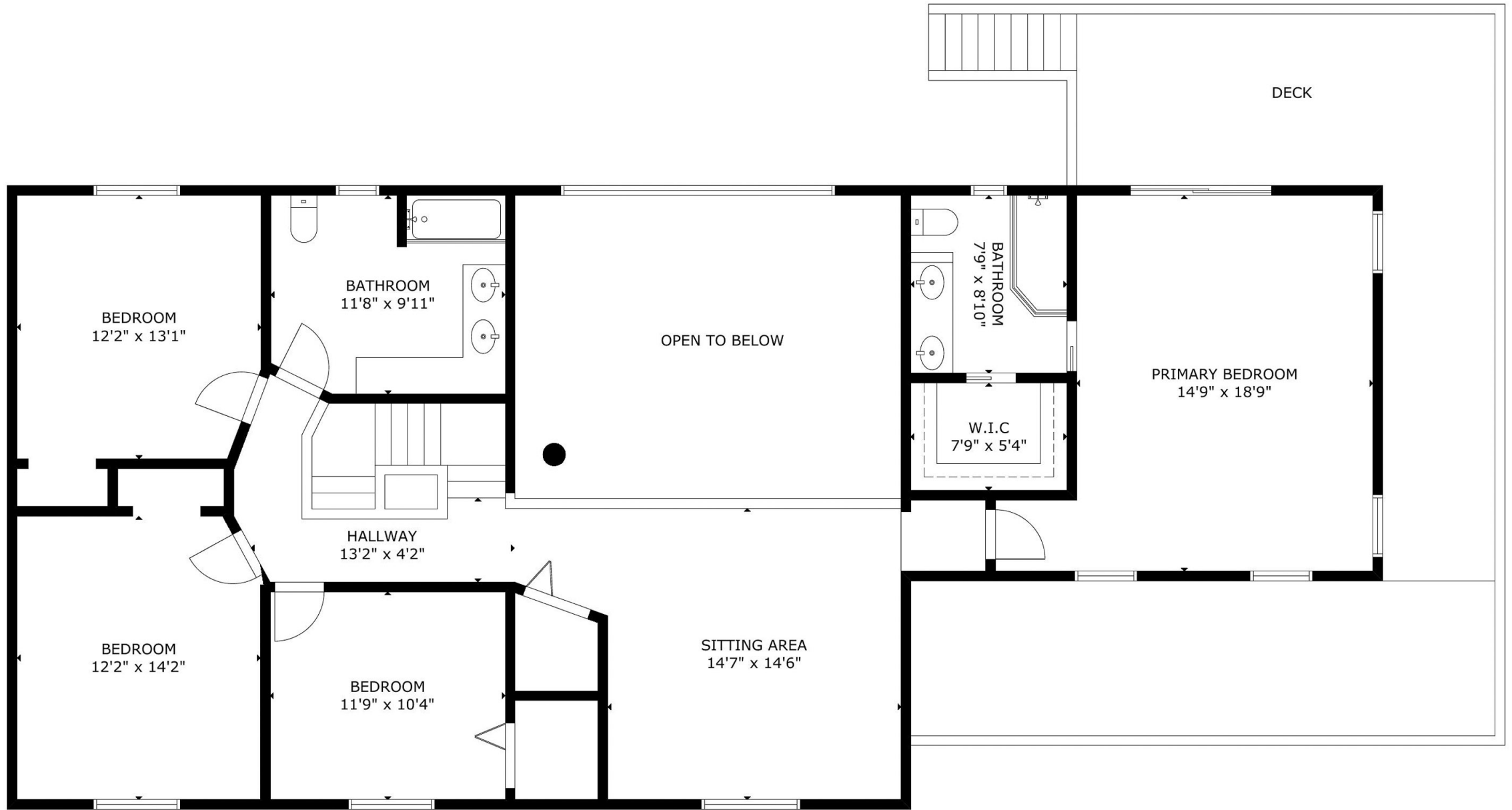


FLOOR 1



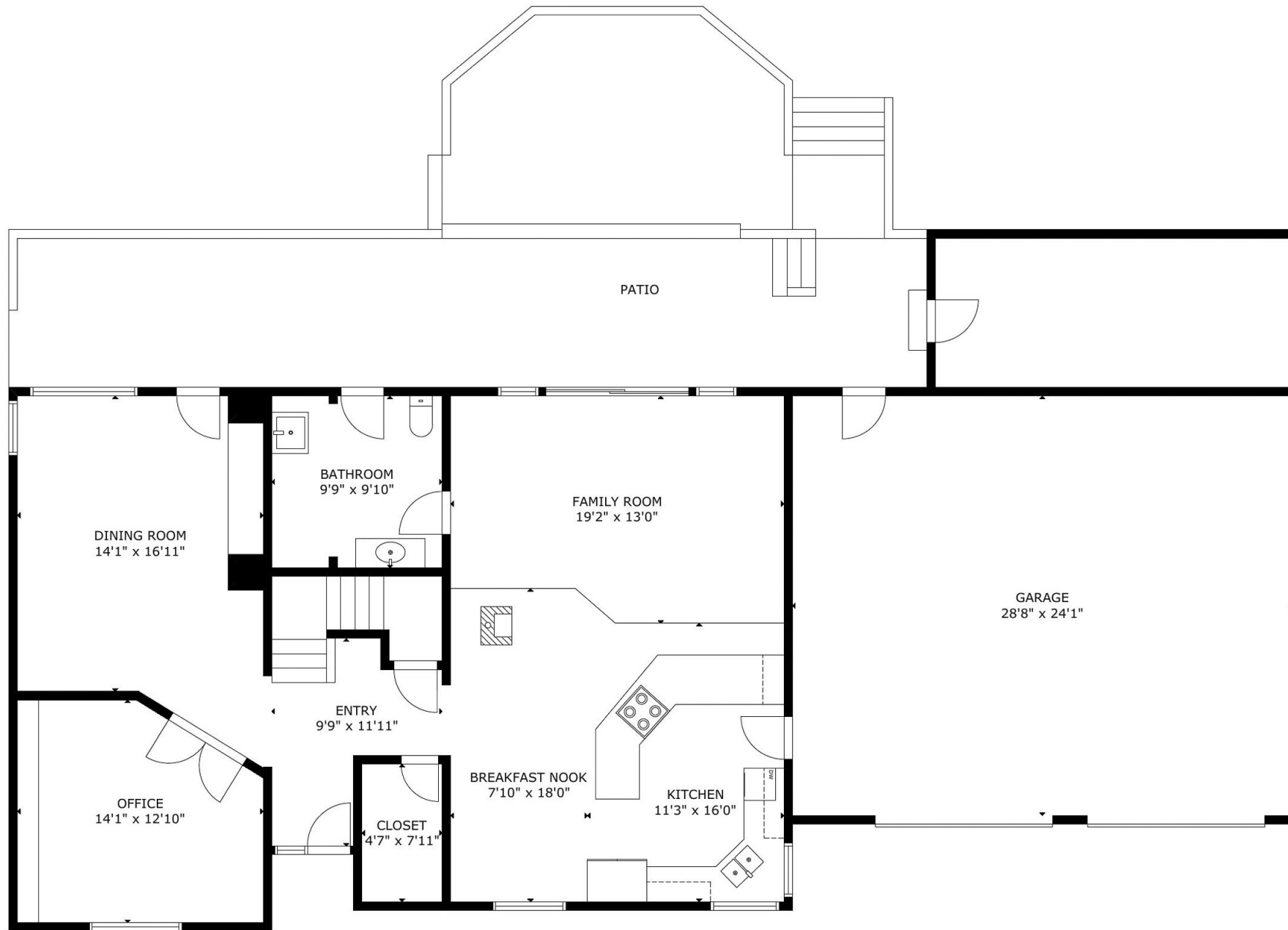
FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 2,754 sq ft
 FLOOR 1: 1,276 sq ft, FLOOR 2: 1,478 sq ft
 EXCLUDED AREAS: GARAGE: 691 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 TOTAL: 2,754 sq ft
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA

TOTAL: 2,754 sq ft

FLOOR 1: 1,276 sq ft, FLOOR 2: 1,478 sq ft

EXCLUDED AREAS: GARAGE: 691 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Tax Records & Title Report



First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 03/17/2026

OWNERSHIP INFORMATION

Owner: Estate Planning Group
CoOwner: Poteet, Rachel Trustee Et Al
Site: 3850 E Antelope Rd Eagle Point OR 97524
Mail: 711 Bennett Ave Medford OR 97504

Parcel #: 10577976
Ref Parcel #: 361E310000500
TRS: 36S / 01E / 31
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001304 Block: 1021
Neighborhood:
School Dist: 9 Eagle Point
Impr Type:
Subdiv/Plat: Brandon Knoll
Land Use: 401 - Tract - Improved (typical of class)
Std Land Use: 2000 - Commercial (General)
Zoning: County-EFU - Exclusive Farm Use
Lat/Lon: 42.396691 / -122.755929
Watershed: Little Butte Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$282,430.00
Market Impr: \$551,270.00
Market Total: \$833,700.00 (2025)
% Improved: 0.00%
Assessed Total: \$489,150.00 (2025)
Levy Code: 0919
Tax: \$5,460.98 (2024)
Millage Rate: 0.0116
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 4	Total SqFt: 2,784 SqFt	Year Built: 1984
Baths, Total: 2.5	First Floor: 1,304 SqFt	Eff Year Built: 2004
Baths, Full: 0	Second Floor: 1,480 SqFt	Lot Size Ac: 26.31 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,146,063 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 2	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Metal
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls: 10 - Metal
Building Style:	Garage: Attached 870 SqFt	Const Type:

IMPROVEMENT: 89010 - 142 - RESIDENCE

Two story

Year Built: 1984	Total SqFt: 0
Bedrooms: 4	Finished SqFt: 2,784
Bath Total: 2.5	1st Floor SqFt: 1,304
Garage SqFt: 0	2nd Floor SqFt: 1,480
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

PARCEL ID: 10577976

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

IMPROVEMENT: 143429 - 811 - FARM BLDG**PARCEL ID: 10577976****Horse Stables**

Year Built: 2001	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 864	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
RACHEL POTEET	03/25/2021	13418		Intrafamily Transfer & Dissolution		Conv/Unk
RACHEL POTEET	03/04/2021	9801		Stand Alone Mortgage	\$451,000.00	New Conv
RACHEL POTEET	11/19/2019	35679		Intrafamily Transfer & Dissolution	\$456,000.00	New Conv
RACHEL WIKOFF	04/12/2019	9795	\$488,500.00	Warranty Deed	\$464,075.00	New Conv
ELIAS CRAIG O DONOGUE	11/27/2017	39890	\$603,000.00	Warranty Deed	\$424,000.00	New Conv
CAROLYN L EVANS	07/15/2016	22783		Intrafamily Transfer & Dissolution		Conv/Unk
MICHAEL K EVANS	02/08/2000	4582	\$265,000.00	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.



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

Grantor's Name and Address
RACHEL POTEET
3850 E. ANTELOPE ROAD
EAGLE POINT, OREGON 97524
Grantee's Name and Address
RACHEL POTEET, TRUSTEE
RACHEL POTEET LIVING TRUST
DATED MARCH 1, 2021
3850 E. ANTELOPE ROAD
EAGLE POINT, OREGON 97524
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
RACHEL POTEET
3850 E. ANTELOPE ROAD
EAGLE POINT, OREGON 97524

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RACHEL POTEET, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RACHEL POTEET, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE RACHEL POTEET LIVING TRUST DATED MARCH 1, 2021, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Jackson County, State of Oregon, described as follows, to-wit:

LOT 4, BRANDON KNOLL SUBDIVISION, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECODED IN VOLUME 13, PAGE 2 OF PLAT RECORDS.

Situs address: 3850 East Antelope Road, Eagle Point, OR 97524 Account #: 1-057797

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of March, 2021, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

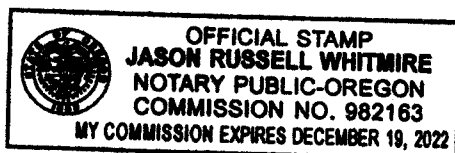
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

RACHEL POTEET

State of Oregon

County of Jackson

Before me this 1st day of March, 2021, personally appeared RACHEL POTEET, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public of Oregon
My Commission expires: 12/19/2022

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

17-Mar-2026

ESTATE PLANNING GROUP
POTEET RACHEL TRUSTEE ET AL
711 BENNETT AVE
MEDFORD OR 97504

Tax Account #	10577976	Lender Name	CLG - NATIONSTAR MRG LLC DBA MR CO
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0919
Situs Address	3850 ANTELOPE RD E EAGLE POINT/COUNTY OR 97524	Interest To	Apr 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	\$5,588.35	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.98	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,280.20	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,115.84	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,957.88	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,383.90	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,308.02	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,185.28	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,689.88	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,566.07	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,394.72	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,160.64	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,575.81	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.86	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,353.41	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,920.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,940.94	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,923.21	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,840.70	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,694.23	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$367.74	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$375.99	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.71	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$398.68	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.27	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.33	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.51	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$271.65	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.36	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.06	Nov 15, 1996
	Total	\$0.00	\$0.00	\$0.00	\$0.00		



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.: 7161-4367477
April 08, 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:

3850 E. Antelope Road, Eagle Point, OR 97524

2021 ALTA Owners Standard Coverage	Liability \$	789,000.00	Premium \$	1,784.00
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 \$	
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 March 31, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Rachel Poteet, trustee, or her successors in trust, under the Rachel Poteet Living Trust dated March 1, 2021, and any amendments thereto

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. Taxes for the current fiscal year are reduced by reason of Alternative Energy System Exemption. ORS 307.175. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.

9. Easement, including terms and provisions contained therein:
Recording Information: [Volume 243, Page 583](#)
In Favor of: California Oregon Power Company
For: transmission and distribution of electricity

10. 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 20, 1977 as Document No. [77-01338](#)

Modification and/or amendment by instrument:
Recording Information: March 11, 1977 as Document No. [77-04800](#)

11. Easement, including terms and provisions contained therein:
Recording Information: Document Nos. [78-18928](#) and [78-26496](#)
In Favor of: Pacific Power and Light Company
For: transmission and distribution of electricity

12. Reciprocal easement agreement for access purposes, including terms and provisions thereof.
Recorded: Document No. [83-18096](#)

13. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded as Document No. [87-13351](#), Official Records of Jackson County, Oregon.

14. Deed Declaration Fuelbreak Easement, including terms and provisions thereof.
Recorded: April 07, 2009 as Document No. [2009-012405](#)

15. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded April 20, 2009 as Document No. [2009-014254](#), Official Records of Jackson County, Oregon.

16. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Rachel Poteet
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for OnY Glo, Inc. DBA LoanLock, its successors and assigns
Trustee: Fidelity National Title
Amount: \$451,000.00
Recorded: March 04, 2021
Recording Information: Document No. [2021-009801](#)

17. Financing Statement, indicating a Security Agreement
Debtor: Rachel Poteet
Secured Party: Kitsap Credit Union
Recorded: December 16, 2022
Recording Information: Document No. [2022-035496](#)

18. The Company will require a Certification of Trust from the vestees named herein, providing information about the Rachel Poteet, trustee, or her successors in trust, under the Rachel Poteet Living Trust dated March 1, 2021, and any amendments thereto and confirming the powers of the trustees and the continuing existence of the trust.

19. **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:	\$5,588.35
Map No.:	361E31 500
Property ID:	1-057797-6
Tax Code No.:	0919

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

**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 4 OF BRANDON KNOLL SUBDIVISION, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN [VOLUME 13, PAGE 2](#) OF 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.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

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](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

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.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

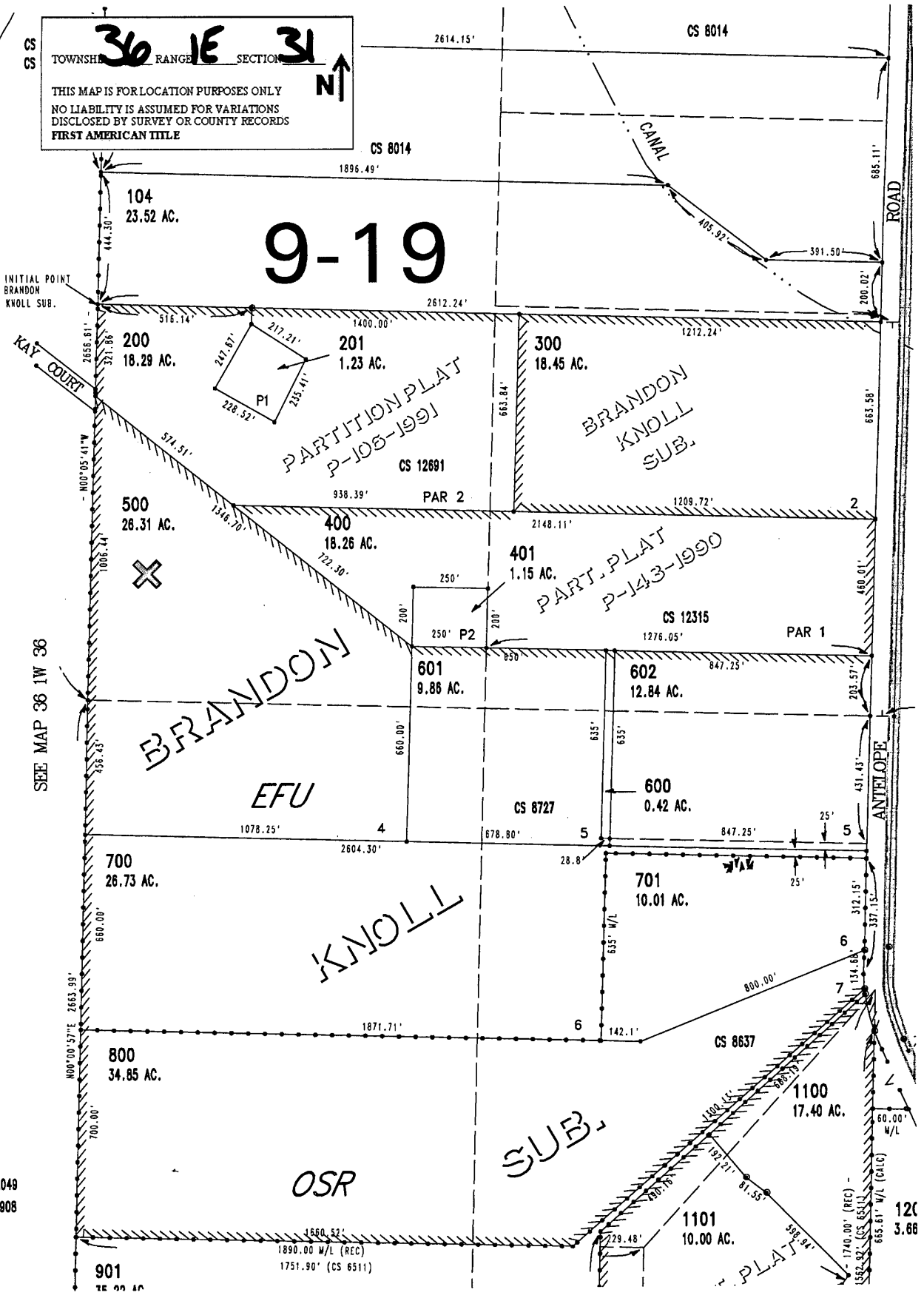
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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

CS
 CS
 TOWNSHIP **36** RANGE **1E** SECTION **31** **N**
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
 FIRST AMERICAN TITLE

9-19



SEE MAP 36 1W 36

2049
2908

12C
3.66

Seller's Disclosures



WOOD STOVE AND WOOD BURNING FIREPLACE INSERT ADDENDUM

1	Buyer(s) _____
2	Seller(s) The Rachel Poteet Living Trust
3	Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524
4	_____ (the "Property")

5 **1. SELLER REPRESENTATION AND AGREEMENT.** Seller represents that the wood stove or wood burning fireplace insert on the Property
 6 (select one) is is not certified by the Oregon Department of Environmental Quality ("DEQ") or U.S. Environmental Protection Agency ("EPA").
 7 If one or more Uncertified Devices, defined below, is/are on the Property, then unless Buyer has initialed to accept responsibility in Section 6, Seller
 8 will remove and destroy all Uncertified Devices and will deliver to DEQ a Certificate of Destruction for each Uncertified Device before Closing.

9 **2. REMOVE AND DESTROY BEFORE CLOSING:** Oregon law requires the removal and destruction of uncertified solid fuel burning devices, such
 10 as wood stoves or wood burning fireplace inserts (collectively "Uncertified Devices") before the Closing of a sale of a residential structure. A residential
 11 structure includes:

- 12 (a) any structure containing one or more dwelling units and is four stories or less above grade;
- 13 (b) a condominium, rental residential unit, or other residential dwelling unit that is part of a larger structure, if the property interest in the unit is
 14 separate from the property interest in the larger structure;
- 15 (c) a modular home constructed off-site;
- 16 (d) a manufactured dwelling;
- 17 (e) a floating home; and
- 18 (f) an appurtenance to one of the above.

19 A residential structure does not include a structure that contains both residential and nonresidential units.

20 **3. CERTIFICATION LABEL:** A certified device is one bearing a certification label located on the back and issued by the DEQ or EPA, which means
 21 it has met certain particulate emission standards. If the device does not bear such a label, it is an "Uncertified Device" and must be removed from the
 22 Property and destroyed. Sellers who cannot access the back of their device may call the manufacturer or check the EPA's certified wood stove list at
 23 www.epa.gov/burnwise.

24 **4. EXEMPTIONS:** The primary exemptions from this law are pellet stoves, central wood fired furnaces, antique (pre-1940) stoves, cookstoves,
 25 masonry or factory-built fireplaces, masonry heaters, and saunas.

26 **5. REMOVAL, DESTRUCTION, AND DEQ NOTIFICATION:** An Uncertified Device must be entirely removed from the Property, including garages,
 27 outbuildings, and shops. Wood stove retailers, chimney sweeps, or others may perform the removal and destruction. Sellers or Buyers removing an
 28 Uncertified Device themselves may take it directly to a metal scrap recycler or DEQ-approved landfill. Sellers or Buyers must obtain a receipt from
 29 the contractor or business verifying that the Uncertified Device has been destroyed and then notify DEQ either at their website
 30 <https://deqapps.oregon.gov/common/heatSMART/SubmitHome1> or by going to a DEQ office or calling DEQ at (503) 229-5868 (there is no paper form).
 31 Failure to remove or destroy an Uncertified Device at the time of Closing does not invalidate the sale; however, that failure may constitute a Class A
 32 misdemeanor and result in a civil fine.

33 **6. RESPONSIBILITY:** Seller is responsible for removal and destruction of an Uncertified Device located on the Property before Closing unless Buyer
 34 accepts written responsibility for removal and destruction. If Buyer initials below, that responsibility will shift from the Seller to Buyer.

35 By initialing below, Buyer expressly accepts responsibility and acknowledges the Uncertified Device must be both removed and destroyed by Buyer
 36 within thirty (30) Calendar Days following the Closing Date. Before initialing, Buyer will ask Buyer's lender whether Buyer can accept this responsibility.

37 **Buyer(s) Initials** _____ / _____ / _____ / _____

38 For more information: (a) contact DEQ – Heat Smart Program, 811 SW Sixth Ave, Portland, OR 97204; (b) review [ORS 468A.460 - 468A.515](#) and
 39 [ORS 468A.990](#); (c) review [OAR 340-262](#); or (d) go to www.oregon.gov/deq or www.deq.state.or.us.

Buyer Initials _____ / _____ / _____ / _____
--

Seller Initials RP _____ / _____ / _____ / _____



WOOD STOVE AND WOOD BURNING FIREPLACE INSERT ADDENDUM

SIGNATURES

40 Buyer _____ Date/Time _____ ←

41 Print _____

42 Buyer _____ Date/Time _____ ←

43 Print _____

44 Buyer _____ Date/Time _____ ←

45 Print _____

46 Buyer _____ Date/Time _____ ←

47 Print _____

48 Seller *Rachel Poteet* _____ Date/Time 04/07/2026, 06:26:31 PM PDT ←

49 Print The Rachel Poteet Living Trust

50 Seller _____ Date/Time _____ ←

51 Print _____

52 Seller _____ Date/Time _____ ←

53 Print _____

54 Seller _____ Date/Time _____ ←

55 Print _____

56 Buyer's Agent(s) _____

57 Seller's Agent(s) Chris Martin



SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524 (the "Property")

Responses marked "Yes" on items with an * require a written explanation. See below.

Question # 1K
Details: RCAs to be provided in escrow
Attachment Identified as:

Question # 5E
Details: US EPA Certified to comply with July 1990 particulate emission standards
Attachment Identified as: Stove EPA Label

Question # 10A
Details: Prior to our ownership the property experienced some foundation settling or sinking, for which structural support pylons were installed. A licensed structural engineer has since inspected the home and confirmed it is structurally sound and safe for occupancy. While minor settling has continued, it has not resulted in any notable damage or impacted the integrity or safety of the home.
Attachment Identified as: KAS Engineering_Poteet.pdf

Question # 2A
Details: Well was installed prior to current owners taking residence. Assume permits are on file with the county.
Attachment Identified as:

Question # 9F
Details: Mold remediation completed and certified August 2025
Attachment Identified as: Poteet PRV Report

Seller Rachel Poteet Date/Time 04/07/2026, 06:26:31 PM PDT
Print The Rachel Poteet Living Trust
Seller Date/Time
Print
Seller Date/Time
Print
Seller Date/Time
Print

Buyer Initials / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524
2 (the "Property")

INSTRUCTIONS TO THE SELLER

3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of
5 this disclosure statement and each attachment.
6 Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
7 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.
9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
11 seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

13 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2
14 of this form completely.

15 Initial only the exclusion you wish to claim.

16 This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
17 , issued by .

18 This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

19 Seller is a court appointed (select only one) receiver, personal representative, trustee, conservator, or guardian.

20 This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion:

22 Seller Date/Time
23 Print
24 Seller Date/Time
25 Print
26 Seller Date/Time
27 Print
28 Seller Date/Time
29 Print

30 Signature(s) of Buyer(s) to acknowledge Seller's claim:

31 Buyer Date/Time
32 Print
33 Buyer Date/Time
34 Print
35 Buyer Date/Time
36 Print
37 Buyer Date/Time
38 Print



SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524
40 (the "Property")

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

41 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
42 (NOT A WARRANTY) (ORS 105.464)

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 3850 East Antelope Road, Eagle Point, OR 97524 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

50 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
51 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
52 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
53 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

54 Seller (select one) [] is [x] is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
56 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 *If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? [x] Yes [] No [] Unknown
61 B. *Is title to the Property subject to any of the following? [] Yes* [x] No [] Unknown
62 [] First right of refusal [] Option [] Lease or rental agreement [] Other listing [] Life estate
63 C. *Is the Property being transferred an unlawfully established unit of land? [] Yes* [x] No [] Unknown
64 D. *Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes? [] Yes* [x] No [] Unknown
66 E. *Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? [] Yes* [x] No [] Unknown
68 F. *Are there any agreements for joint maintenance of an easement or right of way? [x] Yes* [] No [] Unknown
69 G. *Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property? [] Yes* [] No [x] Unknown
71 H. *Are there any pending or existing governmental assessments against the Property? [] Yes* [x] No [] Unknown
72 I. *Are there any zoning violations or nonconforming uses? [] Yes* [x] No [] Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials RP _____ / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524 (the "Property")

- J. *Is there a boundary survey for the Property?
K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property?
L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?

2. WATER

A. Household water

- (1) The source of the water is (select ALL that apply): Public Community Private Other (specify)
(2) Water source information:
a. *Does the water source require a water permit?
b. Is the water source located on the Property?
c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
d. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
e. *Are there any water source plumbing problems or needed repairs?
(3) Are there any water treatment systems for the Property?

B. Irrigation

- (1) Are there any water rights or other irrigation rights for the Property?
(2) *If any exist, has the irrigation water been used during the last five-year period?
(3) *Is there a water rights certificate or other written evidence available?

C. Outdoor sprinkler system

- (1) Is there an outdoor sprinkler system for the Property?
(2) Has a back flow valve been installed?
(3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

- A. Is the Property connected to a public or community sewage system?
B. Are there any new public or community sewage systems proposed for the Property?
C. Is the Property connected to an on-site septic system?
(1) If yes, when was the system installed?

Buyer Initials / / /

Seller Initials RP / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524 (the "Property")

- (2) *If yes, was the system installed by permit?
(3) *Has the system been repaired or altered?
(4) *Has the condition of the system been evaluated and a report issued?
(5) Has the septic tank ever been pumped?
(6) Does the system have a pump?
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
(8) *Is a service contract for routine maintenance required for the system?
(9) Are all components of the system located on the Property?
D. *Are there any sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

4. DWELLING INSULATION

- A. Is there insulation in the:
(1) Ceiling?
(2) Exterior walls?
(3) Floors?
B. Are there any defective insulated doors or windows?

5. DWELLING STRUCTURE

- A. *Has the roof leaked?
B. Are there any additions, conversions or remodeling?
C. Are there smoke alarms or detectors?
D. Are there carbon monoxide alarms?
E. Is there a woodstove or fireplace insert included in the sale?
F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years?

Buyer Initials _____ / _____ / _____ / _____

Seller Initials RP _____ / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524 (the "Property")

- G. *Are there any moisture problems...
H. Is there a sump pump on the Property?
I. Are there any materials used in the construction...
(1) Are there problems with the materials?
(2) Are the materials covered by a warranty?
(3) Have the materials been inspected?
(4) Have there ever been claims filed...
(5) Was money received?
(6) Were any of the materials repaired or replaced?

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

- A. Electrical system, including wiring, switches, outlets and service
B. Plumbing system, including pipes, faucets, fixtures and toilets
C. Water heater tank
D. Garbage disposal
E. Built-in range and oven
F. Built-in dishwasher
G. Sump pump
H. Heating and cooling systems
(1) Heating systems
(2) Cooling systems
I. Security system
J. Are there any materials or products used in the systems and fixtures...

Buyer Initials _____ / _____ / _____ / _____

Seller Initials RP _____ / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524 (the "Property")

- (4) Have claims been filed for this product by you or by previous owners?
(5) Was money received?
(6) Were any of the materials or products repaired or replaced?

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity?
B. Regular periodic assessments: \$ per Month Year Other
C. Are there any pending or proposed special assessments?
D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?
E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?

8. SEISMIC

- A. Was the house constructed before 1974?
If yes, has the house been bolted to its foundation?

9. GENERAL

- A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
B. Does the Property contain fill?
C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?
D. Is the Property in a designated floodplain?
Note: Flood insurance may be required for homes in a floodplain.
E. Is the Property in a designated slide or other geologic hazard zone?
F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?
G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property?

Buyer Initials / / /

Seller Initials RP / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524
219 (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221 *If yes, was a Certificate of Fitness issued? Yes No Unknown N/A

222 10. FULL DISCLOSURE BY SELLER(S)

223 A. *Are there any other material defects affecting this Property or its value that a
224 prospective buyer should know about? Yes* No
225 *If yes, describe the defect on attached sheet and explain the frequency and extent
226 of the problem and any insurance claims, repairs or remediation.

VERIFICATION

227 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy
228 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 0

231 Seller Rachel Poteet Date/Time 04/07/2026, 06:26:31 PM PDT
232 Print The Rachel Poteet Living Trust

233 Seller Date/Time
234 Print

235 Seller Date/Time
236 Print

237 Seller Date/Time
238 Print

II. BUYER'S ACKNOWLEDGMENT

239 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
242 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
243 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

246 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
247 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 3850 East Antelope Road, Eagle Point, OR 97524
254 _____ (the "Property")

255 **BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.**

256 Buyer _____ Date/Time _____ ←
257 Print _____

258 Buyer _____ Date/Time _____ ←
259 Print _____

260 Buyer _____ Date/Time _____ ←
261 Print _____

262 Buyer _____ Date/Time _____ ←
263 Print _____

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:

265 Real Estate Agent _____ ← Real Estate Firm (*identify*) _____

266 Date received by Agent _____

Seller Initials RP / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



**INDOOR ENVIRONMENTAL QUALITY
FOR THE 21ST CENTURY**

541.301.2231
www.indoordiagnostics.com
info@indoordiagnostics.com
682 Normal Ave
Ashland, OR 97520

Post-Remediation Verification Report

August 21, 2025

Prepared For:

Chase Poteet
3850 E Antelope Rd
Eagle Point, OR 97524

A handwritten signature in black ink that reads "Anton Abben". The signature is fluid and cursive.

Anton Abben, CIE

Certified Indoor Environmentalist

(Board-Awarded by the American Council for Accredited Certification)

(Accredited by the Council of Engineering and Scientific Specialty Boards)

I. Introduction

A post-remediation inspection was performed by Advanced Indoor Diagnostics at the site in order to assess the efficacy of the mold remediation project that was carried out. The purpose of this inspection was to verify that the site had been returned to a condition representative of what we would find under usual household circumstances, i.e. “normal” conditions. All affected areas were assessed both visually and with instrumentation (see Methods section). Environmental samples were not collected as the affected area was limited to a non conditioned/non filtered portion of the structure.

II. Methods

A detailed visual inspection of the affected area(s) was performed. Moisture readings were taken using a Protimeter SurveyMaster moisture meter. Temperature and relative humidity readings were taken using a NIST-certified digital thermometer/hygrometer.

III. Post-Remediation Inspection Findings

Visually the remediated areas should appear clean and dry. Surfaces should be free of dust and particulates. Moisture content of materials must be confirmed with moisture meters. Temperature and relative humidity levels must also be within the acceptable range (relative humidity should be within a 30-50% range as per U.S. EPA). All of these conditions were met for the visual inspection to pass. Remediation clean up may therefore be considered complete.

All affected areas in both attic spaces thoroughly cleaned and encapsulated with an antimicrobial sealer. No residual mold observed.

IV. Temperature and Relative Humidity Readings

Location	Temperature (°F)	Relative Humidity (%)
Outdoors	81.1	37.7
Attic (East)	96.3	31.1
Attic (West)	97.1	30.8

U.S. EPA recommends relative humidity levels between 30-50% indoors

VI. References

1. Institute for Inspection Cleaning and Restoration Certification, IICRC S520 ***Standard and Reference Guide for Professional Mold Remediation***, Second Edition, March 2008
2. Bailey, Hollace S., Building Environment Consultants Inc., ***Fungal Contamination: A Manual for Investigation, Remediation and Control***, First Edition, Aug. 2005
3. ACGIH, ***Bioaerosols: Assessment and Control***, Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH, 1999



CIVIL
•
STRUCTURAL
•
PLANNING

Medford OR 97501
304 South Holly Street
Tel: (541) 772 -5804
kas@kasinc.com

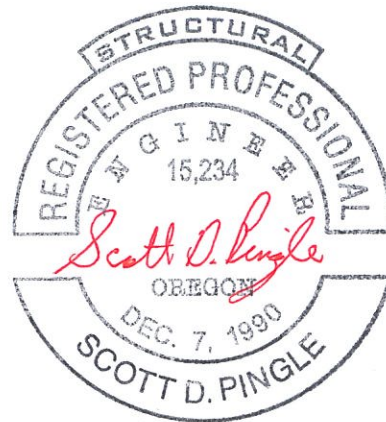
Grants Pass OR 97527
1867 Williams Hwy, Suite 222
Tel: (541) 479-5801
kas@kasinc.com

February 17, 2021

Rachel Poteet
3850 East Antelope Road
Eagle Point, OR 97524

Re: Structural Observation and Written Report for
3850 East Antelope Road, Eagle Point, Oregon 97524

Dear Rachel:



EXPIRES 12-31-20~~20~~²²

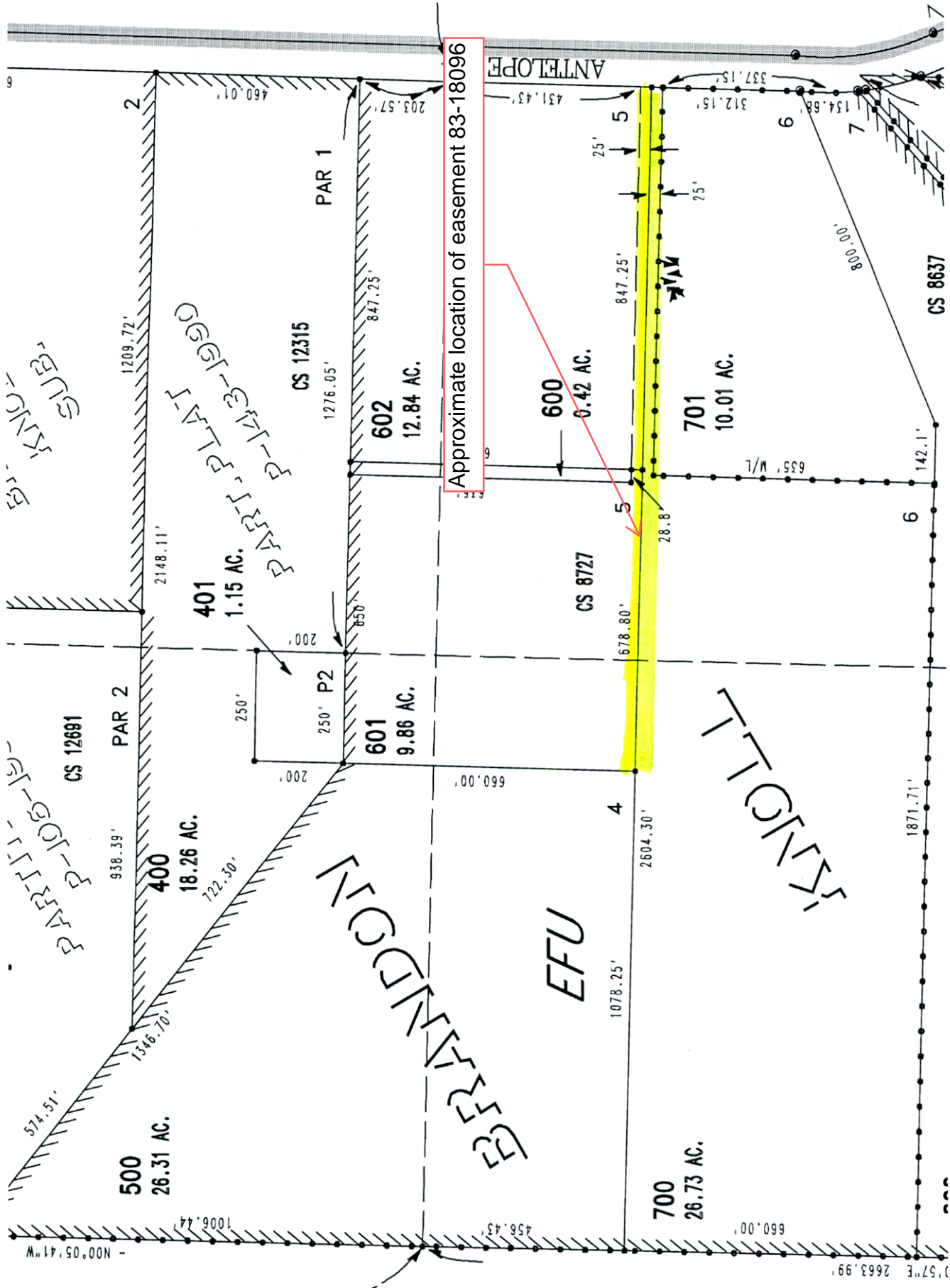
I performed on on-site observation of the above referenced home on February 17, 2021. The purpose of my visit was to evaluate apparent settlement in the garage addition to the home. I performed a previous site observation on March 7, 2019, prior to you purchasing the home.

The right side of the structure is an addition to the original home and includes a two-car garage on the bottom floor and a Master Bedroom suite and deck on the upper floor. There is obviously significant settlement on the east (right) side of the structure. However, sometime prior to my site observation in 2019, at least 7 foundation anchors were installed along the front and both sides of this addition. Two anchors are visible on the east side of the house and there are obvious concrete patches on the left inside of the garage and in front of the garage in the concrete driveway. Whoever installed the anchors did not attempt to “level” the house. This is quite common because of possible additional damage to the structure when trying to move it significantly. In cases like this, the home is simply stabilized from further movement and NOT “leveled”. The brick veneer on the front of the structure is purely cosmetic and in the same condition as during my 2019 observation.

I can attest that since my 2019 site observation, the home has NOT moved and is in the same condition as it was at that time. It is my professional opinion that although the right side of this addition is not level that the structure is stable and structurally sound and should continue to remain in this same condition for many years to come. If you have any questions or need further clarification or assistance, please let me know.

Sincerely,

Scott D. Pingle, P.E., S.E.
21033Let1



Approximate location of easement 83-18096

500 26.31 AC.
 400 18.26 AC.
 401 1.15 AC.
 601 9.86 AC.
 600 12.84 AC.
 700 26.73 AC.
 701 10.01 AC.
 CS 12681
 CS 12315
 CS 8727
 CS 8637
 PAR 1
 PAR 2
 P2
 W/L
 M
 ANTLOPE
 KING
 PLATEAU
 MOUNTAIN
 EFU
 SUNNYSIDE
 100°05'41"W
 2663.99'
 1006.44'
 574.51'
 1346.70'
 938.39'
 2148.11'
 1209.72'
 460.01'
 203.57'
 847.25'
 1276.05'
 850'
 250'
 250'
 200'
 200'
 660.00'
 2604.30'
 1078.25'
 456.43'
 660.00'
 1871.71'
 142.1'
 635' W/L
 28.8'
 678.80'
 847.25'
 25'
 25'
 312.15'
 337.15'
 134.68'
 800.00'
 142.1'

Home Inspection

(Coming Soon)

3850 E Antelope Road

Work Completed Following Previous Inspection Report

After receiving the inspection report from a prior buyer who elected not to proceed with purchase, the sellers addressed identified issues and arranged for remediation where necessary. Below is a summary of the corrective work that has been completed since that time.

Mold Remediation

- Mold that was identified during the previous inspection has been professionally remediated.
- A **Post Remediation Verification Report** from *Anton Abben with Advanced Indoor Diagnostics LLC* will be available on August 21, 2025.

General Repairs & Improvements

- **Kitchen Trim:** Loose trim was repaired by removing the old caulk, lifting and reinforcing the trim, and re-caulking for a secure finish.
- **Deck Post:** A post under the deck that had split from the structure was jacked up and secured at its base to prevent further movement.
- **Brick Façade:** Areas of crumbling brick were secured and re-mortared to restore stability and integrity.

Systems Update

- **Mini-Split System (Upper Loft):** The non-functional mini-split unit in the upper loft was removed. Since a new mini-split system was installed on the same wall downstairs within the last two years—with capacity to cover the entire area—the loft system was deemed unnecessary.
- The wall was patched where the old unit was removed.

Supporting Documentation

- Copy of the **original inspection report** (from prior buyer).
- Copy of the **Post Remediation Verification Report** (to be provided).



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under [ORS 105.475\(4\)](#), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS 105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

You may claim an exclusion under [ORS 105.470](#) only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

_____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____, issued by _____.

_____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

_____ Seller is a court appointed (select only one) receiver, personal representative, trustee, conservator, or guardian.

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) claiming exclusion:

Seller _____ Print _____ Date _____ a.m. p.m. ←

Seller _____ Print _____ Date _____ a.m. p.m. ←

Signature(s) of Buyer(s) to acknowledge Seller's claim:

Buyer _____ Print _____ Date _____ a.m. p.m. ←

Buyer _____ Print _____ Date _____ a.m. p.m. ←

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT: (NOT A WARRANTY) ([ORS 105.464](#))

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 3850 E Antelope Rd, Eagle Point, OR 97524 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials RPT / _____ Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524
32 _____ (the "Property")

33 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
34 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
35 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
36 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
37 PRIOR TO ENTERING INTO A SALE AGREEMENT.

38 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
39 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
40 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
41 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

42 Seller (select one) is is not occupying the Property.

I. SELLER'S REPRESENTATIONS

43 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
44 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

46 ***If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.**

47 1. TITLE

- 48 A. Do you have legal authority to sell the Property? Yes No Unknown
- 49 B. **Is title to the Property subject to any of the following?* Yes* No Unknown
50 First right of refusal Option Lease or rental agreement Other listing Life estate
- 51 C. **Is the Property being transferred an unlawfully established unit of land?* Yes* No Unknown
- 52 D. **Are there any encroachments, boundary agreements, boundary disputes or*
53 *recent boundary changes?* Yes* No Unknown
- 54 E. **Are there any rights of way, easements, licenses, access limitations or claims*
55 *that may affect your interest in the Property?* Yes* No Unknown
- 56 F. **Are there any agreements for joint maintenance of an easement or right of way?* Yes* No Unknown
- 57 G. **Are there any governmental studies, designations, zoning overlays, surveys or*
58 *notices that would affect the Property?* Yes* No Unknown
- 59 H. **Are there any pending or existing governmental assessments against the Property?* Yes* No Unknown
- 60 I. **Are there any zoning violations or nonconforming uses?* Yes* No Unknown
- 61 J. **Is there a boundary survey for the Property?* Yes* No Unknown
- 62 K. **Are there any covenants, conditions, restrictions or private assessments that affect*
63 *the Property?* Yes* No Unknown
- 64 L. **Is the Property subject to any special tax assessment or tax treatment that may*
65 *result in levy of additional taxes if the Property is sold?* Yes* No Unknown

Buyer Initials _____ / _____ Date _____

Seller Initials RPT / _____ Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

2. WATER

A. Household water

(1) The source of the water is (select ALL that apply): Public Community Private Other (specify)

(2) Water source information:

- a. Does the water source require a water permit?
If yes, do you have a permit?
b. Is the water source located on the Property?
If not, are there any written agreements for a shared water source?

c. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
Flow test Bacteria test Chemical contents test

e. Are there any water source plumbing problems or needed repairs?

(3) Are there any water treatment systems for the Property?
Leased Owned

B. Irrigation

- (1) Are there any water rights or other irrigation rights for the Property?
(2) If any exist, has the irrigation water been used during the last five-year period?
(3) Is there a water rights certificate or other written evidence available?

C. Outdoor sprinkler system

- (1) Is there an outdoor sprinkler system for the Property?
(2) Has a back flow valve been installed?
(3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

- A. Is the Property connected to a public or community sewage system?
B. Are there any new public or community sewage systems proposed for the Property?
C. Is the Property connected to an on-site septic system?
(1) If yes, when was the system installed?
(2) If yes, was the system installed by permit?
(3) Has the system been repaired or altered?
(4) Has the condition of the system been evaluated and a report issued?
(5) Has the septic tank ever been pumped?
If yes, when? July 2023

Buyer Initials / Date

Seller Initials RPT / Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

- (6) Does the system have a pump?
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
(8) *Is a service contract for routine maintenance required for the system?
(9) Are all components of the system located on the Property?
D. *Are there any sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

4. DWELLING INSULATION

- A. Is there insulation in the:
(1) Ceiling?
(2) Exterior walls?
(3) Floors?
B. Are there any defective insulated doors or windows?

5. DWELLING STRUCTURE

- A. *Has the roof leaked?
If yes, has it been repaired?
B. Are there any additions, conversions or remodeling?
If yes, was a building permit required?
If yes, was a building permit obtained?
If yes, was final inspection obtained?
C. Are there smoke alarms or detectors?
D. Are there carbon monoxide alarms?
E. Is there a woodstove or fireplace insert included in the sale?
*If yes, what is the make? Warnock Hersey Pacific Summit
*If yes, was it installed with a permit?
*If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?
F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years?
G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?
RPT
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
H. Is there a sump pump on the Property?
I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?
If yes, what are the materials?
(1) Are there problems with the materials?

Buyer Initials / Date

Seller Initials RPT / Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

- (2) Are the materials covered by a warranty?
(3) Have the materials been inspected?
(4) Have there ever been claims filed for these materials by you or by previous owners?
(5) Was money received?
(6) Were any of the materials repaired or replaced?

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

- A. Electrical system, including wiring, switches, outlets and service
B. Plumbing system, including pipes, faucets, fixtures and toilets
C. Water heater tank
D. Garbage disposal
E. Built-in range and oven
F. Built-in dishwasher
G. Sump pump
H. Heating and cooling systems
(1) Heating systems
(2) Cooling systems
I. Security system
J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation?

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity?
Name of Association or Other Governing Entity:
Contact Person:
Address:
Phone Number:

Buyer Initials / Date

Seller Initials RPT / Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

- 180 B. Regular periodic assessments: \$ _____ per [] Month [] Year [] Other _____
181 C. *Are there any pending or proposed special assessments? [] Yes* [x] No [] Unknown
182 D. Are there shared "common areas" or joint maintenance agreements for facilities
183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
184 undivided interest with others? [] Yes [x] No [] Unknown
185 E. Is the Home Owners' Association or other governing entity a party to pending
186 litigation or subject to an unsatisfied judgment? [] Yes [x] No [] Unknown [] N/A
187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
188 violation of other bylaws or governing rules, whether recorded or not? [] Yes [x] No [] Unknown [] N/A

8. SEISMIC

- 190 A. Was the house constructed before 1974? [] Yes [x] No [] Unknown
191 If yes, has the house been bolted to its foundation? [] Yes [] No [] Unknown [x] N/A

9. GENERAL

- 193 A. Are there problems with settling, soil, standing water or drainage on the Property
194 or in the immediate area? [x] Yes [] No [] Unknown
195 B. Does the Property contain fill? [] Yes [] No [x] Unknown
196 C. Is there any material damage to the Property or any of the structure(s) from fire,
197 wind, floods, beach movements, earthquake, expansive soils or landslides? [] Yes [x] No [] Unknown
198 D. Is the Property in a designated floodplain? [] Yes [x] No [] Unknown
199 Note: Flood insurance may be required for homes in a floodplain.
200 E. Is the Property in a designated slide or other geologic hazard zone? [] Yes [x] No [] Unknown
201 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
202 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
203 soil or water? [] Yes* [x] No [] Unknown
204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
205 etc.) on the Property? [x] Yes [] No [] Unknown
206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? [] Yes [x] No [] Unknown
207 *If yes, was a Certificate of Fitness issued? [] Yes* [] No [] Unknown [x] N/A
208 I. *Has the Property been classified as wildland-urban interface? [] Yes* [] No [x] Unknown

10. FULL DISCLOSURE BY SELLER(S)

- 210 A. *Are there any other material defects affecting this Property or its value that a
211 prospective buyer should know about? [x] Yes* [] No
212 *If yes, describe the defect on attached sheet and explain the frequency and extent
213 of the problem and any insurance claims, repairs or remediation.

Buyer Initials _____ / _____ Date _____

Seller Initials RPT / _____ Date 07/01/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

214 Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524
215 _____ (the "Property")

VERIFICATION

216 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy
217 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
218 their agents.

219 Total number of pages attached including all addenda reports, or any other documents. (complete even if zero) 63

220 Seller Rachel Poteet, TTE Print Rachel Poteet Living Trust Date 07/01/2025, 09:05:48 AM PDT a.m. p.m. ←

221 Seller _____ Print _____ Date _____ a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT

222 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

229 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
230 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

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232 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
233 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
234 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
235 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

236 **BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.**

237 Buyer _____ Print _____ Date _____ a.m. p.m. ←

238 Buyer _____ Print _____ Date _____ a.m. p.m. ←

239 Agent receiving disclosure statement on Buyer's behalf to sign and date:

240 Real Estate Agent _____ ← Real Estate Firm (identify) _____

241 Date received by Agent _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 3850 E Antelope Rd, Eagle Point, OR 97524 (the "Property")

Responses marked "yes" on items with an * require a written explanation. See below.

Question # 1.K.

Details: RCAs to be provided in escrow

Attachment Identified as: _____

Question # 5.E.

Details: US EPA Certified to comply with July 1990 particulate emission standards

Attachment Identified as: _____

Question # 10.A.

Details: Prior to our ownership, the property experienced some foundation settling or sinking, for which structural support pylons were installed. A licensed structural engineer has since inspected the home and confirmed it is structurally sound and safe for occupancy. While minor settling has continued, it has not resulted in any notable damage or impacted the integrity or

Attachment Identified as: _____

Question # 10.A.

Details: safety of the home.

Attachment Identified as: _____

Question # 2.A.2.a.

Details: Well was installed prior to current owners taking residence. Assume permits are on file with the county.

Attachment Identified as: _____

Seller Rachel Poteet, TTE Print Rachel Poteet Living Trust Date 07/01/2025 a.m. p.m. ←

Seller _____ Print _____ Date _____ a.m. p.m. ←

Buyer Initials _____ / _____ Date _____

Prepared for Exclusive Use by:

Steve Biskebora

Address of Property:

3850 E Antelope Rd
Eagle Point OR 97524

Date of Service:

7/17/2025



Company Providing Service:

Kelley Skudstad
OCHI: 2207

Kelley Property Inspections dba HouseMaster

1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

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INSPECTION INFORMATION

CLIENT:
PROPERTY ADDRESS:

3850 E Antelope Rd
Eagle Point OR 97524

INSPECTION DATE/TIME:

7/17/2025 - 9:30 am

INSPECTOR:

Kelley Skudstad OCHI: 2207

INSPECTION COMPANY:

Kelley Property Inspections dba HouseMaster
1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

INSPECTION DETAILS

DESCRIPTION:

Single Family, Two Story

AGE OF HOME:

41 Years

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Occupied

WEATHER:

Sunny

ANCILLARY SERVICES:

None

PEOPLE PRESENT:

Seller

TEMPERATURE:

80 F, 85 F

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect

infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Steep Slope

MATERIAL:
Metal

ESTIMATED AGE:
15 to 20 years

DESIGN LIFE:
50 to 60 Years

INSPECTION METHOD:
Walked On

CHIMNEYS/VENTS:
Metal Chimney

SPECIAL LIMITATIONS:
Solar Panels

S F P NANI

●											<p>1.0 ROOF COVERING</p> <p>Metal roofing is rated in fair condition based on age and general wear. Surface damage observed on edges of material at multiple locations. Additionally, some sealant at ridge connection seams is starting to crack. Recommend seal and paint as needed to preclude additional damages or deterioration. Conditions should be further evaluated by a qualified roofing contractor.</p> <p>Note: abandoned water solar system observed on roof, remove as needed or desired.</p>
●											<p>1.1 CHIMNEY</p> <p>Gap noted at sealant on base of chimney. Recommend having area checked and repaired as needed by a qualified roofing contractor.</p>
●											<p>1.2 PLUMBING STACKS/VENT COVERS</p>
●											<p>1.3 RAIN GUTTERS</p> <p>Build up of leaves/debris in gutters. Recommend cleaning now and on a routine basis for proper function.</p>
●											<p>1.4 DOWNSPOUTS / ROOF DRAINS</p>
●											<p>1.5 FASCIA / SOFFITS</p> <p>Wood rot, peeling paint and signs of wood destroying insects observed on fascia boards at multiple locations around home. Most notably on gable areas. Recommend having all fascia and soffits checked and repaired as needed by a qualified contractor. Prep, prime and paint to ensure proper protection.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING (Picture 1)



1.0 ROOF COVERING (Picture 2)



1.0 ROOF COVERING (Picture 3)



1.1 CHIMNEY (Picture 1)



1.3 RAIN GUTTERS (Picture 1)



1.5 FASCIA / SOFFITS (Picture 1)



1.5 FASCIA / SOFFITS (Picture 2)



1.5 FASCIA / SOFFITS (Picture 3)



1.5 FASCIA / SOFFITS (Picture 4)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:

Lapped
Cement Boards
Brick

PORCHES/DECKS:

Wood Frame Deck w/ Composite Flooring

SPECIAL LIMITATIONS:

Inaccessible Deck Understructure
Vegetation at Siding

S F P NANI

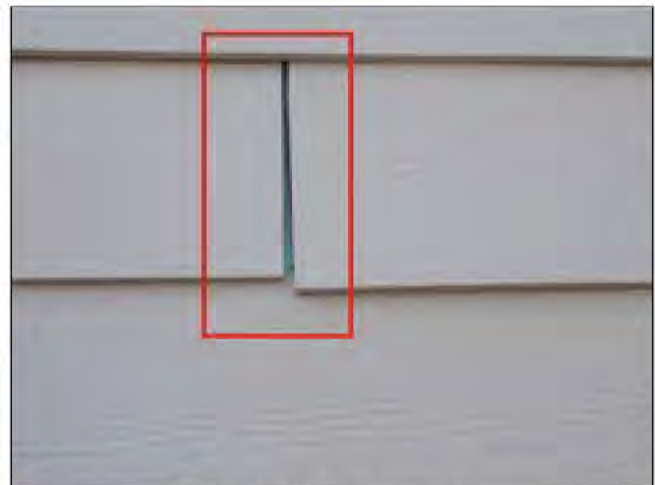
●				<p>2.0 SIDING</p> <p>Concrete lapped siding is rated in fair condition based on age and general wear. Gaps observed between cut ends. Recommend prep, prime and paint to ensure proper protection. Additionally, trim back all loose vegetation to preclude moisture absorption issues.</p>
●				<p>2.1 SIDING 2</p> <p>Excessive cracking and shifting observed on brick work at front of home and over garage area. See related comments in Section 9. Recommend having area checked and repaired as needed by a qualified contractor.</p>
●				<p>2.2 WINDOWS</p> <p>Several windows are missing screens around home. Additionally, some units are damaged. Recommend having all screens added or repaired as needed to ensure proper operation.</p>
●				<p>2.3 ENTRY DOORS</p> <p>Strike plates are missing on multiple entry doors. Recommend adding as needed to ensure proper operation and safety.</p>
●				<p>2.4 DECK</p> <p>Deck structure at back of home is rated in poor condition due to multiple structural issues observed at time of inspection. Gap and separation observed at beam and support on right side of deck. Several step stringers are cracked and damaged. Some separation observed on decking. Additionally, membrane material is torn at top of steps. Due to current conditions, recommend having all deck structures further evaluated by a qualified contractor to determine repairs needed and associated cost.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



2.0 SIDING (Picture 1)



2.0 SIDING (Picture 2)



2.0 SIDING (Picture 3)



2.1 SIDING 2 (Picture 1)



2.1 SIDING 2 (Picture 2)



2.1 SIDING 2 (Picture 3)



2.2 WINDOWS (Picture 1)



2.2 WINDOWS (Picture 2)



2.3 ENTRY DOORS (Picture 1)



2.3 ENTRY DOORS (Picture 2)



2.4 DECK (Picture 1)



2.4 DECK (Picture 2)



2.4 DECK (Picture 3)



2.4 DECK (Picture 4)



2.4 DECK (Picture 5)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Deck At House - Decks must be securely fastened or bolted to the house structure to prevent movement or separation. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:

- Walks: Concrete*
- Driveway: Concrete*
- Driveway: Gravel*

S F P NANI

●	●	●	●	●	<p>3.0 WALKWAYS Walkways have cracked and settled at multiple locations. Some areas are considered a tripping hazard. Recommend repair and seal as needed by a qualified contractor.</p>
●	●	●	●	●	<p>3.1 DRIVEWAY Cracking noted on driveway surface at multiple locations. It appears that some sections of driveway drain towards foundation of home and garage area. This could cause moisture absorption issues if not corrected. Recommend having slab checked and repaired as needed by a qualified contractor.</p>
●	●	●	●	●	<p>3.2 GROUND SLOPE AT FOUNDATION See 3.1, correct as needed by a qualified contractor.</p>
●	●	●	●	●	<p>3.3 SITE GRADING</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.0 WALKWAYS (Picture 1)



3.0 WALKWAYS (Picture 2)



3.1 DRIVEWAY (Picture 1)



3.1 DRIVEWAY (Picture 2)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:

Type: Attached
 Type: Two Car
 Construction: Wood Frame
 Finish at House: Drywall Ceiling and Wall
 Door at House: Solid Door

SPECIAL LIMITATIONS:

Vehicle(s) in Garage
 Storage/Belongings

S F P NANI

●				4.0 EXPOSED FRAMING
	●			4.1 FLOOR SLAB Cracking of floor slab noted; recommend sealing to prevent further deterioration.
	●			4.2 WALLS / CEILINGS Any openings in the wall or ceiling between the house and garage should be covered with the proper fire-rated assemblies or materials.
●				4.3 VEHICLE DOOR
	●			4.4 DOOR OPERATOR Despite significant resistance, neither of the two garage doors automatically reversed. In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed.
	●			4.5 ELECTRIC / GFCI Recommend replacing outlet covers as a general safety upgrade.
	●			4.6 HOUSE / SERVICE DOOR Deadbolt lock was difficult to engage. Additionally weather stripping is worn. Recommend repair or adjustment as needed by a qualified contractor.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.1 FLOOR SLAB (Picture 1)



4.2 WALLS / CEILINGS (Picture 1)



4.5 ELECTRIC / GFCI (Picture 1)



4.6 HOUSE / SERVICE DOOR (Picture 1)



4.6 HOUSE / SERVICE DOOR (Picture 2)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.



5.2 VENTILATION PROVISIONS (Picture 2)



5.3 INSULATION (Picture 1)



5.3 INSULATION (Picture 2)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

6. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT WINDOWS:
*Mixed Windows Styles
w/ Insulated Glass*

PREDOMINANT FLOORS:
*Concrete Slab at First Floor
Wood Frame at Second Floor
w/ Carpeting
w/ Tile*

FIREPLACES/STOVES:
Wood-burning Stove

DETECTORS:
Type: Smoke/Carbon Monoxide

SPECIAL LIMITATIONS:
Furnishings/Belongings/Storage

S F P NANI

●					6.0 CEILINGS
●					6.1 WALLS
	●				6.2 FLOORS (1) General wear noted on carpets in upper level of home. Recommend repair or replacement as needed by a qualified contractor. (2) Gap noted between tile flooring and wall in dinning room area of home. See related comments on siding and foundation. Recommend having area checked and repaired as needed by a qualified contractor.
●					6.3 STAIRS
	●				6.4 WINDOWS Evidence of the failure of the seal on insulated window in upper level bathroom. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.
●					6.5 ROOM DOORS
●					6.6 SLIDER
●					6.7 DETECTORS
			●		6.8 FIREPLACE Wood burning stoves and inserts are not part of a standard home inspection due to specific installation requirements based on each manufacture. See supplemental comments for recommendations.

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.2(1) FLOORS (Picture 1)



6.2(2) FLOORS (Picture 1)



6.4 WINDOWS (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Stove and Inserts - Fireplace inserts and free-standing stoves have specific installation requirements based on manufacturer recommendations, unit design and local regulations. It is not possible to fully evaluate these units as part of a standard inspection. Regular cleaning is recommended. Obtain additional information from the manufacturer and local authorities on requirements or approvals.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

RANGE:

*Electric Range
Est. Age: 5 to 10 Years*

DISHWASHER:

Est. Age: 6 to 7 Years

GARBAGE DISPOSAL:

Est. Age: 2 to 3 Years

VENTILATOR:

Exhaust Fan

SPECIAL LIMITATIONS:

Storage under Sink

S F P NANI

●				7.0 PLUMBING / SINK Flex line used for under sink drain line; recommend replacing with solid wall piping to reduce potential for blockage.
●				7.1 WALLS / CEILING Gap noted between ceiling and cabinetry. This could be the result of settlement issues in area. See related comments on siding and foundation. Recommend conditions be further evaluated by a qualified contractor to determine repair needs and associated cost.
●				7.2 ELECTRIC / GFCI
●				7.3 RANGE
●				7.4 DISHWASHER
●				7.5 DISPOSAL
●				7.6 VENTILATOR
●				7.7 CABINETS Functional with some cosmetic damage consistent with age. Refinish as desired.
●				7.8 COUNTERTOP Gaps between countertop and back splash noted. Recommend caulking to prevent water intrusion.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.0 PLUMBING / SINK (Picture 1)



7.1 WALLS / CEILING (Picture 1)



7.7 CABINTRY (Picture 1)



7.8 COUNTERTOP (Picture 1)



7.8 COUNTERTOP (Picture 2)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

8(A) . BATHROOM 1

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Half Bath

LOCATION:
Lower Level
Near Laundry Room

VENTILATOR(S):
None

S F P NANI

●					8.0.A SINK(S) Recommend caulking at junction between countertop and back splashes to prevent moisture intrusion concerns.
●					8.1.A TOILET
●					8.2.A FLOOR(ING)
●					8.3.A WALLS / CEILING
			●		8.4.A VENTILATOR
●					8.5.A ELECTRIC / GFCI

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.0.A SINK(S) (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interruption (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

8(B) . BATHROOM 2

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Full Bath

LOCATION:
Hallway
Upper Level

VENTILATOR(S):
Combo Light/Exhaust Fan

S F P NANI

●				8.0.B BATHTUB Shower head leaks/sprays at connection to plumbing neck. Recommend repair to preclude damages to surrounding area.
	●			8.1.B SINK(S) Left side sink was not operational at time of inspection. Recommend restoring water pressure and testing prior to close.
●				8.2.B TOILET
●				8.3.B FLOOR(ING)
●				8.4.B WALLS / CEILING
●				8.5.B VENTILATOR
●				8.6.B ELECTRIC / GFCI

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8.0.B BATHTUB (Picture 1)



8.1.B SINK(S) (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interruption (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

8(C) . BATHROOM 3

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
3/4 Bath

LOCATION:
Master Bedroom

VENTILATOR(S):
Combo Light/Exhaust Fan

S F P NANI

●					8.0.C SINK(S) Recommend caulking at junction between countertop and back splashes to prevent moisture intrusion concerns.
●					8.1.C TOILET
●					8.2.C STALL SHOWER
●					8.3.C SURROUND / ENCLOSURE
●					8.4.C FLOOR(ING)
●					8.5.C WALLS / CEILING
●					8.6.C VENTILATOR
●					8.7.C ELECTRIC / GFCI

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.0.C SINK(S) (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interruption (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

10. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:

Service Line: Underground
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Indeterminate
Est. Feeder Capacity: 200 Amps

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Dining Room

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire

SUBPANEL 1:

Type: Circuit Breaker Panel
Est. Capacity: 125 Amps
Disconnect: 100 Amps

SUBPANEL 2:

Type: Circuit Breaker Panel
Location: Upper Deck Exterior

CIRCUIT-INTERRUPTERS:

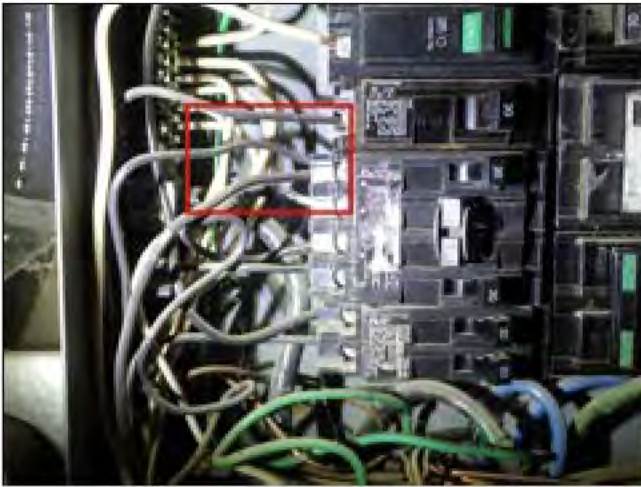
GFCI: At Receptacles

S F P NANI

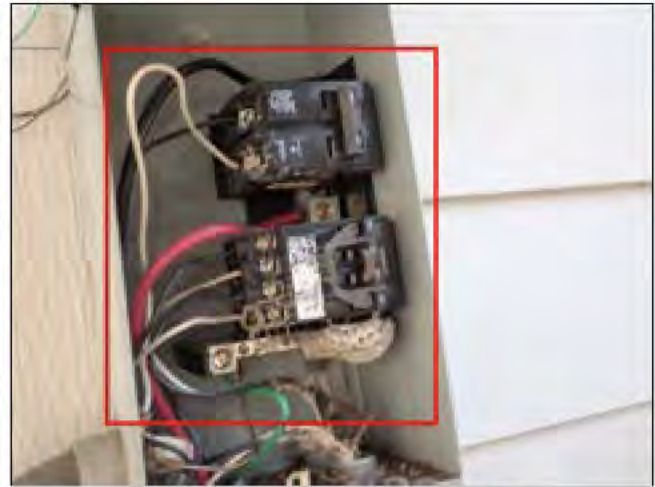
				●	10.0 SERVICE PANEL / ENTRANCE LINE Service panel and line could not be located and therefor was not inspected.
				●	10.1 DISTRIBUTION PANEL Due to framing in area, distribution panel cover could not be removed and interior panel inspected. Recommend gaining access and inspecting as needed.
				●	10.2 MAIN DISCONNECT See 10.1
			●		10.3 SUBPANEL 1 Doubled up breaker observed. Generally, only one conductor (wire) should be connected at circuit breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition. Additionally, multiple sized wires observed at connection point. Recommend conditions be further evaluated and repaired as needed by a qualified electrical contractor.
			●		10.4 SUBPANEL 2 Interior panel cover is missing. Recommend replacing as a general safety upgrade.
				●	10.5 SERVICE GROUNDING PROVISIONS See 10.0-10.1.
		●			10.6 DEVICES Outlet is scorched in back of house utility room. Recommend replacement as needed by a qualified electrician.
		●			10.7 WIRING / CONDUCTORS Loose conduit noted below upper level sub panel at front of home. Recommend securing as needed by a qualified electrician.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



10.3 SUBPANEL 1 (Picture 1)



10.4 SUBPANEL 2 (Picture 1)



10.6 DEVICES (Picture 1)



10.7 WIRING / CONDUCTORS (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

11. HEAT PUMPS

The inspection of heat pump systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, design or adequacy evaluations, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of heat pump systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to heat pumps system may be found under other headings in this report.

HEAT PUMP 1:

Type: Electric Mini-Split
Brand: Daikin
Est. Age: 3 Years
Design Life: 10-15 Years
Distribution: Central Supply Only
Location: Outside
Location: Living Room

HEAT PUMP 2:

Type: Electric Mini-Split
Brand: Mitsubishi
Est. Age: 20+ Years
Design Life: 10-15 Years
Distribution: Central Supply Only
Location: Outside
Location: Upper Living Room

HEAT PUMP 3:

Type: Electric Mini-Split
Brand: Mitsubishi
Est. Age: 20+ Years
Design Life: 10-15 Years
Distribution: Central Supply Only
Location: Outside
Location: Dining Room

S F P NANI

●					11.0 HEAT PUMP 1
●					11.1 OUTDOOR UNIT
●					11.2 AIR HANDLER
	●				11.3 HEAT PUMP 2 Minimal temperature split noted at air handler. System is older and past it normal design life. Recommend conditions be evaluated by a qualified HVAC contractor to determine remedial action required and associated costs.
	●				11.4 OUTDOOR UNIT See 11.3, insulation on coolant lines is deteriorated. Recommend repair or replacement to ensure best operation.
	●				11.5 AIR HANDLER See 11.3, filter is dirty, recommend cleaning as needed.
●					11.6 HEAT PUMP 3 Heat pump system was operational but is older. Recommend having unit checked and serviced as needed by a qualified HVAC contractor.
	●				11.7 OUTDOOR UNIT Fan on exterior unit did not turn when system was operating. Additionally coolant line installation is missing. Recommend further evaluation and repair as needed by a qualified HVAC contractor.
●					11.8 AIR HANDLER

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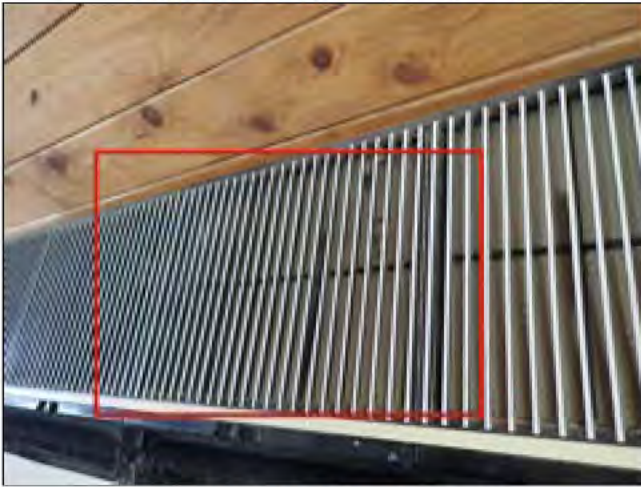
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



11.3 HEAT PUMP 2 (Picture 1)



11.4 OUTDOOR UNIT (Picture 1)



11.5 AIR HANDLER (Picture 1)



11.7 OUTDOOR UNIT (Picture 1)

NOTE: Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:

- Copper
- Galvanized
- Cross-linked Poly (PEX)

DRAIN/WASTE LINES:

- Plastic (ABS)

LOCATION OF SHUT-OFFS:

- Water: Not Observed

SPECIAL LIMITATIONS:

- Concealed Piping

S F P NANI

●											<p>12.0 WATER SUPPLY PIPING</p> <p>Corrosion noted at supply piping connections in garage area of home. Dissimilar metals observed in area. Recommend further evaluation and repair as needed by qualified plumbing contractor.</p>
●											<p>12.1 DRAIN / WASTE PIPING</p> <p>Satisfactory where visible.</p>
●											<p>12.2 GAS PIPING</p>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



12.0 WATER SUPPLY PIPING (Picture 1)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Private Waste Disposal - Private Sewage (Waste Disposal) Systems are not evaluated within the scope of a standard home inspection. If reported/determined to exist, advise pumping and check of system as a precaution. Obtain documentation from owner and/or qualified

specialist on system condition.

Private Water Supply - Private water supply systems are not evaluated within the scope of a standard home inspection. If reported/determined to exist, advise arranging for an evaluation, including water analyses. No evaluation of well yield/recovery/capacity is performed as part of a house inspection.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

Fair

Metal roofing is rated in fair condition based on age and general wear. Surface damage observed on edges of material at multiple locations. Additionally, some sealant at ridge connection seams is starting to crack. Recommend seal and paint as needed to preclude additional damages or deterioration. Conditions should be further evaluated by a qualified roofing contractor.

Note: abandoned water solar system observed on roof, remove as needed or desired.



1.0 (Picture 1)



1.0 (Picture 2)

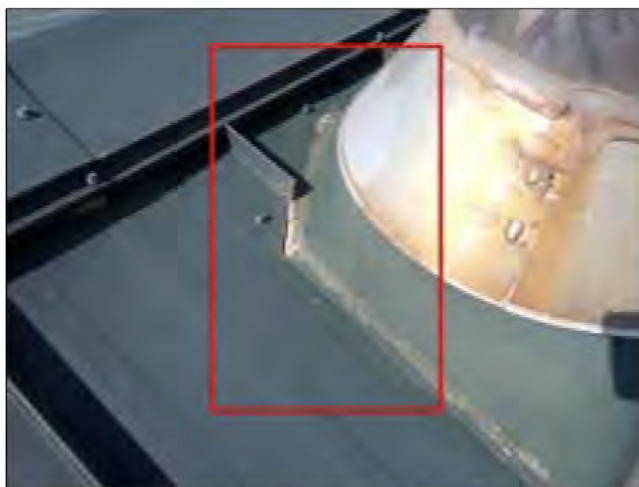


1.0 (Picture 3)

1.1 CHIMNEY

Fair

Gap noted at sealant on base of chimney. Recommend having area checked and repaired as needed by a qualified roofing contractor.



1.1 (Picture 1)

1.3 RAIN GUTTERS

Fair

Build up of leaves/debris in gutters. Recommend cleaning now and on a routine basis for proper function.



1.3 (Picture 1)

1.5 FASCIA / SOFFITS

Fair

Wood rot, peeling paint and signs of wood destroying insects observed on fascia boards at multiple locations around home. Most notably on gable areas. Recommend having all fascia and soffits checked and repaired as needed by a qualified contractor. Prep, prime and paint to ensure proper protection.



1.5 (Picture 1)



1.5 (Picture 2)



1.5 (Picture 3)



1.5 (Picture 4)

2. EXTERIOR ELEMENTS

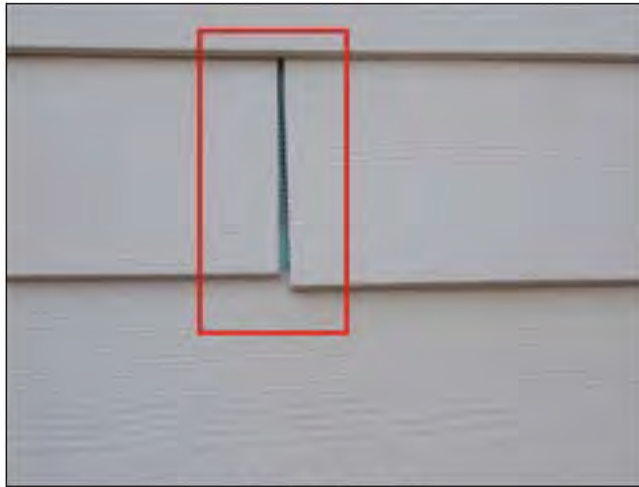
2.0 SIDING

Fair

Concrete lapped siding is rated in fair condition based on age and general wear. Gaps observed between cut ends. Recommend prep, prime and paint to ensure proper protection. Additionally, trim back all loose vegetation to preclude moisture absorption issues.



2.0 (Picture 1)



2.0 (Picture 2)



2.0 (Picture 3)

2.1 SIDING 2

Fair

Excessive cracking and shifting observed on brick work at front of home and over garage area. See related comments in Section 9. Recommend having area checked and repaired as needed by a qualified contractor.



2.1 (Picture 1)



2.1 (Picture 2)



2.1 (Picture 3)

2.2 WINDOWS

Fair

Several windows are missing screens around home. Additionally, some units are damaged. Recommend having all screens added or repaired as needed to ensure proper operation.



2.2 (Picture 1)



2.2 (Picture 2)

2.3 ENTRY DOORS

Poor

Strike plates are missing on multiple entry doors. Recommend adding as needed to ensure proper operation and safety.



2.3 (Picture 1)



2.3 (Picture 2)

2.4 DECK

Poor

Deck structure at back of home is rated in poor condition due to multiple structural issues observed at time of

inspection. Gap and separation observed at beam and support on right side of deck. Several step stringers are cracked and damaged. Some separation observed on decking. Additionally, membrane material is torn at top of steps. Due to current conditions, recommend having all deck structures further evaluated by a qualified contractor to determine repairs needed and associated cost.



2.4 (Picture 1)



2.4 (Picture 2)



2.4 (Picture 3)



2.4 (Picture 4)



2.4 (Picture 5)

3. SITE ELEMENTS

3.0 WALKWAYS

Fair

Walkways have cracked and settled at multiple locations. Some areas are considered a tripping hazard. Recommend repair and seal as needed by a qualified contractor.



3.0 (Picture 1)



3.0 (Picture 2)

3.1 DRIVEWAY

Fair

Cracking noted on driveway surface at multiple locations. It appears that some sections of driveway drain towards foundation of home and garage area. This could cause moisture absorption issues if not corrected. Recommend having slab checked and repaired as needed by a qualified contractor.



3.1 (Picture 1)



3.1 (Picture 2)

3.2 GROUND SLOPE AT FOUNDATION

Fair

See 3.1, correct as needed by a qualified contractor.

4. GARAGE

4.1 FLOOR SLAB

Fair

Cracking of floor slab noted; recommend sealing to prevent further deterioration.



4.1 (Picture 1)

4.2 WALLS / CEILINGS

Fair

Any openings in the wall or ceiling between the house and garage should be covered with the proper fire-rated assemblies or materials.



4.2 (Picture 1)

4.4 DOOR OPERATOR

Fair

Despite significant resistance, neither of the two garage doors automatically reversed. In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed.

4.5 ELECTRIC / GFCI

Fair

Recommend replacing outlet covers as a general safety upgrade.



4.5 (Picture 1)

4.6 HOUSE / SERVICE DOOR

Fair

Deadbolt lock was difficult to engage. Additionally weather stripping is worn. Recommend repair or adjustment as needed by a qualified contractor.



4.6 (Picture 1)



4.6 (Picture 2)

5. ATTIC

5.0 ROOF FRAMING

Fair

Limited end bearing noted on framing hip over left side of home. While no major shifting has occurred, recommend having framing in area further evaluated and repaired as needed by a qualified contractor.



5.0 (Picture 1)

5.2 VENTILATION PROVISIONS

Fair

Evidence of suspect mold is present on ceiling in several areas in attic over right side of home. We did not inspect, test or determine if this is a health hazard/structural concern. Recommend contacting a qualified mold inspector or expert for investigation or correction if needed.



5.2 (Picture 1)



5.2 (Picture 2)

5.3 INSULATION

Fair

Limited insulation observed over right side of home. Recommend adding to ensure best efficiency.



5.3 (Picture 1)



5.3 (Picture 2)

6. INTERIOR ELEMENTS

6.2 FLOORS

Fair

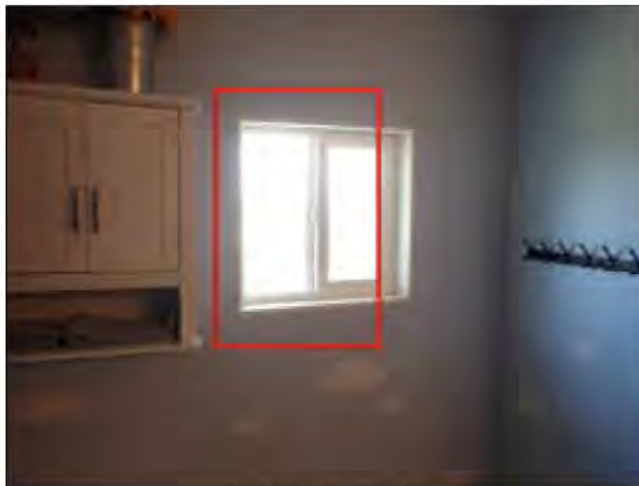
6.2 (1) General wear noted on carpets in upper level of home. Recommend repair or replacement as needed by a qualified contractor.



6.4 WINDOWS

Fair

Evidence of the failure of the seal on insulated window in upper level bathroom. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.



6.4 (Picture 1)

6.8 FIREPLACE

Not Inspected

Wood burning stoves and inserts are not part of a standard home inspection due to specific installation requirements based on each manufacture. See supplemental comments for recommendations.

7. KITCHEN

7.0 PLUMBING / SINK

Fair

Flex line used for under sink drain line; recommend replacing with solid wall piping to reduce potential for blockage.



7.0 (Picture 1)

7.1 WALLS / CEILING

Fair

Gap noted between ceiling and cabinetry. This could be the result of settlement issues in area. See related comments on siding and foundation. Recommend conditions be further evaluated by a qualified contractor to determine repair needs and associated cost.



7.1 (Picture 1)

7.7 CABINETS

Fair

Functional with some cosmetic damage consistent with age. Refinish as desired.



7.7 (Picture 1)

7.8 COUNTERTOP

Fair

Gaps between countertop and back splash noted. Recommend caulking to prevent water intrusion.



7.8 (Picture 1)



7.8 (Picture 2)

8(A) . BATHROOM 1

8.0.A SINK(S)

Fair

Recommend caulking at junction between countertop and back splashes to prevent moisture intrusion concerns.



8.0.A (Picture 1)

8(B) . BATHROOM 2

8.0.B BATHTUB

Fair

Shower head leaks/sprays at connection to plumbing neck. Recommend repair to preclude damages to surrounding area.



8.0.B (Picture 1)

8.1.B SINK(S)

Poor

Left side sink was not operational at time of inspection. Recommend restoring water pressure and testing prior to close.



8.1.B (Picture 1)

8(C) . BATHROOM 3

8.0.C SINK(S)

Fair

Recommend caulking at junction between countertop and back splashes to prevent moisture intrusion concerns.



8.0.C (Picture 1)

9. FOUNDATION / SLAB

9.0 SLAB EXTERIOR / EDGE

Not Inspected

Due to home design, most of slab exterior was not visible at time of inspection. However, area of slab has been notched out under back of house utility room. Framing in area is not properly supported. Recommend having slab and framing further evaluated and repaired as needed by a qualified contractor.



9.0 (Picture 1)

9.1 HOUSE FLOOR SLAB

Not Inspected

Due to home design and floor coverings, most of slab was not visible at time of inspection. However, cracking and settlement issues were noted on exterior siding and interior walls and cabinets. Recommend having foundation further evaluated by a qualified contractor to determine repairs needs and associated cost.

10. ELECTRIC SYSTEM

10.0 SERVICE PANEL / ENTRANCE LINE

Not Inspected

Service panel and line could not be located and therefor was not inspected.

10.1 DISTRIBUTION PANEL

Not Inspected

Due to framing in area, distribution panel cover could not be removed and interior panel inspected. Recommend gaining access and inspecting as needed.

10.2 MAIN DISCONNECT

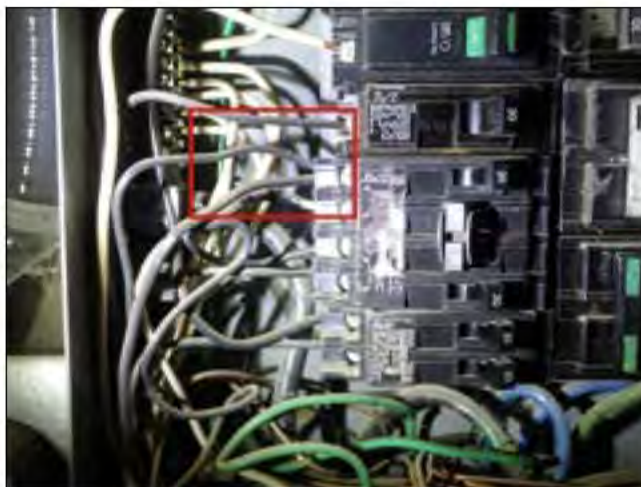
Not Inspected

See 10.1

10.3 SUBPANEL 1

Poor

Doubled up breaker observed. Generally, only one conductor (wire) should be connected at circuit breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition. Additionally, multiple sized wires observed at connection point. Recommend conditions be further evaluated and repaired as needed by a qualified electrical contractor.

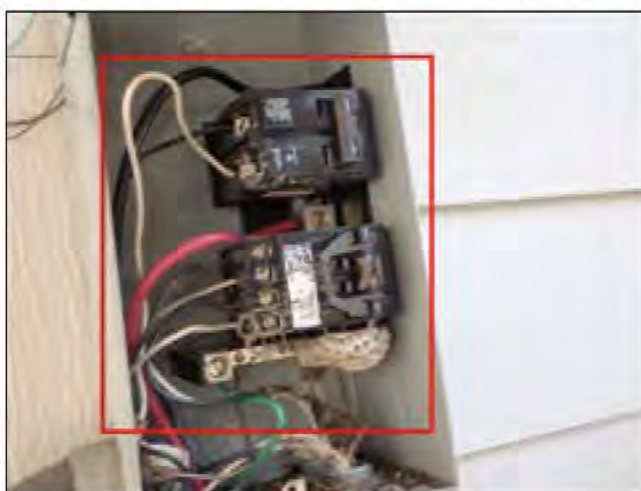


10.3 (Picture 1)

10.4 SUBPANEL 2

Poor

Interior panel cover is missing. Recommend replacing as a general safety upgrade.



10.4 (Picture 1)

10.5 SERVICE GROUNDING PROVISIONS

Not Inspected

See 10.0-10.1.

10.6 DEVICES

Fair

Outlet is scorched in back of house utility room. Recommend replacement as needed by a qualified electrician.



10.6 (Picture 1)

10.7 WIRING / CONDUCTORS

Fair

Loose conduit noted below upper level sub panel at front of home. Recommend securing as needed by a qualified electrician.



10.7 (Picture 1)

11. HEAT PUMPS

11.3 HEAT PUMP 2

Poor

Minimal temperature split noted at air handler. System is older and past its normal design life. Recommend conditions be evaluated by a qualified HVAC contractor to determine remedial action required and associated costs.



11.3 (Picture 1)

11.4 OUTDOOR UNIT

Poor

See 11.3, insulation on coolant lines is deteriorated. Recommend repair or replacement to ensure best operation.



11.4 (Picture 1)

11.5 AIR HANDLER

Poor

See 11.3, filter is dirty, recommend cleaning as needed.



11.5 (Picture 1)

11.6 HEAT PUMP 3

Fair

Heat pump system was operational but is older. Recommend having unit checked and serviced as needed by a qualified HVAC contractor.

11.7 OUTDOOR UNIT

Poor

Fan on exterior unit did not turn when system was operating. Additionally coolant line installation is missing. Recommend further evaluation and repair as needed by a qualified HVAC contractor.



11.7 (Picture 1)

12. PLUMBING SYSTEM

12.0 WATER SUPPLY PIPING

Fair

Corrosion noted at supply piping connections in garage area of home. Dissimilar metals observed in area. Recommend further evaluation and repair as needed by qualified plumbing contractor.



12.0 (Picture 1)

13. HOT WATER SUPPLY

13.0 WATER HEATER

Fair

Water heater was operational at time of inspection. However, recommend adding a dedicated circuit for system as power tripped in garage when tested.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kelley Skudstad



INVOICE

Kelley Property Inspections dba HouseMaster
1241 NW Lawnridge Ave
Grants Pass OR 97526
541-295-5802

Inspection Date: 7/17/2025
Inspected By: Kelley Skudstad

Customer Info:	Inspection Property:
Steve Biskebora	3850 E Antelope Rd Eagle Point OR 97524

Service	Price	Amount	Sub-Total
Standard Home Inspection		500.00	1 500.00
			Tax \$0.00
			Total Price \$500.00

Payment Method:
Payment Status:
Notes:



CIVIL
•
STRUCTURAL
•
PLANNING

Medford OR 97501
304 South Holly Street
Tel: (541) 772-5804
kas@kasinc.com

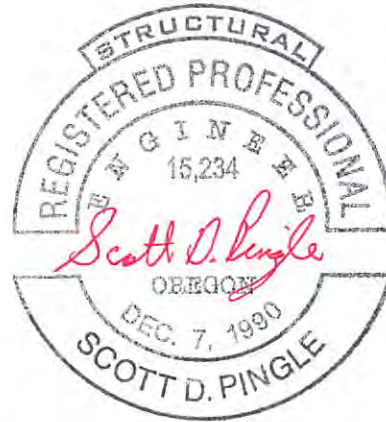
Grants Pass OR 97527
1867 Williams Hwy, Suite 222
Tel: (541) 479-5801
kas@kasinc.com

February 17, 2021

Rachel Poteet
3850 East Antelope Road
Eagle Point, OR 97524

Re: Structural Observation and Written Report for
3850 East Antelope Road, Eagle Point, Oregon 97524

Dear Rachel:



EXPIRES 12-31-20²²

I performed on on-site observation of the above referenced home on February 17, 2021. The purpose of my visit was to evaluate apparent settlement in the garage addition to the home. I performed a previous site observation on March 7, 2019, prior to you purchasing the home.

The right side of the structure is an addition to the original home and includes a two-car garage on the bottom floor and a Master Bedroom suite and deck on the upper floor. There is obviously significant settlement on the east (right) side of the structure. However, sometime prior to my site observation in 2019, at least 7 foundation anchors were installed along the front and both sides of this addition. Two anchors are visible on the east side of the house and there are obvious concrete patches on the left inside of the garage and in front of the garage in the concrete driveway. Whoever installed the anchors did not attempt to "level" the house. This is quite common because of possible additional damage to the structure when trying to move it significantly. In cases like this, the home is simply stabilized from further movement and NOT "leveled". The brick veneer on the front of the structure is purely cosmetic and in the same condition as during my 2019 observation.

I can attest that since my 2019 site observation, the home has NOT moved and is in the same condition as it was at that time. It is my professional opinion that although the right side of this addition is not level that the structure is stable and structurally sound and should continue to remain in this same condition for many years to come. If you have any questions or need further clarification or assistance, please let me know.

Sincerely,

Scott D. Pingle, P.E., S.E.
21033Let1

Septic Information

SUMMARY SHEET - TOWNSHIP 36 RANGE 1E SECTION 31 TAX LOT 500
 ADDRESS: 3850 Antelope Rd. ACREAGE 26.31

SANITATION

Pre-Site Inspection _____

Site Evaluation 8/28/80 A-D-ETA 15-573-81N Remex

Septic Permit 1-5-84-715-1-84N 10-3-80 15-475-80N 12-31-81 9-13-77

Finald 8-8-78 ASDS-MBD-19-7K ASDS-MBD-18-76
9-2-87 #15-311-87N 7-2-87 #15-214-87N

Certificate of Adequacy 10-12-87 _____

Well Permit 9-13-89 N (drn)
4-21-87 74-87W
3-27-78 111-78W

Other _____

BUILDING

Permit # 82-721-cde Permit # 87-1030-FR Permit # 89-426-R3 Permit # 89-1224-R3R

Issued: 9-27-82 Issued: 10-19-87 Issued: 4-11-89 Issued: 9-22-89

Type: code inspection Type: Field Review Type: SFD Type: Addition

Finald: 9-28-82 Finald: _____ Finald: 1-17-91 Finald: _____

Permit # _____ Permit # _____ Permit # _____ Permit # _____

Issued: _____ Issued: _____ Issued: _____ Issued: _____

Type: _____ Type: _____ Type: _____ Type: _____

Finald: _____ Finald: _____ Finald: _____ Finald: _____

Other: _____

PLANNING

File No. 76-19-S Request: BRANDON KUHL SUBDIVISION A-D-W Subdivision

Other: 87-20-NK
88-12-CPA

HEALTH DEPARTMENT: _____

ASSESSOR'S OFFICE: _____

LEGAL ACTION: _____



SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT # 15-51694P

DEPARTMENT OF PLANNING & DEVELOPMENT • 10 SOUTH OAKDALE • MEDFORD, OREGON 97501 • (503) 776-7554

Name DANIEL AND KIMBERLY HOLLINGER Twp. N05 R. 1E S. 31 TaxLot 500

Address (location) 3860 E. AMERIQUE RD., EAGLE POINT, OR System Type SAND FILTER DRAINAGE REDUCEMENT

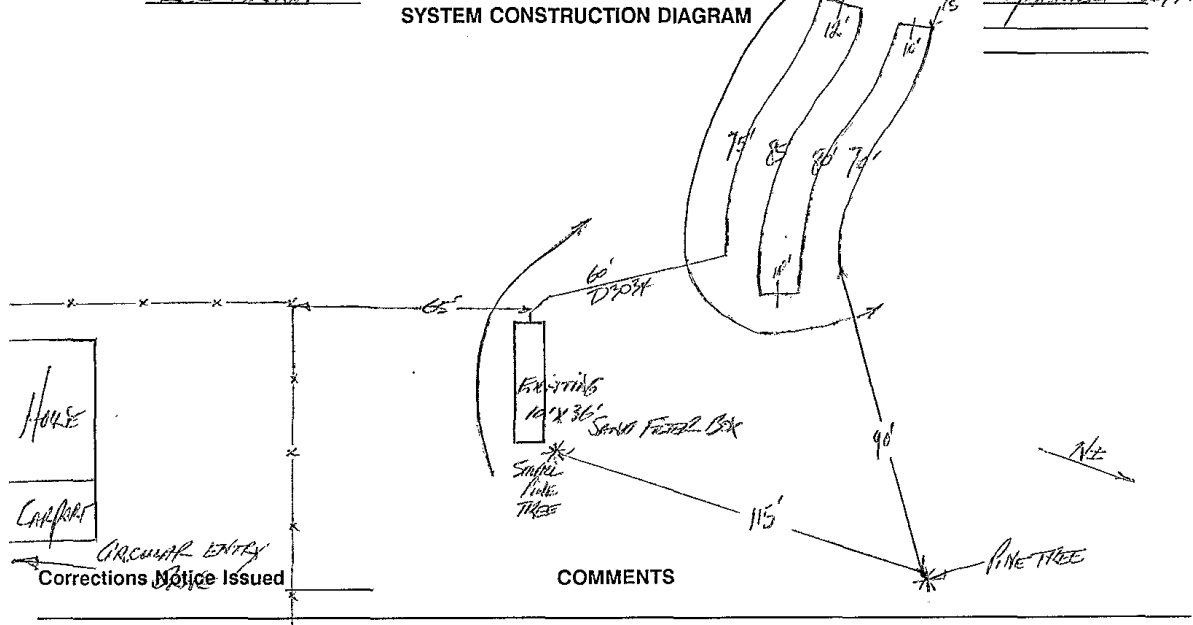
EXISTING TANKS AND SEWER LINES		DRAINFIELD	DATE <u>SEP. 29, 1992</u>	CURTAIN DRAIN
Effluent Sewer _____	COMPARTMENTS	Trench Width <u>24-30"</u>	Staking _____	Total Depth _____
Pressure Transport Pipe _____	Single _____	Trench Depth <u>48"</u>	Gravel Depth <u>12"</u>	Rock Depth _____
Septic Tank Size _____	Double _____	Distance Between Lines <u>10-12'</u>	Line Level <u>100.0</u>	Visqueen _____
Material & Manuf. _____		Line Level _____	End Caps <u>wood</u>	Screen _____
Dosing Tank Size _____		Overflows <u>OK</u>	Undisturbed Earth <u>OK</u>	Sch. 40 End(s) _____
Material & Manuf. _____		Total Lineal Feet <u>360'</u>	Distance to Well _____	V-DITCH
Fittings, Material & Connections _____				V-Ditch <u>Around</u>
Tank to House _____				Berm <u>115' WIDE</u>
Riser(s) _____				

ETA	SAND FILTER/TRENCH <u>EXISTING</u>	TILE DEWATERING	PUMP/SIPHON SYSTEMS
Bed Depth _____	Staking _____	Staking Check _____	Type & H.P. _____
Bed Dimensions _____	Trench Width _____	TDW (Trench) Check _____	Floats: _____
Bed Check _____	Trench Depth _____	Rock & Pipe in Drain _____	Single _____ Double _____
Gravel & Pipe _____	Box Size _____	Trench _____	Check Valve _____
Cap _____ Depth _____	Box Inspection Date _____	Silt Trap Dia. _____	Antisiphon _____
LOW PRESSURE DISTRIB.	Pressure Test Date _____	Flapgate _____	Safety Line _____
Staking _____	Discharge Height _____	Sch 80 Outlet Pipe _____	Quick Disconnect _____
Pressure Test _____	Filter Fabric _____	Backfill _____	Pump Off Floor _____
Discharge Height _____	Sand Depth _____	CAPPING FILL	Alarm _____
Filter Fabric _____	Backfill _____	Scarified Surface _____	Alarm Float _____
	Sieve Analysis _____	Staking _____	Gate Valve _____
		Cap _____ Depth _____	Screened Enclosure _____
			Siphon Manuf. <u>EXISTING</u>
			Siphon Model# _____

INSTALLER LEE BRAND

INSPECTION DATES: SEPTEMBER 30, 1992

SYSTEM CONSTRUCTION DIAGRAM



COMMENTS

CERTIFICATE OF SATISFACTORY COMPLETION

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

Date DECEMBER 18, 1992

Charles L. Hendrix
Jackson County Environmental Health Specialist



SEPTIC SYSTEM INSTALLATION REQUIREMENTS
THIS PERMIT MUST BE POSTED ON SITE

Applicant: DANIEL & KIMBERLIE HOLLINGER

Twp. 36 Range 1E Section 31 Tax Lot 500

TYPE OF SYSTEM: SAND FILTER REPAIR

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of FOUR (4) bedrooms. The maximum daily sewage flow shall not exceed 450 gallons.

Septic Tank Size: Existing gallons.

Drainfield Requirements: Serial design; 300 lineal feet; Trench Depth 48 inches; Gravel Depth 24 inches.

*The drainfield must be installed in the approved area as shown on the soils worksheet dated 8-26-92.

Sand Filter: Size Existing square feet.

SPECIAL CONDITIONS:

Excavate a minimum 12" wide, 12" deep surface diversion ditch (V-ditch) immediately upslope of the sewage disposal field.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. Be sure to use **approved** materials in all construction. A list is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Department, Sanitation Division (776-7554), for assistance on how to proceed. Office hours for counter staff are 8:00 am to 4:00 pm. Office hours for field staff are 8:00 am to 9:30 am. Additional installation details and diagrams are available on request.

**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Department of Planning and Development sanitarian must be obtained before beginning the drainfield excavation.

The site of the initial drainfield installation and repair area must be kept vacant and free of all development or any other activity which would damage the system.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the effluent sewer have been installed but **before** backfilling.

After the drainfield trenches have been excavated and the gravel and distribution piping have been installed and the gravel has been covered with paper or filter fabric.

Charles S. Henke, R.S.
Environmental Health Specialist II

Permit #15-516-92R

Issued: 8-31-92

Expires: 8-31-93

Inspected and approved by _____

Date _____

Correction Notice issued on _____

INTEROFFICE MEMORANDUM-JACKSON COUNTY

TO: 36-1E-31-501

FROM: Chuck Henke *CH*

DATE: August 31, 1992

SUBJECT: Sand Filter Malfunction at Above Referenced Site

Met on site with property owners, Dan and Kim Hollinger, on April 12, 1992, to evaluate the malfunction of the Sewage Disposal Drainfield at property identified by the above referenced legal description. The sewage drainfield at the time of investigation was discharging sewage onto the ground's surface. The septic tank and sand filter appeared to be functioning satisfactorily. The cause of the sewage drainfield malfunction is unknown although livestock hoof ruts were observed in and around the drainfield area. The Hollinger's claim the malfunction occurred before the cattle were pastured in the drainfield area. A test pit is suggested to re-evaluate for a repair drainfield only.



JACKSON COUNTY OREGON

COUNTY COURTHOUSE • MEDFORD, OREGON 97501

DEPARTMENT OF PLANNING AND DEVELOPMENT
Kerry L. Lay, Director
(503) 776-7554

AUTHORIZATION NOTICE

DATE 9-12-89

RE: Township 36 Range 1E Section 31 Tax Lot 500

I have no information that the existing subsurface sewage disposal system located on the above referenced property has ever failed by discharging sewage upon the ground surface or into public water, by clogging or backing up, or in any other manner.

The existing system last served or is serving

- 1) a dwelling having 1 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room); OR
- 2) a business (type of) _____ consisting of _____ (number of employees).

To the best of my knowledge, the existing septic tank has a 1500 gallon capacity determined by 15-311-87N (pumping record, permit, etc.)

The existing septic system was installed on 10-12-87 (date) under authority of Jackson County Subsurface Sewage Permit # 15-311-87N.

I intend to

- 1) connect a dwelling having 3 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room); OR
- 2) connect a business (type of) _____ consisting of _____ (number of employees); OR
- 3) add to my existing structure (state all rooms to be added)

Daniel Hollinger
Property Owner's Signature
(or representative with written authorization)



SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT # 15-311-87N

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

Name DON WHITE Twp. 36S.R. 1E.S. 31 T.L. 500 System Type SAND FILTER

Address (Location) 3850 E. ANTELOPE ROAD, EAGLE POINT, OREGON

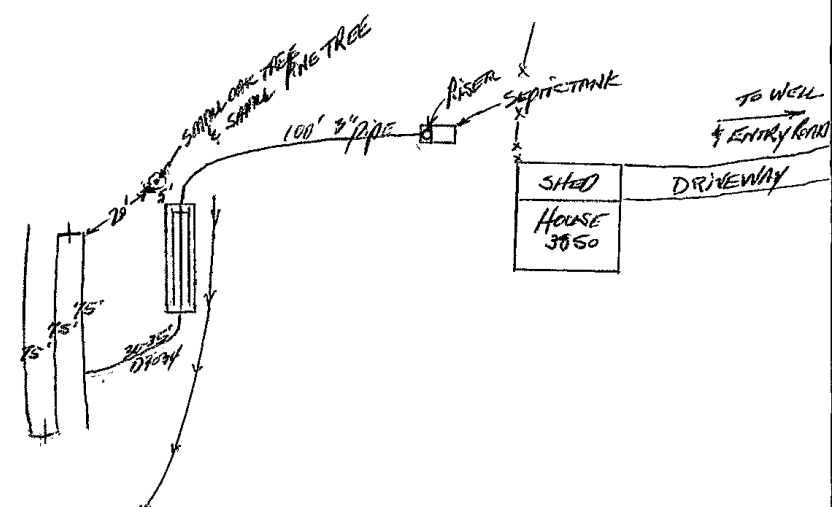
Tanks and Sewer Lines		Drainfield		Curtain Drain/V-Ditch	
Effluent Sewer	<u>30-35' D3034</u>	Trench Width	<u>24"</u>	Total Depth	_____
Pressure Transport Pipe	<u>100' 3" Press Pipe</u>	Trench Depth	<u>40-44"</u>	Rock Depth	_____
Septic Tank Size	<u>1500 2 COMP</u>	Gravel Depth	<u>24"</u>	Visqueen	_____
Material & Manuf.	<u>CONCRETE BIRKBECK</u>	Distance Between Lines	<u>10' 6"</u>	Screen	_____
Dosing Tank Size	_____	Line level	<u>0.15</u>	V-Ditch	<u>2K 11-9-87</u>
Material & Manuf.	_____	Overflows	<u>0.15</u>	Berm	_____
Fittings, Materials & Connections	<u>O.K.</u>	Total Lineal Feet	<u>225'</u>		
Tank to House	_____	Distance to Well	<u>200'</u>		
Riser(s)	<u>OVER Dorsate Siphon</u>				

ETA	Sand Filter/Trench	Tile Dewatering	Pump/Siphon Systems
Bed Depth	Staking	Staking Check	Type & H.P.
Bed Dimensions	Trench Width	TDW. (Trench) Check	Floats
Bed Check	Trench Depth	Rk. & Pipe in Drn Trnch	Single Double
Gravel & Pipe	Box Size	Silt Trap Dia.	Chk Valve
Cap	Bldg. Inspected	Flaggate	Antisiphon
	Pressure Test	Sch 80 Outlet Pipe	Safety Line
	Discharge Height	Backfill	Quick Disconnect
	Filter Fabric	Capping Fill	Pump off Floor
	Sand Depth	Scarified Surface	Alarm
	Backfill	Staking	Electrical Permit
		Cap	Gate Valve
			Screened Enclosure
			Siphon Manuf.
			Siphon Model #

INSTALLER: ROY JONES

INSPECTION DATES: 9-29-87
10-7-87
10-8-87

SYSTEM CONSTRUCTION DIAGRAM



COMMENTS

Corrections Notice Issued

X INSTALLER IS NOT LICENSED.

CERTIFICATE OF SATISFACTORY COMPLETION

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

Oct. 12, 1987
Date

[Signature]
Jackson County Sanitarian

SAND FILTER SEWAGE DISPOSAL SYSTEM

INSTALLATION NARRATIVE

Applicant: Don White

Permit #15-311-87N

Twp. 36 Range 1E Section 31 Tax Lot 500

IMPORTANT NOTE: If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Department, Sanitation Division (776-7554) for assistance on how to proceed.

For persons unfamiliar with the installation of septic systems, installation handouts are available from the Jackson County Planning Department to help you.

If this system, or any part thereof, is installed by any person other than the property owner or a regular employee of the property owner, that person must be licensed to do such work by the state Department of Environmental Quality. Except that, the sand filter structure itself need not be constructed by a licensed septic system installer. Be sure to use approved materials in all construction. A list is available at this office.

I. GENERAL PERMIT CONDITIONS:

A) This alternative sewage disposal system is designed to service no more than one single family dwelling with a maximum of four (4) bedrooms. The maximum daily sewage flow must not exceed 450 gallons.

B) The drainfield portion of this system should be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Department of Planning and Development sanitarian must be obtained before beginning drainfield excavation.

C) Issuance of this permit does not relieve the applicant of the responsibility of complying with all applicable local, state, and federal regulations regarding development of this property.

D) This installation permit is valid for one year from date of issue and is not transferable.

E) The owner of this sand filter system shall provide the Jackson County Department of Planning and Development written verification that the system's septic tank has been pumped at least once each forty-eight (48) months by a licensed sewage disposal service business. Service start date shall be assumed to be the date of issuance of the Certificate of Satisfactory Completion. The owner shall provide this office certification of tank pumping within two (2) months of the date required for pumping.

F) Before beginning construction, the installer of this system must contact a Jackson County Department of Planning and Development sanitarian or soil scientist to discuss installation details.

G) Unless otherwise noted herein, all provisions of Oregon Administrative Rules, Chapter 340, 71-100 through 73-085 and Appendices must be met.

H) The septic tank, dosing tank, sand filter, effluent sewer lines, and drainfield shall be installed in the locations indicated on the attached plot plan. Any change in the location of any of these components must be approved by this office prior to construction.

I) A Certificate of Satisfactory Completion, issued by the Jackson County Department of Planning and Development, is required before the system is used and will be issued only if all conditions of this permit are met.

II. SEPTIC TANK:

A) The liquid capacity of the septic tank shall be at least one thousand (1,000) gallons; a twelve hundred fifty (1,250) gallon septic tank is recommended. The tank must be placed level on a solid base (not fill).

B) The septic tank must be located outside of the approved "Usable Area". The minimum separation distance between the septic tank and the building foundation is five (5) feet. The septic tank should be installed as close to this minimum separation distance as possible in order to minimize opportunity for clogging of the building sewer.

C) All septic tanks installed with the manhole access deeper than eighteen (18) inches, or when used within a sand filter system, commercial system, or pressurized system shall be provided with a watertight manhole riser extending to the ground surface or above. The riser shall have a minimum inside dimension equal to or greater than that of the tank manhole. A cover shall be provided and securely fastened or weighted to prevent easy removal. The ground surface must slope away from the top of each riser access lid to prevent water from entering the septic tank.

D) On sites where a high groundwater table is encountered, the septic tank and/or dosing tank must be weighted or provided with an antibuoyancy device to prevent flotation.

III. DOSING TANK SPECIFICATIONS:

A) The minimum liquid capacity of the dosing tank must be four hundred fifty (450) gallons. The liquid capacity of the tank is measured from the invert of the inlet to the tank bottom.

B) The dosing tank must have a liquid storage capacity of at least one hundred twenty-five (125) gallons between the alarm level and the inlet pipe invert.

C) All dosing tanks installed shall be provided with a watertight manhole riser extending to the ground surface or above. The riser shall have a minimum inside dimension equal to or greater than that of the tank manhole. A cover shall be provided and securely fastened or weighted to prevent easy removal. The ground surface must slope away from the top of the riser access lid to prevent water from entering the tank.

D) The effluent sewer line between the septic tank and the dosing tank must be of approved three (3) or four (4) inch diameter sewer pipe only.

E) A two-compartment, 1,500 gallon "pumping" tank may be utilized to satisfy both the septic tank and dosing tank requirements of this permit.

F) On sites where a high groundwater table is encountered, the septic tank and/or dosing tank must be weighted or provided with an antibuoyancy device to prevent flotation.

G) The septic tank and dosing tank must be vented through the house plumbing system.

IV. PUMPS OR DOSING SIPHONS, CONTROLS, AND ALARMS:

A) A dosing siphon may be used instead of a pump to pressurize the sand filter system. We recommend checking with the siphon dealer as to proper installation procedures and minimum fall requirements. The dosing siphon must be a type approved for use in Oregon. The siphon must produce a vertical rise of three (3) to five (5) feet during the pressure test.

B) Pumps, controls, and alarms used in this system must comply with Oregon's electrical code and must be installed in accordance with the provisions of an electrical permit issued by the State Department of Commerce.

C) Installation of pumps, controls, and alarms shall also meet the provisions of Oregon Administrative Rules, Chapter 340, 73-055, AND the following minimum requirements:

Submersible pumps shall be provided with an easy, readily accessible means of electrical and plumbing disconnect and a noncorrosive lifting device as a means of removal for servicing.

A gate valve shall be provided inside the dosing tank between the quick disconnect and the exit of the tank if the sand filter is upslope of the dosing tank. A one-way check valve shall be provided between the pump and the quick disconnect fitting if the Sand Filter is located upslope of the dosing tank.

If the Sand Filter is located downslope of the dosing tank, a one-eighth (1/8) inch anti-siphon hole shall be located in the pressure line above the high water mark in the dosing tank.

Pumps must be capable of passing a three-quarter (3/4) inch solid sphere, and have a minimum one and one-quarter (1 1/4) inch discharge. Pumps must be placed a minimum of six (6) inches above the dosing tank bottom.

Pumps must be automatically controlled by sealed mercury switches with a minimum mercury tube rating of twelve (12) amps at one hundred fifteen (115) VAC. The mercury float switch pump controls shall be set to provide a pumping volume of ninety (90) gallons (12 cubic feet) per cycle. The pump must be placed within a corrosion-resistant screen that extends above the maximum effluent level within the pump chamber. The screen shall have at least twelve (12) square feet of surface area, with one-eighth (1/8) inch openings.

An audible, waterproof high level alarm with manual silence switch shall be located near the building served by the sand filter system. Alarm and pump controls must be on separate circuits. If the alarm is located inside a building, it must be an audio visual type with silence switch. The mercury float switch regulating the high water level alarm must be located at least five (5) inches above the "on" level.

The pump must be capable of producing five (5) feet of vertical head during the pressure test.

V. SAND FILTER PRESSURE PIPING:

A) All fittings and pressure piping between the dosing tank and the sand filter must be a minimum of class 160 PVC 1120 and have a minimum inside diameter of two (2) inches. Piping must be installed below the frost line, be bedded in three (3) inches of sand or pea gravel, and be uniformly supported along the trench bottom. Backfill must be free of large rock or material which will damage the piping.

B) The pressure piping within the sand filter itself must be at least 160 psi PVC pipe meeting ASTM D 2241. Joint cement compounds must conform to ASTM D 2564.

C) Pressure piping within the sand filter must be installed as shown in the enclosed diagram. Holes perforating the pressure distribution laterals must be one-eighth (1/8) inch diameter and spaced 24 inches apart as shown in the enclosed diagram. Pressure distribution manifold piping must be two (2) inches in diameter; pressure distribution lateral piping must be two (2) inches in diameter and must be placed with drilled holes facing up.

VI. SAND FILTER SPECIFICATIONS:

A) The sand filter component of this system shall be constructed as shown in the enclosed diagram (Exhibit A). The sand filter shall contain not less than 360 square feet of sand surface area. The construction of the sand filter must be inspected and approved (any concrete must be allowed to cure for at least fourteen (14) days) before any sand may be placed in the sand filter.

B) Perforated underdrain pipe and gravel cover, filter sand, filter fabric, filter rock, pressure piping, and approved soil crown shall be placed within the sand filter as shown in the enclosed diagram.

C) The perforated underdrain pipe must be standard, four (4) inch, smooth wall drainfield pipe. It shall be covered with gravel to a minimum depth of two (2) inches throughout the sand filter bottom to a total depth of six (6) inches. Filter fabric shall be placed over this gravel before placement of the filter sand.

D) Filter sand must conform to the specifications for "medium sand" contained in OAR 340 71-290 Sand Filter Rules. The filter sand must be thoroughly water-settled for 6 hours by sprinkling before the filter gravel is placed over the sand.

E) Filter gravel must be clean, washed crushed rock (1 1/2 - 2 1/2 inches in size) or clean, washed gravel (3/4 to 2 1/2 inches in size).

F) The filter gravel shall be covered with filter fabric.

G) Soil crown material shall be approved by the Jackson County Department of Planning and Development prior to placement. There shall be sufficient depth of soil to provide a six (6) inch crown (after settling), sloped to allow rainfall runoff.

VII. DRAINFIELD SPECIFICATIONS:

A) The drainfield portion of this septic system must be installed using a serial distribution design and be located only in the "Usable Area" designated on the site evaluation worksheet dated Aug. 28, 1980. Reserve at least one-half of the "Usable Area" for future repair drainfield installation.

B) Install 225 lineal feet of twenty-four (24) inch wide disposal trench. Trench depth shall be held to 40-42 inches. Trenches must be installed uniformly level and spaced at ten (10) feet minimum on centers. It is very important to keep the trenches level end to end and not to exceed the maximum trench depth. Contouring the disposal trenches with the contour of the slopes may be necessary to maintain uniform depths. Trench sidewalls must be scarified before proceeding. Place eighteen (18) inches of clean, washed crushed rock (1 1/2" to 2 1/2" in size) OR gravel (3/4" to 2 1/2" in diameter) in each trench, lay perforated distribution pipe (holes down) on level and centered in each trench, and cover pipe with at least two (2) inches of crushed rock or washed gravel. Pipe ends must be capped. Total depth of rock or gravel must be twenty-four (24) inches. Cover rock or gravel with one layer of untreated building paper or six inches of straw.

C) "Up-and-overs" from one trench to another consist of unperforated pipe placed on undisturbed earth. This will ensure full use of the trench sidewall and minimize settling of the overflow pipe. Do not dig a connecting trench and then recompact the excavated soil to obtain the desired rise. A six (6) inch rise is required for proper overflow. This is measured from the top of the disposal trench pipe to the top of the overflow pipe at its highest point. If a connection of two (2) pipes must occur in this "up-and-over", be sure the male end at the joint points downhill. Call for an inspection at this point.

D) The entire drainfield and any other areas disturbed as a result of construction must be liberally fertilized and seeded with high water use grasses such as alta fescue, orchard grass, and tall wheat-grass.

E) The site of the initial drainfield installation and the replacement area (repair area) must be kept vacant, free of all development, soil modification, compaction, traffic, heavy cultivation, fenced from all livestock, or any other activity which would damage the system.

VIII. V-DITCH SPECIFICATIONS:

A) Install a minimum twelve (12) inch wide, twelve (12) inch deep v-ditch a minimum of ten (10) feet upslope of the upper drainfield line. The ditch must have a minimum fall of one-quarter (1/4) inch per foot.

B) Outlet end(s) of the v-ditch must daylight at ground surface. Call for an inspection at this point.

IX. INSPECTION SCHEDULE:

A) Inspections of concrete sand filter structure will be made by staff of the Building Division of the Jackson County Department of Planning and Development. All other inspections will be by Sanitation Division staff.

B) The Building Division will make inspections of the sand filter construction at the following points:

For reinforced concrete structures:

- a) After forms for the sand filter have been erected, rebar is installed and pipes are roughed in, but before concrete is poured.
- b) After concrete has been poured and forms are removed.

C) The Sanitation Division shall be notified to make construction inspections at the following points:

- 1) (For vinyl-lined sand filters) After the containment structure and/or excavation is completed and four (4) inch sand cushion is in place, and vinyl-liner is installed.
- 2) After septic tank, dosing tank, sand filter, and disposal trenches have been staked out, but before construction begins.
- 3) After the drainfield trenches have been excavated, and the gravel, distribution pipe, and untreated building paper have been placed in the trenches, but before the trenches are backfilled.
- 4) After the septic tank, dosing tank, pressure transport piping, and effluent sewer line between the sand filter and the drainfield have been installed, but before they are backfilled.
- 5) After the sand filter underdrain pipe is placed and covered with gravel and filter fabric, the filter sand is placed and water-settled, six (6) inches of filter gravel is placed over the sand, the perforated pressure piping in the sand filter is installed, and installation of the pump, float switches and alarm is completed.

NOTE: Water and power must be available on the site during this inspection. This is to allow the electrical and mechanical systems to be evaluated under actual working conditions. The system must produce a vertical rise of water three (3) to five (5) feet high out of the one-eighth (1/8) holes in the pressure laterals.



Existing System Evaluation Report for Onsite Wastewater Systems

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

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

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Rachel Poteet Telephone: _____

Site Address: 3850 East Antelope road City: Eagle Point Zip Code: _____

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

Legal Description: 36S-1E-31-500

Age of wastewater treatment system 38 (years) Is there a service contract for system components? _____

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

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

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

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

7-8-25

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Wayne Buma

Certification:

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

Certification Number: 12505ITC

Business name AAA Advanced Septic Tank Cleaning Email _____

Business address 1690 Footh Creek R Fork Rd Gold Hill, 97525 Phone 541-660-4776

Date of Evaluation: 7-8-25 (MM/DD/YYYY)

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

7-8-25

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. **General System Information**

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

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

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

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

There is a permit for the septic system Yes No Unknown

- Permit Number(s) 15-311-87N
- Year original septic system installed: 1987 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered “No” or “unknown,” please describe below:

- Additional Comments:

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown

- Additional Comments:

Unable to determine if the ground squirrel damaged the sand filter.

No effluent was surfacing at the time of the inspection

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation Yes No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

-
-
- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) _____
- Unknown

- Is the septic tank accessible? Yes No
- Septic tank volume in gallons 1500
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Septic tank risers are at ground level Yes No
- Tank appears to be free from defects, leaking and signs of deterioration Yes No
If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

-
- Septic tank lid(s) is intact Yes No
 - Septic tank baffles are intact: Inlet Yes No Outlet Yes No
 - Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal
Effluent filter is present Yes No
 - Effluent filter is free of debris Yes No Not Applicable
 - Liquid level in tank relative to invert of outlet At Above Below
If above or below invert outlet, please explain: _____
 - **Scum** layer 2 (inches) **Sludge** layer 5 (inches)
 - **Scum** and **Sludge** layer more than 35% of the *total* tank volume Yes No
Indicate where sludge measured from: Inlet Middle Outlet
 - Additional Comments:

4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank Yes No
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): Yes No

- Dosing tank capacity 500 (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Dosing tank material Concrete
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen HDPE
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- **Scum** layer 0 (inches) **Sludge** layer 4 (inches)
- Additional Comments:
The dosing tank has a dosing siphon system and not a pump.

5. **Soil absorption system**

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

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

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

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines 225 (ft)
Lengths determined by Physically uncovering portions of system/probing Written records
Fish tape Electronic locator camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
Yes No

If you answered "No," please describe below:

- Absorption area appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014** must maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter Yes No
(If "No," skip the rest of section 6)
- Type of sand filter
 Intermittent
 Recirculating
 Bottomless
- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

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

Yes No

If you answered “No,” please describe below:

A ground squirrel has burrowed into the sand filter and pushed round rock to the surface.

No effluent was surfacing at the time of the inspection.

Unable to determine if the ground squirrel damaged the sand filter.

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

(If “No”, skip the rest of section 6)

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

- Additional Comments:

7. **Alternative Treatment Technology System**

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

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

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

Product name _____
System ID number _____
Manufacturer name _____

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

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

- Additional Comments:

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

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

9. **Provide a Site Plan**

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

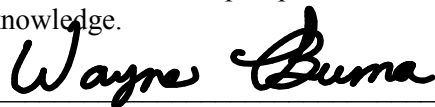
10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

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

7-8-25

Date



Signature of Qualified Septic System Evaluator

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

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for drawing a site plan. The grid is empty and occupies the majority of the page below the instructions.

Recent Invoices

AAA Advanced Septic Tank Cleaning
1690 Footh Creek R Fork Rd aaaadvancedseptic@gmail.com
Gold Hill, OR 97525-9716 (541) 660-4776

RECEIPT

14948

Date of Service Tuesday • July 8, 2025

Time In / Out

Technician Wayne Buma

Property Rachel Poteet
3850 E Antelope Rd
Eagle Point, OR 97524-7876
Jackson County

Gallons Pumped

Waste Site

BILL TO

Rachel Poteet
3850 E Antelope Rd
Eagle Point, OR 97524-7876

TECHNICIAN NOTES

Septic Pump Checklist

- Fluid was at correct operating level.
- Lid was uncovered or had a riser.
- 1-2 hoses away.
- Small or Large truck.
- Within service time.

SERVICES PERFORMED

Septic Pumping - 1500 Gallon Tank	[1]	@ 510	510.00
Mileage/Fuel Charge	[1]	@ 12	12.00

Your next service is due on or about July 8, 2028.

Total	\$ 522.00
Less Amount Paid (Check # 148)	- \$ 522.00

BALANCE DUE

✓ PAID

\$ 0.00

Well Information

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

JACK
33542

JACK RECEIVED

AUG 19 1994

36S/1E/31

(START CARD) # 64675

Instructions for completing this report are on the last page of this WATER RESOURCES DEPT.

(1) OWNER: Well Number SALEM, OREGON
Name Daniel Hollinger
Address 3850 E. Antelope Rd.
City Eagle Point State OR Zip 97524

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 303ft.
Explosives used Yes No Type Amount

HOLE		SEAL		Sacks or pounds	
Diameter	From To	Material	From To		
Casing	not	disturbed			
6	200	303			

How was seal placed: Method A B C D E
 Other
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	+1	303	1/4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

Perforations Method saw
 Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
240	300	7	115	1/8	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
65		302	1 hr.

Temperature of water Depth Artesian Flow Found
Was a water analysis done? Yes By whom
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
Depth of strata:

(9) LOCATION OF WELL by legal description:
County Jackson Latitude Longitude
Township 36S N or S Range 1E E or W. WM.
Section 31 1/4 1/4
Tax Lot 500 Lot Block Subdivision
Street Address of Well (or nearest address) same as (1)

(10) STATIC WATER LEVEL:
235 ft. below land surface. Date 7/19/94
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 235

From	To	Estimated Flow Rate	SWL
235	250	15	
265	278	50	235

(12) WELL LOG:
Ground Elevation

Material	From	To	SWL
Volcanic Rock	Black	200	211
Sandstone	Blue	211	235
Quartz Cavern	White	235	250
Lost Circulation		250	263
Sandstone w/occasional Circulation		263	303
			235

RECEIVED

NOV 10 1994

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 7/19/94 Completed 7/19/94

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed _____ WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *John Stuber* WWC Number 679 Date 8/16/94

WELL IDENTIFICATION FORM

Owner's Well Number: _____

JACK 33542

CURRENT WELL OWNER:

Phone 826-1049

RECEIVED

Name: DAN & KIM HOLLINGER

AUG 19 1999

Mailing Address: 3850 E. ANTelope RD.

WATER RESOURCES DEPT.
SALEM, OREGON

City: EAGLE POINT State: OR. Zip: 97524

WELL LOCATION:

JACK 33542

County: JACKSON Latitude: _____ Longitude: _____

Township: 36 N or S, Range: 1E E or W Section: 31 1/4 1/4

Tax Lot Number: 500

Street Address of Well (if different from above): _____

If a well report is available for this well, please attach a copy of it to this form and return. It is not necessary for you to complete the remainder of the form if the well report is attached. If a well report is not available, please complete the remainder of the form to the best of your ability.

WELL INFORMATION:

PLEASE MAIL ID TAG TO ADDRESS ON CARD Below

MAILED 8/17/99

Start Card Number: _____ Approx. Construction Date: _____

Well Constructor: _____

Name of Owner at Time of Construction: _____

Well Depth (in feet): _____ Static Water Level (in feet): _____

Diameter of Exposed Well Casing (in inches): _____

Does this well have a formal water right associated with it? Yes: _____ No: _____ If yes:

Application #: _____ Permit #: _____ Certificate #: _____

Please Return ~~Completed Form to:~~

**Oregon Water Resources Department
158 12th Street NE
Salem, OR 97310**

ID TAG TO:

(Office use only)

Well Identification Number: 35934