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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest
541.660.5111
Team@MOPG.com

MOPG
by John L. Scott

Maps

6850 Downing Rd SPC 24

Oregon, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

6850 Downing Rd SPC 24

Oregon, AC +/-

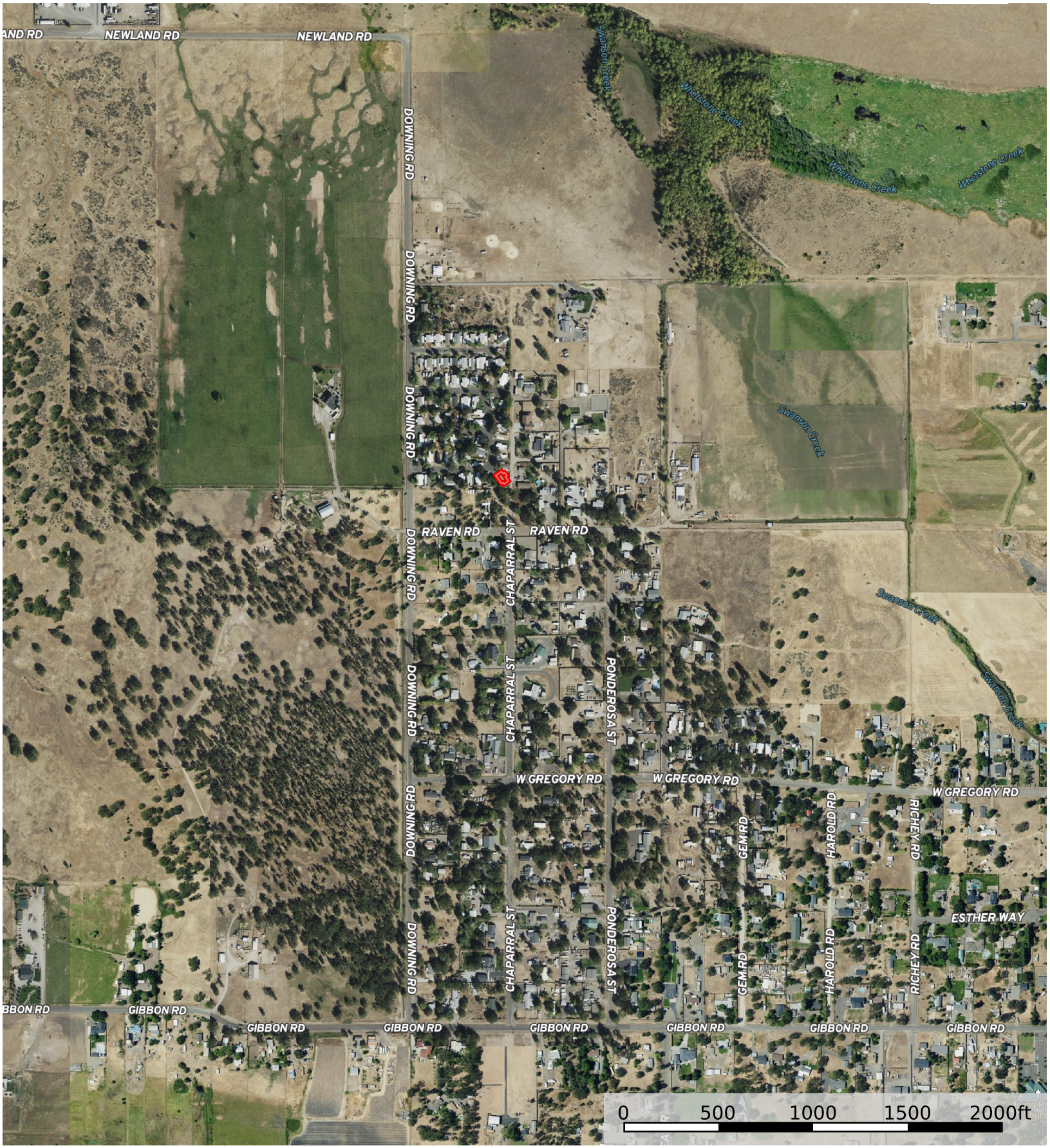


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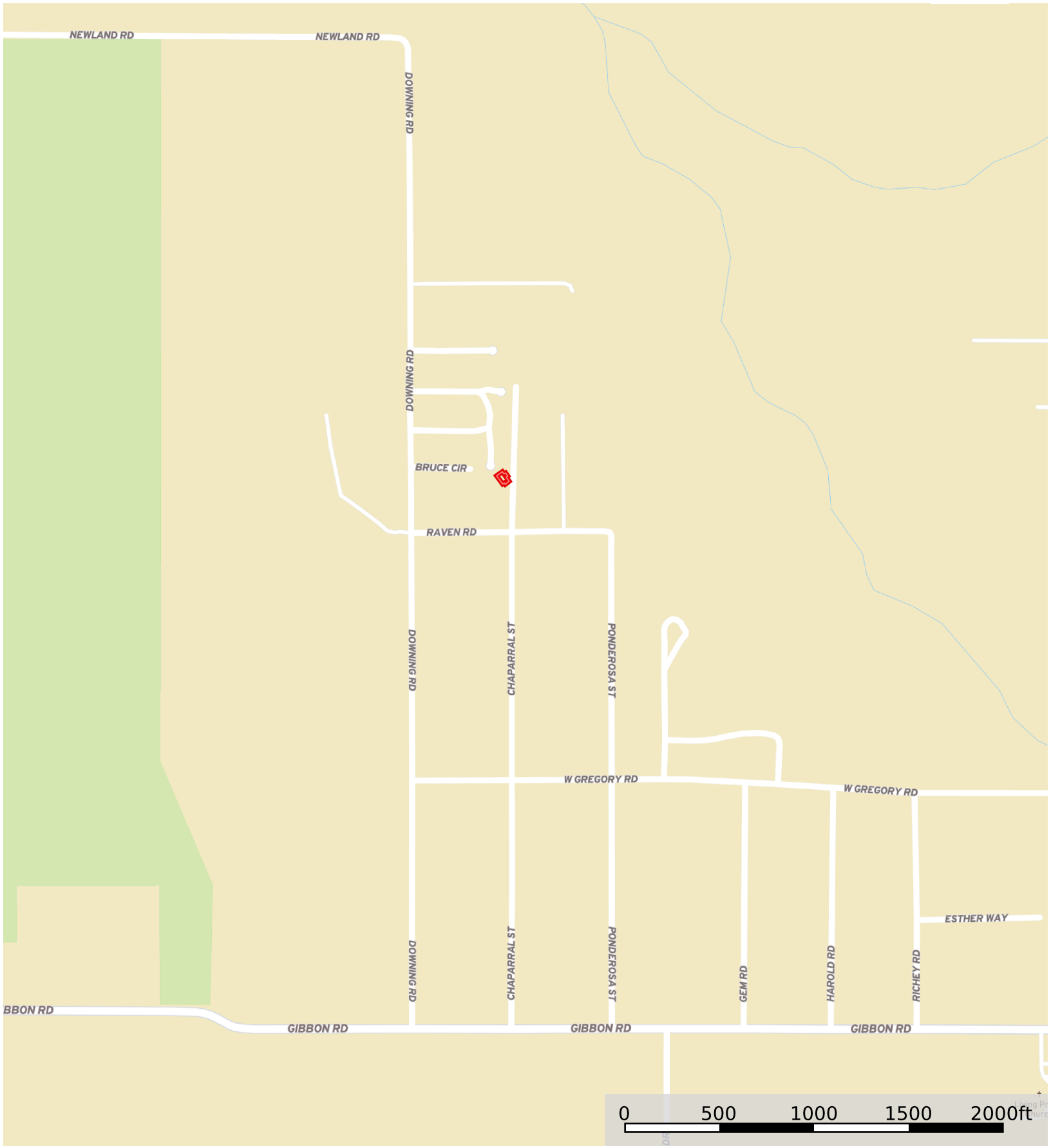


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6850 Downing Rd SPC 24

Oregon, AC +/-



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Tax Records



Jackson County Property Profile Information

Parcel #:	30105623
Tax Acct#:	
Owner:	**Fairrington, Daryl E / John R**
CoOwner:	Fairrington, Janet M / Doug E
Site:	**6850 Downing Rd 24**
	Central Point OR 97502 - 3418
Mail:	6850 Downing Rd 24
	Central Point OR 97502 - 3418
Land Use:	707 Multi-family - Mobile home parks
Std Land Use:	1110 - Multi-Family Dwellings (Generic, 2+)
Legal:	
Twn/Rng/Sec:	

ASSESSMENT & TAX INFORMATION

Market Total:	**$113,270.00**
Market Land:	
Market Impr:	**$113,270.00**
Assessment Year:	**2025**
Assessed Total:	**$49,520.00**
Exemption:	
2024 Taxes:	**$603.66**
Levy Code:	0604
Levy Rate:	0.0123

SALE & LOAN INFORMATION

Sale Date:	05/29/1987
Sale Amount:	$550,000.00
Document #:	1987012142
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	1984
Bedrooms:	
Bathrooms:	1
Total SF:	1,440 SqFt
Basement SF:	
Lot Size:	()
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-UR-1
School Dist:	6 Central Point
Primary School:	Sams Valley Elementary School
Middle School:	Hanby Middle School
High School:	Crater Renaissance Academy
Census:	1008 - 001100
Watershed:	Gold Hill-Rogue River
Recreation:	

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.

STATEMENT OF TAX ACCOUNT

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

12-Mar-2026

FAIRRINGTON DARYL E ET AL
6850 DOWNING RD 24
CENTRAL POINT OR 97502-3418

Tax Account #	30105623	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0604
Situs Address	6850 DOWNING RD 24 CENTRAL POINT/COUNTY OR	Interest To	Mar 12, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	$414.38	$411.64	$2.74	$0.00	$617.46	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$603.66	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$583.82	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$571.85	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$555.91	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$539.99	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$527.86	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$358.32	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$269.75	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$322.19	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$324.83	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$309.06	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$322.43	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$332.48	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$347.78	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$365.05	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$348.88	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$430.98	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$454.27	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$505.51	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$503.32	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$416.96	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$494.78	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$481.53	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$464.37	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$460.99	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$375.99	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$363.44	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$353.05	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$420.07	Nov 15, 1996
	Total	$414.38	$411.64	$2.74	$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
HOME ID	24-Feb-2011	244575, no security interest. PJB

STATEMENT OF TAX ACCOUNT

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

12-Mar-2026

FAIRRINGTON DARYL E ET AL
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Account Status	A	Loan Number	
Roll Type	MS	Property ID	0604
Situs Address	6850 DOWNING RD 24 CENTRAL POINT/COUNTY OR	Interest To	Mar 12, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date

State of Oregon

Department of Consumer and Business Services
Building Codes Division
1535 Edgewater St NW

Salem, OR 97309-0404
(503) 378-4530

Web: mhods.oregon.gov

Email:mhods.bcd@dcbs.oregon.gov

Manufactured Structure Ownership Document

Certificates of title are no longer issued for manufactured homes. This ownership document reflects all owners and security interests recorded as of the print date listed below. For the most current recording status, please check the website mhods.oregon.gov or call the Department of Consumer and Business Services at (503) 378-4530.

Home ID Number:	**244575**	**Print Date:**	3/12/26 10:09 am
Status:	Active	**Status Date:**	2/19/20

Home Information

Manufacturer:	NASHUA			*Dwelling Type:*	Manufactured Dwelling
Manufacture Year:	1984			*Model:*	UNKNOWN
Date of Sale:	07/25/2017	*Purchase Price:*	$37,000	*Includes Land:*	No
Square Footage:	1440	*No. of Bedrooms:*	3	*No. of Bathrooms:*	2
Roofing Material:	Composition			*Heating Type:*	Gas
Siding Type:	T1-11 hardwood			*Cooling Type:*	Heat Pump

Section Information

	Serial Number	*HUD Number*
1	BNC460243BLR225889A	
2	BNC460243BLR225889B	

Site Information

TABLE ROCK MOBILE ESTATES, CENTRAL POINT
6850 DOWNING RD, SPC 24
CENTRAL POINT, OR 97502

County: Jackson

Right of Survivorship: Yes

Owner	**Owner Type**
FAIRRINGTON JOHN R 5415 HWY 238 JACKSONVILLE, OR 97530	Person
FAIRRINGTON DARYL E	Person
FAIRRINGTON JANET M 6850 DOWNING RD 24 CENTRAL POINT, OR 97502	Person
FAIRRINGTON DOUG E PO BOX 285 BLUE RIVER, OR 97413	Person

First American Title Insurance Company

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

LACEY KING
TITLE OFFICER
lrking@firstam.com

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

PERSONAL PROPERTY SEARCH

Chris Martin
871 Medford Center
Medford, OR 97504

May 06, 2026
File Number: 7161-4379171

Re: 6850 Downing Rd #24
Fee: $125.00

We have searched the records of Jackson County, Oregon for Personal Property Taxes and the records of The Secretary of State of the State of Oregon for unsatisfied Financing Statements, Federal Tax Liens and State Tax Liens affecting:

Daryl Fairrington and Doug Fairrington and John Fairrington and Janet Fairrington

Located at: 6850 Downing Road 24, Central Point, OR 97502 (property address)

and as of April 28, 2026 at 8:00 a.m., we find the following:

A. DIVISION MAINTAINING RECORDS:
- ☐ State of Oregon Building Codes Division
- ☒ Other: MHODS

B. SERIAL NUMBER(S) OR OTHER IDENTIFICATION NUMBER(S):
Property Type: Mobile Home
Type of ID No.: Home ID
ID No.: 244575

C. PERSONAL PROPERTY TAXES:

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount:	$617.46
Map No.:	362W26A 136
Property ID:	3-010562-3
Tax Code No.:	6-04

D. FINANCING STATEMENTS: NONE

E. FEDERAL AND STATE TAX LIENS: NONE

F. SECURITY INTEREST HOLDER (IF ANY): NONE

THIS IS NOT a title report since no examination has been made of the title to the above-described property. Our search for apparent encumbrances was limited to our tract Indices and therefore does not include additional matters which might have been disclosed by an examination of the record title, such as pending litigation. The charge for this service will not include supplemental reports, rechecks or other services.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Title Report

First American Title Insurance Company

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

LACEY KING
TITLE OFFICER
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Type of ID No.: Home ID
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Map No.:	362W26A 136
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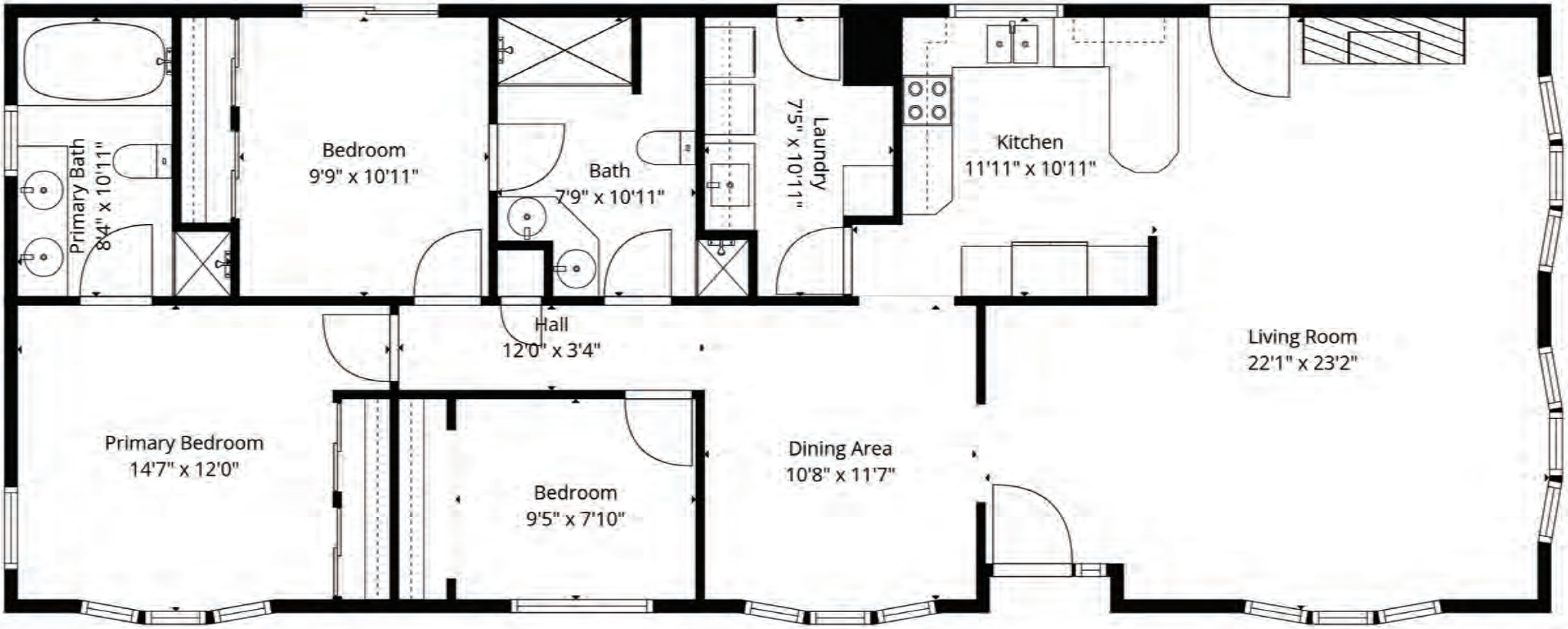
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Floorplan



TOTAL: 1363 sq. ft
1st floor: 1363 sq. ft
EXCLUDED AREAS: WALLS: 85 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

Home Inspection

COMPLETED REPAIRS

6850 DOWNING RD #24, CENTRAL POINT OR 97502

FINISHED LIST

- 2.5.1 HANDRAIL - LOOSE: THIS HAS BEEN RESCURED.
- 2.5.2 HANDRAIL - NOT CONTINUOUS. A NEW HANDRAIL HAS BEEN INSTALLED FOR THE ENTRY DECK, AND A SECOND HANDRAIL WAS INSTALLED FOR THE SMALL DECK UNDER THE CARPORT.
- 2.6.1 RAMPS- SOIL CONTACT: CORRECTED.
- 2.7.1 DECK - SUBSTANDARD CONSTRUCTION: ALL CINDER BLOCKS WERE REPLACED WITH SOLID BLOCKS AND ADDITIONAL SOLID BLOCKS WERE ADDED.
- 2.9.1 DOWNSPOUTS - DRAINING NEAR FOUNDATION: CORRECTED.
- 2.9.2 DOWNSPOUT - MISSING: THIS WAS NOT MISSING, IT WAS AT THE END OF THE COVER. THE HOLE THAT WAS CALLED OUT BY THE INSPECTOR HAS BEEN PLUGGED.
- 2.10.1 TREE - OVERHANGS ROOF: CORRECTED.
- 3.1.1 CAULKING - DETERIORATED: RE-CAULKED.
- 3.1.2 SIDING - ROT/DECAY: THE AREAS SHOWN IN THE INSPECTION REPORT FOR THE FRONT OF THE HOME HAVE BEEN REPLACED.
- 3.3.1 FASCIA - MOISTURE DAMAGE: REPAIRED.
- 3.8.1 SKIRTING - GAPS/HOLES: CORRECTED.
- 4.3.1 GUTTERS - DEBRIS: CLEANED OUT.
- 5.1.1 ATTIC - FUNGAL GROWTH: THE SURFACES HAVE BEEN SCRUBBED, AND MOLDEX AND BLEACH HAVE ALSO BEEN APPLIED.
- 5.2.1 INSULATION - FALLEN: CORRECTED.
- 5.2.2 VAPOR RETARDER - DISPLACED: CORRECTED, AND AREAS WITHOUT VAPOR RETARDER HAVE HAD NEW VAPOR RETARDER INSTALLED.
- 8.2.1 PANEL - KNOCKOUTS MISSING (CABINET): CORRECTED.
- 8.2.2 PANEL COVER - SCREWS POINTED: REPLACED.
- 8.5.1 OUTLET - LOOSE: CORRECTED.
- 8.7.1 GFCI - NOT INSTALLED: CORRECTED.
- 9.3.1 MAIN SHUT OFF - IN CRAWLSPACE REMOVED: THIS WAS NOT REMOVED, BUT IT WAS DIFFICULT TO ACCESS, SO AN ACCESS DOOR WAS INSTALLED.
- 9.9.1 TOILET - LOOSE AT BASE: CORRECTED.
- 9.10.1 CAULKING - DETERIORATED: RE-CAULKED.
- 9.10.2 DRAIN - LEAKING: CORRECTED.
- 10.4.1 DOOR - OFF TRACK: PLACED BACK ON TRACK.
- 10.8.1 SMOKE ALARM - MISSING: ADDED
- NOT NOTED ON THE INSPECTION, BUT THE SELLERS HAVE INSTALLED A CONDENSER LINE FOR THE FURNACE TO THE OUTSIDE OF THE HOME.

ROGUE INSPECTION SERVICES
5415077674
fastreply@rogueinspection.com
http://www.rogueinspection.com



INSPECTION REPORT

6850 Downing Rd Spc 24
Central Point, OR 97502

Daryl Farrington
10/24/2026



Inspector
Robin Highbarger
OCHI# 2821
541-415-2305
robin@rogueinspection.com



Agent
Maureen Kuhl
(303) 807-1588
maureen@mopg.com

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THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

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

Scope:

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

Use of photos:

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

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

Comment Key or Definitions:

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

What really matters in a home inspection:

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

9	10	3
MINOR	MODERATE	SIGNIFICANT

2.2.1 GROUNDS - Concrete Surfaces: Concrete - Cracking (Moderate)
2.2.2 GROUNDS - Concrete Surfaces: Concrete - Deterioration (Moderate)
2.9.1 GROUNDS - Grading & Drainage : Downspouts - Draining Near Foundation
3.2.1 EXTERIOR - Flashing & Trim: Trim - Rot / Decay
4.1.1 ROOF - Asphalt Shingles: Fasteners - Exposed / Unsealed
4.1.2 ROOF - Asphalt Shingles: Shingles - End Of Life (Nearing)
4.3.1 ROOF - Roof Drainage Systems: Gutter - Debris
7.1.1 HVAC - Forced Air Furnaces: Condensate - Draining in Crawlspace
7.1.2 HVAC - Forced Air Furnaces: Furnace - Corrosion
7.2.1 HVAC - Air Conditioning: Air Conditioner - Breaker Oversized
7.4.1 HVAC - Ducts & Registers: Duct - Contacting Ground
8.7.1 ELECTRICAL - GFCI & AFCI Devices: GFCI - Not Installed
9.4.1 PLUMBING - Distribution Lines: Water Lines - Polybutylene
9.6.1 PLUMBING - Drain, Waste, & Vent Systems: Drain Line - Leaking
9.8.1 PLUMBING - Sinks & Components: Sink Drain - Leaking
9.8.2 PLUMBING - Sinks & Components: Sink Faucet - Loose
9.9.1 PLUMBING - Toilets: Toilet - Loose At Base
9.10.1 PLUMBING - Tubs & Showers: Tub/Shower Spout - Loose
10.1.1 INTERIOR - Floors: Carpet - Stains
11.5.1 APPLIANCES - Garbage Disposals: Garbage Disposal - Leaking
11.5.2 APPLIANCES - Garbage Disposals: Garbage Disposal - Splash Guard Missing
12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Activity (Minor)

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

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

Inspection Type
Pre-Listing

Building Type
Manufactured

Structure Faces
Northwest

Orientation
Cover Photo

Occupancy
Vacant

Attendance
Inspector

Utilities
All Utilities On

Weather
Clear

Temperature
30-40 F

Structures Inspected
Home

Photos Are Representative

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

Outbuildings - Not Inspected

There were outbuilding(s) observed on the property that were NOT inspected as they were not part of this inspection.

2: GROUNDS

Information

GROUNDS OVERVIEW

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

Lot Type
Level

Soil Conditions
Dry

Driveway Material
Concrete, Asphalt

Walkway Material
Concrete

Patio Material
Concrete

Fence Material
Chain Link

Deck Material
Composite, Wood, Carpet

Retaining Walls
N/A

Sprinkler System
None Observed

Hot Tub
No

Pool
No

Limitations

Decks, Porches & Balconies

DECK - FRAMING LIMITED ACCESS

The deck framing was not thoroughly inspected due to having limited access underneath, unknown conditions may exist.

Deficiencies

2.2.1 Concrete Surfaces

CONCRETE - CRACKING (MODERATE)

Moderate

Moderate cracking was observed in the concrete surface. This condition indicates the concrete is beginning to break down beyond typical surface cracking and may allow water to penetrate the material. If moisture enters the cracks, deterioration can accelerate and lead to further cracking or surface damage over time. It is recommended that a qualified contractor evaluate the affected areas and perform appropriate repairs or sealing to help limit moisture intrusion and slow further deterioration.


Right Front Of Home

Recommendation

Contact a qualified professional.

2.2.2 Concrete Surfaces

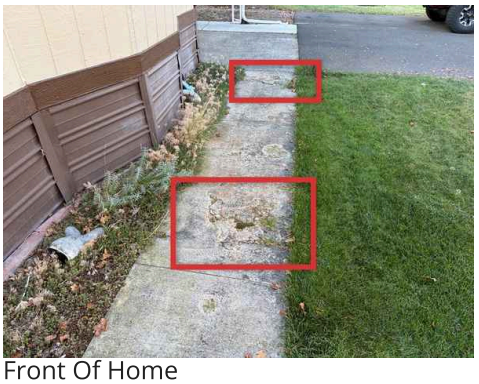
Minor

CONCRETE - DETERIORATION (MODERATE)

There was moderate deterioration observed at the concrete surfaces. Recommend repairs as desired by a qualified professional.

Recommendation

Contact a qualified professional.



Front Of Home

2.9.1 Grading & Drainage

Minor

DOWNSPOUTS - DRAINING NEAR FOUNDATION

The downspout(s) around the structure drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and damage to siding. Recommend adding extensions or splash blocks where needed to properly channel water away from home.

Here is a helpful DIY link and video on draining water flow away from your foundation.

Recommendation

Contact a handyman or DIY project



Back Left Of Home



Front Left Of Home



Back Right Of Home

3: EXTERIOR

Information

EXTERIOR OVERVIEW

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

Siding
Engineered Wood

Soffits
Closed

Windows
Vinyl, Thermal

Exterior Doors
Glass, Metal, Vinyl

Window Information

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

Engineered Wood Siding

There is engineered wood siding installed on this home. Many types of engineered wood siding are prone to moisture related damage and swelling. We look for moisture damage in areas that are accessible from the ground and are most prone to this type of damage. Given the nature of this material, issues not reported on may exist.

Limitations

Exterior Information

EXTERIOR LIMITATIONS

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

Deficiencies

3.2.1 Flashing & Trim

Minor

TRIM - ROT / DECAY

There was rot/decay observed at the exterior trim. Recommend evaluation and repair by a licensed contractor.

Recommendation

Contact a qualified professional.



Front Of Home

4: ROOF

Information

ROOF OVERVIEW

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

Inspection Method
Fully Traversed

Roof Style
Gable

Pitch
1.5:12

Roofing Material
Asphalt Shingle

Gutter Material
Metal

Flashing Material
Metal

Skylights
None

Ventilation Type
Gable Vents, Pan vents

Chimney Exterior
Metal Flue Pipe

Life Expectancy

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

Life Expectancy 1-3 Years

Roof was in poor/fair condition at the time of inspection. Estimate 1-3 years of remaining life with increase risk of failure.

Limitations

Roof Information

ROOF LIMITATIONS

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

Roof Information

ROOF COVERING - WET

The roof covering was wet at time of inspection. This makes it very difficult to accurately determine remaining life estimate of roof covering. The below life expectancy is a general estimate only and should not be relied upon. Having the roof evaluated when it is dry to determine remaining life by a qualified person is recommended.

Deficiencies

4.1.1 Asphalt Shingles

Minor

FASTENERS - EXPOSED / UNSEALED

There were exposed/unsealed fasteners observed on the shingle(s). This is a potential for leaks as the nail begin to rust and contract. Recommend any exposed fasteners be sealed to help prevent potential leaks.

Recommendation

Contact a qualified professional.



4.1.2 Asphalt Shingles

Significant

SHINGLES - END OF LIFE (NEARING)

The roof covering is near the end of its service life and in need of replacement. The roof may last another 1-3 years. There is no evidence of leaks but roofs become more susceptible as they age. Recommend evaluation and replacement by a licensed roofing contractor as soon as possible to prevent leaks.

Recommendation

Contact a qualified roofing professional.



4.3.1 Roof Drainage Systems

Minor

GUTTER - DEBRIS

There were debris in the gutter(s) at time of inspection. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



5: STRUCTURE

Information

STRUCTURE OVERVIEW

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

Foundation Type
Crawlspace

Foundation Material
Aluminum Apron, Engineered Wood Apron

Foundation Tie Downs
None Observed

Floor Structure
Not Visible

Floor Support
Masonry Block

Sub-floor
Not Visible

Wall Structure
Wood, Concealed

Ceiling Structure
Not Visible

Roof Structure
Not Visible

Roof Sheathing
Not Visible

ATTIC OVERVIEW

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

Attic Entry
No Access

Attic Observation
Not Accessible

Insulation
Not Visible

CRAWLSPACE OVERVIEW

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

Crawlspace Entry
Manufactured Home – Skirting

Crawlspace Observation
Crawled

Percent of Crawlspace Traveled
100%

Crawlspace Ventilation
Vented

Crawlspace Floor
Vapor Retarder

Insulation
Not Visible

Limitations

Structure Information

STRUCTURE LIMITATIONS

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

Attic Information

ATTIC LIMITATIONS

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

Crawlspace Information

CRAWLSPACE LIMITATIONS

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

Attic

NO ACCESS - MANUFACTURED HOME

There was no attic access found on the home. This is normal for a manufactured home but limits our inspection of the roof structure, insulation etc.

Wall Structure

NOT VISIBLE

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

Floor Structure

MANUFACTURED HOME - INSULATION BARRIER

There was an insulation barrier (belly wrap) installed on the underside of the manufactured home. This is normal for a manufactured home as this is what holds the insulation in place and protects the underside of the home. However, this limits our inspection of the structural components, plumbing system, electrical wiring etc. Unknown and hidden conditions may exist such as, plumbing leaks, moisture related damage and pest issues etc.

Roof Structure

NOT VISIBLE

The roof structure was not able to be inspected, due to lack of access to the attic, or no attic access.

6: FIREPLACES

Information

FIREPLACE OVERVIEW

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

Type
Solid Fuel

Certified
Unknown

Cleanout
Chimney

Controls
Manual

Chimney Liner
Metal Flue

Level of Cleanliness
Satisfactory

Fireplace Fan
Yes

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

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

7: HVAC

Information

HEATING SYSTEM OVERVIEW

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

Brand
Goodman

Location
Laundry Room

Energy Source
Natural Gas

Filter Location
In Unit

Filter Size
16x20

Filter Type
Disposable

Heat Type
Gas-Fired Heat, Forced Air

Ductwork
Insulated, Not Visible

Thermostat
Digital

Manufacture Date
2010 Manufacture Year

Air Conditioning System
Yes

Typical Life Expectancy

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

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

System Service

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

Furnace Operational

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

COOLING OVERVIEW

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

Brand
International

Location
Exterior - Back of Home

Energy Source
Electric

Configuration

Thermostat

Manufacture Date

Central	Shared with Heating	2011 Manufacture Year

Life Expectancy

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

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

System Service

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

Limitations

Heating System Information

HVAC LIMITATIONS

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

Cooling Information

A/C - NOT TESTED (BELOW 65 F)

The ambient temperature was below 65 degrees Fahrenheit. Running cooling equipment with temperatures below 65 degrees can cause damage to the equipment. We did not test the cooling equipment because of this condition. Recommend it be tested once safe to do so.

Deficiencies

7.1.1 Forced Air Furnaces

Moderate

CONDENSATE - DRAINING IN CRAWLSPACE

The condensation line for the furnace drains into the Crawlspace. This condition can cause erosion and moisture related issues to develop in the Crawlspace. Recommend a qualified professional evaluate and remedy as necessary.

Recommendation

Contact a qualified professional.



Crawlspace, Laundry Area



Crawlspace, Laundry Area

7.1.2 Forced Air Furnaces

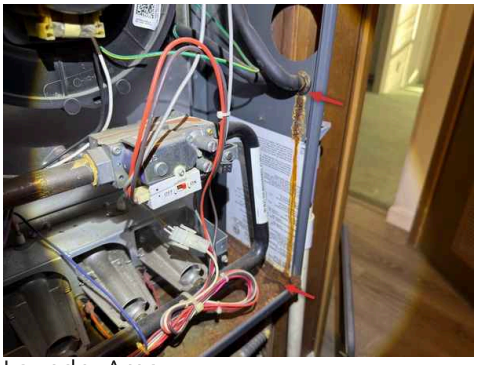
Moderate

FURNACE - CORROSION

There was corrosion observed at the furnace. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC professional evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.



Laundry Area

7.2.1 Air Conditioning

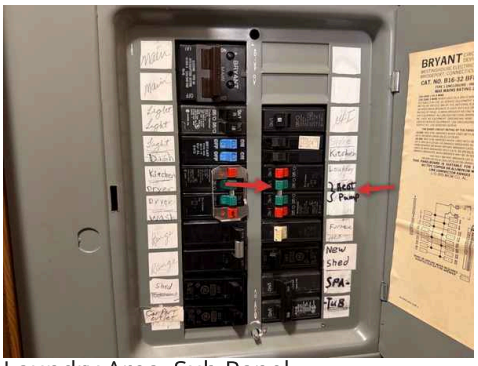
AIR CONDITIONER - BREAKER OVERSIZED

Significant

The breaker for the heat pump is oversized based on the max amp capacity of the manufacturer. Recommend evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.





Laundry Area, Sub Panel

7.4.1 Ducts & Registers

DUCT - CONTACTING GROUND

Moderate

There were HVAC (Heating Ventilation Air Conditioning) ducts lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. Recommend that a qualified HVAC contractor evaluate and make repairs as necessary so ducts are suspended per standard building practices and are not in contact with the ground.

Recommendation

Contact a qualified HVAC professional.



Crawlspace

8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

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

Service Type
Below Ground

Service Size
240 Volts

Service Conductors
Concealed

Main Panel Location
Back of Home (Exterior)

Panel Type
Circuit Breakers

Panel Capacity
200 AMP, Unknown

Panel Manufacturer
Myers

Wiring Method
Non-Metallic

Branch Wiring
Copper

Sub Panel
Laundry Area

Low Voltage Systems

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

GFCI Protection

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

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

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

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

Electrical Panels

PANEL COVER NOT REMOVED

The panel cover was unable to be removed at the main electrical panel. The tab to lock the panel is bent over, preventing it from opening or being accessed.



Back Right Of Home

Deficiencies

8.7.1 GFCI & AFCI Devices

Moderate

GFCI - NOT INSTALLED

There was no GFCI (Ground Fault Circuit Interrupter) protection present in needed locations. Recommend an electrical contractor upgrade by installing GFCI protection in all required locations for safety. GFCI protection should be installed in bathrooms, kitchens, exterior and any other location near a moisture source. Here is a link to read about how GFCI protection can help keep you safe.

Recommendation

Contact a qualified electrical contractor.



Laundry Area

9: PLUMBING

Information

PLUMBING OVERVIEW

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

Water Source
Public

Water Shut-Off
Exterior left front of home, Right of home, crawlspace

Water Supply Material
Pex

Distribution Material
Pex, Polybutylene

Drain Size
2", 3”

Drain Material
ABS

Water Treatment
None Found

Clean-out Location
Crawlspace

Sump Pump
None Found

Gas Service
Natural Gas

Gas Shut-Off
At Meter

Water Pressure Information

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

WATER HEATER OVERVIEW

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

Location
Laundry Room, Concealed Cabinet

Energy Source
Natural Gas

Type
Tank

Capacity
40 Gallon

Drain Pan
Yes

Seismic Straps
Yes

Manufacturer
Rheem

Manufacture Date
2020 Year

Life Expectancy & Maintenance

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

Here is a nice maintenance guide from Lowe's to help.

Operational

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

Limitations

Plumbing Information

PLUMBING LIMITATIONS

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

Water Heater Information

WATER HEATER LIMITATIONS

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

Deficiencies

9.4.1 Distribution Lines

Significant

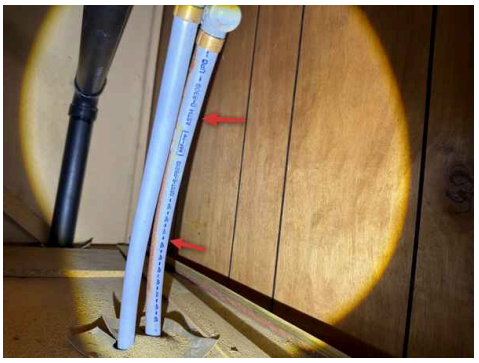
WATER LINES - POLYBUTYLENE

Water supply piping that appeared to be polybutylene was observed. Polybutylene piping was commonly installed in homes between the late 1970s and mid-1990s and has a documented history of premature failure. Over time, the material and fittings can become brittle and may leak or rupture without visible warning, which can result in water damage. Because of its known performance concerns, many insurers and buyers view this material as a higher risk. It is recommended that a qualified plumbing contractor further evaluate the system and consider replacement with more modern, widely accepted piping materials to reduce the potential for future leakage.

Recommendation

Contact a qualified plumbing contractor.





9.6.1 Drain, Waste, & Vent Systems

Moderate

DRAIN LINE - LEAKING

There was active leaking observed at the drain line(s) at time of inspection. Recommend evaluation and repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Crawlspace, Master Bathroom



Crawlspace, Master Bathroom

9.8.1 Sinks & Components

Moderate

SINK DRAIN - LEAKING

The sink drain(s) were leaking at time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



Master Bathroom, Right

9.8.2 Sinks & Components

Minor

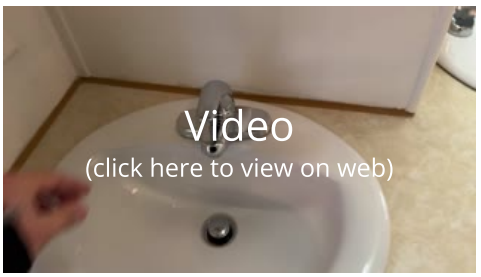
SINK FAUCET - LOOSE

The sink faucet(s) were loose at time of inspection. Recommend a qualified person properly tighten as necessary.

Recommendation

Contact a qualified handyman.





9.9.1 Toilets

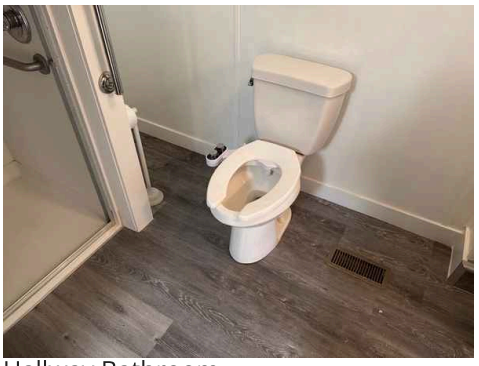
Moderate

TOILET - LOOSE AT BASE

The toilet is loose at the base and may need need to be reset. This may consist of replacing the wax seal and re-setting into place. A loose toilet can result in leaking, sewer odors and hidden moisture related damage to the floors and walls. Recommend evaluation and repair by a plumbing contractor and/or a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

9.10.1 Tubs & Showers

Moderate

TUB/SHOWER SPOUT - LOOSE

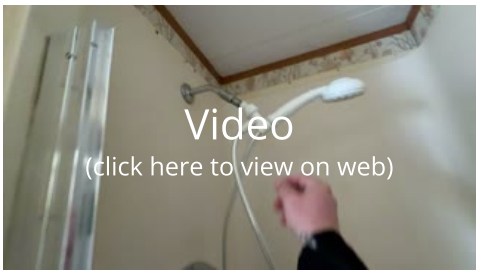
The bathtub fill spout/shower head was loose at time of inspection. Recommend it be properly secured to help prevent damage.

Recommendation

Contact a qualified professional.

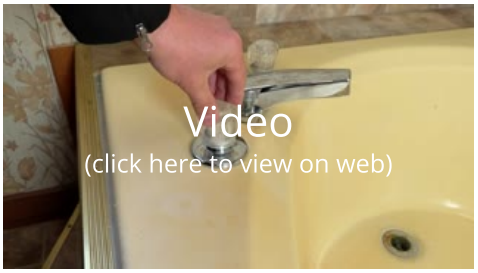


Master Bathroom





Master Bathroom



10: INTERIOR

Information

INTERIOR OVERVIEW

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

Wall Material
Wallpaper, Wood Paneling

Ceiling Material
Ceiling Tiles

Floor Coverings
Carpet, Linoleum, LVP

Interior Doors
Hollow Core, Wood

Window Type
Thermal, Sliders, Single-hung

Cabinetry
Wood

Countertops
Laminate

Bath Exhaust Fans
Yes

Smoke Detectors
Bedrooms, Living Room, Hallway near Bedrooms

Carbon Monoxide Alarms
Living Room, Hallway near Bedrooms

Thermal Scan
No

Smoke Detector Information

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

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

Carbon Monoxide Alarm Information

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

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

Smoke & CO Detectors: Smoke detectors age

Smoke detectors have a 10 year lifespan at which point they need to be replaced. Several of the smoke detectors at the time of the inspection were from 2017 meaning next year they will be expired and need to be replaced.

Deficiencies

10.1.1 Floors

Minor

CARPET - STAINS

There were stains observed in areas of the carpet. Recommend cleaning or replacing as desired.

Recommendation

Contact a qualified professional.



Master Bedroom

11: APPLIANCES

Information

APPLIANCE OVERVIEW

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

Cooking Equipment Type
Range

Cooking Energy Source
Electric

Anti-Tip Bracket
Yes

Cooking Vent Type
Vented, Hood

Built-in Microwave
No

Dishwasher
Yes

Garbage Disposal
Yes

Trash Compactor
No

Hot Water Dispenser
No

Refrigerator
Yes, Freestanding

Refrigerator Water Connection
Yes, Not Visible

Washer Hookups
Yes

Dryer Vent
Metal Flex

Dryer Energy Source
220 Volts

Laundry Connections: **Washer & Dryer - Not Inspected**

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

Deficiencies

11.5.1 Garbage Disposals

Moderate

GARBAGE DISPOSAL - LEAKING

The garbage disposal was leaking at time of inspection. Recommend evaluation and repair/replacement as necessary by a qualified professional.

Recommendation

Contact a qualified professional.



Kitchen

11.5.2 Garbage Disposals

Minor

GARBAGE DISPOSAL - SPLASH GUARD MISSING

The rubber splash guard for the garbage disposal was missing at the sink. Recommend a qualified person install a new splash guard.

Recommendation

Contact a handyman or DIY project



Kitchen

12: PESTS

Information

PEST OVERVIEW

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

Wood Destroying Organisms (WDO):

A visual inspection was performed for termites and other wood-destroying organisms. No visible evidence of activity or damage was observed at the time of inspection. This was a limited, non-invasive inspection; hidden or future activity may exist. Ongoing annual inspections by a licensed pest control professional are recommended.

Deficiencies

12.2.1 Rodents, Bats & Birds

Minor

RODENT - ACTIVITY (MINOR)

There were signs of minor rodent activity observed. Recommend sealing any potential access points and baiting/trapping as needed.

Recommendation

Contact a qualified pest control specialist.

13: ADDITIONAL INFORMATION

Information

Recommended Professionals

For a list of trusted professionals that we recommend. Click Here

Questions or Concerns

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

The Final Walk-Through

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

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

Exterior Photos

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





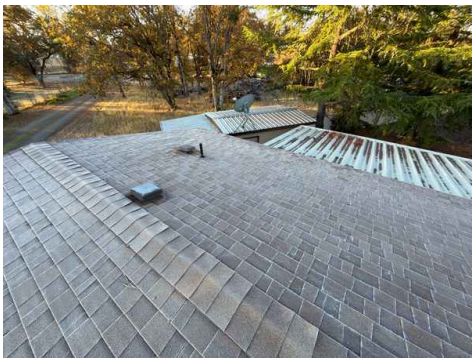







Roof Photos

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







Interior Photos

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














Fireplace Photos

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





HVAC Photos

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













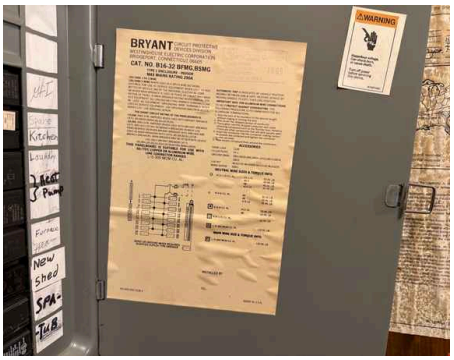



Electrical Photos

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







Plumbing Photos

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







Left Of Home











Appliance Photos

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












Crawlspace Photos

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










Miscellaneous Photos

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


COMPLIANCE CERTIFICATE

CC&Rs

Table Rock Estates MHC

Community Guidelines

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IMPORTANT NOTE: These Rules and Regulations are an integral part of your rental agreement. Violation of the Rules and Regulations can result in the termination of your tenancy.

WELCOME TO BUTTE CREST PARK!

The Federal Fair Housing age classification of this Community is all ages.

The character of our Manufactured Home Community and the pleasure of living in it depend, to a large extent, on the conduct of each Homeowner and the regard each holds for his neighbors. To insure that our HOMEOWNERS enjoy all the benefits of their manufactured home and that the Community is maintained as a well managed and enjoyable place to live, the Owner has established the following rules and regulations in compliance with the city, county and state regulations. It is essential that we have your full cooperation and respect for these rules and regulations. This will assure all of us a Community which will create enjoyable living.

Definitions for terms used in these rules and regulations shall be pursuant to the Oregon Landlord Tenant Act set forth in ORS Chapter 90.

Section 1
GENERAL

1.1 These rules and regulations apply to the manufactured home or manufactured housing COMMUNITY known as BUTTE CREST PARK, which is referred to in these rules and regulations as "COMMUNITY".

1.2 The owner and operator for COMMUNITY will be referred to in these rules and regulations as "OWNER".

1.3 The individuals who lease spaces in COMMUNITY from OWNER will be referred to in these rules and regulations as "HOMEOWNER" or "HOMEOWNERS".

1 .4 The manufactured homes or manufactured housing structures which HOMEOWNER'S place on spaces they lease from OWNER in COMMUNITY will be referred to in these rules and regulations as "manufactured homes" (or singularly) even though they might more precisely be thought of as manufactured housing structures.

1.5 The individual manufactured home spaces in COMMUNITY leased to HOMEOWNERS by OWNER will be referred to in these rules and regulations as "lots".

1.6 The site rental agreement entered into between OWNER and HOMEOWNER, of which these rules and regulations form an integral part, is referred to in these rules and regulations as "Rental Agreement".

1.7 Any action required to be taken by OWNER pursuant to these rules and

regulations may, unless otherwise specified, be taken by the property manager appointed by OWNER to act as its representative in connection with COMMUNITY.

1.8 Any approval, consent, or waiver which these rules and regulations require to be Obtained from OWNER or COMMUNITY must be obtained in writing, signed by an authorized representative of OWNER or COMMUNITY, and obtained prior to doing the act for which approval, consent, or waiver is to be obtained, particularly prior to the initiation of any construction.

1.9 Any actions with which these rules and regulations deal must be taken in accordance with federal and state law and regulations and in accordance with local ordinances, in addition to meeting the requirements of these rules and regulations.

1.10 Any alterations to HOMEOWNER'S manufactured home or improvements (including fencing, painting, color scheme changes, name signs and the like) constructed on HOMEOWNER'S lot must have the prior approval of OWNER, whether those alterations or improvements are required by the "Rental Agreement" or these rules and regulations or whether they are voluntarily proposed by HOMEOWNER. Improvements or alterations will usually be required to be made with approved material.

1.11 OWNER may waive one or more requirements of these rules and regulations on a showing by HOMEOWNER that special circumstances exist which distinguish its situation from that of other HOMEOWNERS. Any HOMEOWNER'S request for a waiver must be in writing and addressed to the property manager appointed by OWNER for COMMUNITY. In acting on any request for a waiver, OWNER will consider the result to HOMEOWNER if no waiver is granted the expense to OWNER or COMMUNITY if a waiver is granted, and the impact of any waiver on COMMUNITY as it is now constituted or may reasonably be constituted in the future. OWNER may condition any waiver on HOMEOWNER'S payment of an amount to offset expenses associated with the waiver or may impose other reasonable conditions. All existing waivers, prior to January 1,2009, will be grandfathered in and may not be required to comply with current rules except upon "Sale of Home" to new resident or "Turn Over" to a family member of current resident.

1.12 If HOMEOWNER fails to complete improvements, do maintenance, or otherwise take some action required by these rules and regulations, OWNER has the option of taking that action for HOMEOWNER. If HOMEOWNER takes some action not in compliance with these rules and regulations (such as constructing an improvement without approval), OWNER has the option of undoing what HOMEOWNER has done. If OWNER exercises its option given it by this, HOMEOWNER shall be responsible to OWNER for OWNERS expenses in doing the work.

1.13 OWNER will not discriminate on the basis of race, color, sex, marital status, familial status, religion, national origin, or handicap in violation of any state or

federal law. In determining how to meet this promise, OWNER will follow precedent under appropriate state and federal statutes.

Section 2
MANUFACTURED HOME SET-UP

2.1 HOMEOWNER will give OWNER 72 hours notice before bringing its manufactured home into COMMUNITY for set-up. On arrival, OWNER will instruct HOMEOWNER and HOMEOWNER'S driver on where to park the manufactured home pending set-up.

2.2 Prior to siting any manufactured home in COMMUNITY, the HOMEOWNER shall be responsible for coordinating with the COMMUNITY manager to specifically locate the position of the manufactured home on the space. Corner stakes will be set on the lot to locate the proper position of the home relative to the street and lot corners. The HOMEOWNER will be responsible for coordinating with the manufactured home dealer and/or transportation company that moves the manufactured home to ensure that the manufactured home is properly positioned on the space.

2.3 On arrival at COMMUNITY for set-up, HOMEOWNER will register with OWNER the license number of the vehicle which is towing its manufactured home and the license number of the manufactured home, if required to be licensed. If the manufactured home is not required to be licensed, HOMEOWNER will register with OWNER the manufactured home's correct color, model and dimensions.

2.4 All aspects of manufactured home siting and set-up, including electrical, telephone, sewer, water, and cable television hook-ups, as well as provision of required foundation or footings, and any other necessary blocking, are the responsibility of HOMEOWNER.

2.5 It is required by Jackson County under the 2008 Oregon Plumbing Specialty Code that as a part of hooking-up to COMMUNITY'S water system, HOMEOWNER will obtain a backflow permit to install and maintain a backflow prevention device and will actually install and maintain such a backflow prevention device at HOMEOWNER'S expense.

2.6 HOMEOWNER is responsible for any damage caused to its lot, other lots, streets, or any portion of COMMUNITY during the siting or removal of its manufactured home and shall reimburse OWNER or other HOMEOWNERS, as appropriate, for any loss suffered.

2.7 OWNER is not responsible for top soil, final grading, settling, gravel or relocation of any utilities.

2.8 HOMEOWNER is responsible for connecting its manufactured home to the sewer line with rigid pipe. The manufactured home must be placed on the lot so as to cover or enclose sewer and water connections, as required by law.

2.9 HOMEOWNER must remove any towing hitch within thirty (30) days after the manufactured home is placed on the lot.

2.10 Temporary steps must be removed within thirty (30) days of set-up.

2.11 HOMEOWNER will not be entitled to move into its manufactured home until siting and set-up have been approved by OWNER.

2.12 HOMEOWNER has examined the space, to be occupied by his/her home, and accepts the condition "AS-IS"

Section 3
MANUFACTURED HOME STANDARDS

3.1 Prior to siting any manufactured home in COMMUNITY, the HOMEOWNER shall be responsible for providing the manager and/or OWNER a copy of the manufactured home purchase agreement (if the home is new) or accurate description of the manufactured home that confirms that the purchase agreement includes all required improvements as set forth in Section 3 of the COMMUNITY rules and regulations, specifically including skirting, decking, awnings, and storage building. In those cases where a HOMEOWNER is moving a qualifying manufactured home into COMMUNITY that is not a new purchase, the HOMEOWNER shall be responsible for providing a photograph together with complete descriptive information identifying the size and materials of all improvements including storage structures that will be sited in the COMMUNITY. All home roofs must have composition asphalt shingles or the equivalent with a gable profile.

3.2 No permanent alterations are to be made to the manufactured home, or manufactured home space without the prior written permission of OWNER (including fencing, storage sheds, painting, etc.). The OWNER reserves the right to approve any exterior accessory or structure added to the manufactured home or placed on the manufactured home space prior to its installation. All structures must be of factory-manufactured material or specifically approved in writing by the OWNER prior to construction and/or installation. The OWNER reserves the right to request that all permanent structures erected by a HOMEOWNER be removed at the HOMEOWNER'S expense when the HOMEOWNER moves from the COMMUNITY.

3.3 All homes, accessories, and/or alterations/additions shall comply with applicable federal, state and local statutes and ordinances as to their construction, installation and maintenance.

3.4 All homes must have a window of not less than 12 square feet on the side of the home facing the street; example: 3'6" wide by 3'6" high. A smaller window may be allowed with the prior written approval of OWNER on the condition that the HOMEOWNER install landscaping acceptable to OWNER across the front of the home to visually compensate for the lack of a window(s). The window(s) facing the street must have trim painted a complimentary color.

3.5 Homes moving into COMMUNITY must be a minimum of 24' wide and 44' long (unless a lesser width or length is approved by OWNER pursuant to paragraph 1.11), and must be approved by COMMUNITY management prior to move-in. A home will normally not be accepted if it is more than ten years old as of the date of move-in. Management reserves the right to refuse admission to any home that does not meet COMMUNITY standards or the condition and/or appearance of the manufactured home is misrepresented.

3.6 All homes are required to have wood, vinyl or aluminum lap siding. Skirting must be of a similar material as the siding on the home and painted/stained to match the siding or trim color. Wood skirting must be made of pre-treated/weatherized material that is compatible in design to the exterior of the home. Brick, rock or ornamental skirting is also acceptable. Skirting must be continuous; any noticeable cracks or seams between the skirting panels must be caulked within thirty (30) days following set-up. Corrugated metal, Lattice or fiberglass skirting is NOT allowed.

3.7 Each HOMEOWNER shall be responsible for installing the space number of their home on the front side of the home approximately 5' above ground level.

3.8 HOMEOWNER is responsible for installing or constructing the following within thirty (30) days of set-up of its manufactured home:

a) Pre-treated, plain sided wood skirting with no design, compatible with the manufactured home and painted to match it, or some other suitable siding approved by OWNER pursuant to paragraph 1.11.

b) Pre-painted continuous aluminum or galvanized metal gutters and down spouts. Gutters must be of continuous metal fabrication;

c) Two above ground hose bibs, one on either side of the manufactured home;

d) A storage building which:
   1) is not smaller than 6' X 8' X 7' high or larger than 12' X 10' and 8' high;
   2) Is constructed of wood or pre-treated wood siding (whether or not prefabricated) painted to match the manufactured home; and
   3) Is roofed with asphalt shingles compatible with the color and style of

the manufactured home; and

4) Pre-fabricated wood, plastic or metal storage sheds are allowed subject to prior written authorization from COMMUNITY management.

3.9 All manufactured homes must have awnings and decks not smaller than specified below unless otherwise approved by OWNER. Exceptions to minimum size requirements may be approved by OWNER if HOMEOWNER'S site will not accommodate structures of the stated dimensions. All plans for decks and awnings must be approved by OWNER prior to installation and construction. Any deck area shall total no more than 500 square feet. Minimum deck sizes shall be as follows:

• Patio Side: Deck - 6' x 8' or 48 square feet of continuous deck. Awning - 6' X 12' or adequate to cover deck and steps with a continuous aluminum factory/ manufactured awning.

• Carport Side: Deck 3' X 6' (including steps) Awning - 12' X 26' or adequate to cover driveway, from home to outer edge of driveway, of continuous aluminum factory/manufactured awning. Homes within COMMUNITY that have installed a deck and/or awning prior to the issuance of these Rules and Regulations shall be exempt from this requirement. In the event that a deck or awning that has been grandfathered in needs to be rebuilt/replaced, it must be replaced with materials meeting current park standards.

Note: Wood, Corrugated metal or fiberglass awnings are not allowed.

3.10 Decks and porches must be skirted with either manufactured skirting of a similar style and color as the skirting used to skirt the manufactured home, trex-type decking painted to match the home or fully enclosed with pretreated wood so as to be compatible with the design of the porch and deck. All decks, porches and steps must have hand rails. Vertical slats/railings made of 2" X 2" wood material or acceptable size metal material on 4" centers must be installed between the top of the railing and the deck and step treads'. All rails must be 36" high. Decks must be constructed of 2" X 4" or 2" X 6" redwood or weatherized wood.

Awnings and decks must be installed within thirty (30) days following set-up of the manufactured home unless other arrangements have been made in writing with OWNER. (Per paragraph 1.11). Permits and inspections may be required from local jurisdictions.

Homes with existing wood frame patio awning must have a composition or manufactured painted aluminum or metal roof and must be painted to match the manufactured home. No corrugated fiberglass or bright metal material may be used.

3.11 All above-ground piping must be protected from freezing with adequate heat tape and wrapped with insulation. All above-ground plumbing must be connected to an

underground shut off/gate valve that is accessible and maintained in good working order at all times.

3.12 OWNER reserves the right to make reasonable modifications to the manufactured home standards identified herein to accommodate special circumstances which may be dictated herein by the terrain of the COMMUNITY or individual spaces lots.

Section 4
MANUFACTURED HOME AND LOT MAINTENANCE

4.1 HOMEOWNER is responsible for maintaining and keeping clean and in good repair the exterior of their manufactured' home, as well as all appurtenant structures such as decks, steps, storage sheds and fences at all times. All wooden structures such as decks, hand railings, storage sheds, etc., shall be painted or stained as necessary to prevent their visual and/or physical deterioration.

4.2 HOMEOWNER is responsible for maintaining all lawn areas, trees, flowers and shrubbery within their space. Lawns must be mowed on a regular basis during the spring/summer/fall growing season, edged, kept free of weeds and watered as necessary. If the landscaping is not properly maintained, OWNER reserves the right to perform' 'or have performed whatever landscape maintenance maybe required and charge the HOMEOWNER directly. If the Homeowner fails to consistently maintain the space in a clean and orderly manner, Owner reserves the right to terminate the Homeowner's tenancy.

4.3 All landscaping improvements made to the manufactured home space as provided by this Agreement shall, upon termination of tenancy, by either the HOMEOWNER or COMMUNITY management owner become the property of OWNER except as provided herein below.

The HOMEOWNER may keep and take with him the following:
Note: Nothing without written agreement.

4.4 HOMEOWNERS absent for an extended period of time - two weeks or more shall be responsible for arranging for the care and maintenance of their space during their absence. Also includes that if Resident moves and leaves home on space for sale.

4.5 Fences over 48 inches high are not permitted. Only chain link or cedar fences are allowed. No fences are to extend beyond the front of home or beyond the three (3) foot setback marking, located three (3) feet from each driveway, in the curb. All fences, including color of paint or stain, must be approved in writing by the Butte Crest Park Tenant Association by a majority vote (Prior to submission to management prior to installation.) HOMEOWNER is responsible for maintaining

any fence located on HOMEOWNER'S property. All fences must be started and completed within thirty (30) days of the date that permission is given.

4.6 If HOMEOWNER constructs a rear yard fence, as outlined in paragraph 4.5, HOMEOWNER will be responsible for a twelve inch mowing strip along the outside of the fence, whether or not that strip is HOMEOWNER'S lot or COMMUNITY property. If no fence is installed or shrubs planted, then HOMEOWNER is to maintain his lot from driveway to driveway.

4.7 Common areas, driveways, streets and manufactured home spaces, including porches, decks and carport area are to be kept clean and free from trash and litter at all times. Sporting equipment and other personal belongings, including bicycles are not to be left on the space or in the streets, when not being used. Garbage cans, gardening tools and equipment, etc., must be stored inside the HOMEOWNER'S storage shed. NOTHING IS TO BE STORED OR PLACED IN THE CARPORT OR DRIVEWAY EXCEPT VEHICLES.

4.8 Furniture left outside the manufactured home shall be limited to items commonly accepted as outdoor or patio furniture. All other personal

Belongings must be stored inside the HOMEOWNER'S storage unit or inside the manufactured home.

4.9 Stacking or storage of firewood is limited to one cord. Firewood must be stored behind the manufactured home or in an approved storage shed.

4.10 Clothes lines or clothes line poles are not allowed. Clothing, linens, rugs, etc., are not to be draped over deck or porch railings or otherwise left outside the HOMEOWNER'S manufactured home.

4.11 HOMEOWNERS must remove (take down) any seasonal holiday decorations (INCLUDING CHRISTMAS LIGHTS) from their manufactured home, trees or space within thirty (30) days after the celebrated holiday.

4.12 HOMEOWNER is responsible for the installation and maintenance of his own water shut-off valve installed after the COMMUNITY meter and/or shut-off valve.

4.13 Signs, other than the Tenant's name and space number, are prohibited from placement on individual home or lots. For Sale signs or Political signs, no larger than 12" x 18" may be placed in the window or on the dwelling. Limit of one sign displayed at any given time.

4.14 HOMEOWNER is responsible for the proper disposal of Needles/Syringes. **THEY MAY NOT** be disposed of in trash cans or in Park dumpster.

Section 5
HOMEOWNERS AND GUESTS

5.1 The monthly rental rate agreed on in the site rental agreement is based on occupancy of the manufactured home by the persons identified in the agreement. Any additional residents must be approved by OWNER prior to move-in.

5.2 The total number of permanent residents permitted per home is two (2) per bedroom plus an infant (aged two (2) years old or less). The management may, in specific circumstances, authorize a waiver of this rule. Any such waiver must be in writing.

5.3 HOMEOWNER is responsible for the actions of other occupants of its manufactured home, its guests, licensees and invitees. They may not enter onto other HOMEOWNERS spaces, without the permission of the HOMEOWNER.

5.4 No commercial trade or business may be conducted out of HOMEOWNER'S manufactured home or on its lot in COMMUNITY without permission of OWNER. This permission may be revoked if there are written complaints from neighbors to OWNER as to parking problems, too much traffic or any other violation of Rules and Regulations. No signs are allowed and all required permits must be obtained.

5.5 Guests of HOMEOWNER may not remain in COMMUNITY for more than fourteen (14) days in any year (whether consecutively or cumulatively) unless written authorization is received from OWNER. HOMEOWNERS are responsible for their guest's actions.

5.6 No resident, guest or pet may cause or suffer any loud or disturbing noise at any time. Drunkenness, immoral conduct, or conduct causing a disturbance or annoyance to other residents will not be tolerated. The carrying of or consumption of any alcoholic beverages on any common area of the COMMUNITY such as streets, playgrounds, clubhouse, office, mailbox area, etc., is prohibited. This prohibition shall include, but not be limited to illegal drugs. All HOMEOWNERS are entitled to the peaceful enjoyment of their home and all Community facilities, per ORS 90.740. HOMEOWNER will respect the peace of the Community and see that their guests do the same. Neither the Homeowner nor its quests shall cause unreasonable loud or disturbing noise through parties, radios, televisions, stereo equipment, chain saws, motorcycles or the like. There is a noise abatement curfew from 10:00 p.m. until 7:00 a.m.

5.7 HOMEOWNER will provide OWNER with the name of a person to be contacted in the event of an emergency or HOMEOWNER'S death.

5.8 All complaints must be in writing and submitted to management during normal business hours.

5.9 Garage or yard sales are restricted to two (2) per year. OWNER requires a written

notification of event. All signs need to be removed immediately after event.

5.10 Any change in occupancy of any home must be approved by OWNER through normal Application for Residency, prior to occupying any home. Processing fees may be waived in some circumstances.

Section 6
SUBLETTING

6.1 No rental or subletting of a manufactured home is permitted. Manufactured homes must be owner-occupied.

6.2 Any person occupying a manufactured home to care for it (i.e., a "house sitter") during an absence by HOMEOWNER in excess of 30 days must be approved by OWNER prior to occupying the manufactured home.

6.3 Under exceptional circumstances, the OWNER and/or COMMUNITY Manager may approve the use of a manufactured home by other than the owner; however, prior written permission must be obtained in advance from the management.

Section 7
SALE OF MANUFACTURED HOMES

7.1 Homeowner must submit, IN WRITING, a 10 Day Notice of Intent to sell their home if the home is to remain in, or be removed from, the COMMUNITY.

7.2 Prospective purchasers of a manufactured home must submit an application for residency and be approved by OWNER PRIOR to occupying any manufactured home in COMMUNITY. No sale of a manufactured home in COMMUNITY shall obligate COMMUNITY management to accept a new purchaser unless an application has been received and approved by COMMUNITY management prior to the sale.

7.3 HOMEOWNERS shall be allowed to leave their manufactured home in its present space and sell the manufactured home to a new HOMEOWNER, subject to the following conditions:

A. As set forth in ORS 90.680(9), a tenant who has received a notice pursuant to ORS 90.632 may sell the tenant's dwelling or home in compliance with this section during the notice period. The tenant shall provide a prospective purchaser with a copy of any outstanding notice given pursuant to ORS 90.632 prior to a sale. The landlord may also give any prospective purchaser a copy of any such notice. The landlord may require as a condition of tenancy that a prospective purchaser who desires to leave the dwelling or home on the rented space and become a tenant must comply with the notice within the notice period consistent with ORS 90.632.

B. If the tenancy has been terminated pursuant to ORS 90.632, or the notice period provided in ORS 90.632 has expired without a correction of cause or extension of

time to correct, a prospective purchaser does not have a right to leave the dwelling or home on the rented space and become a tenant.

7.4 "For Sale" signs may be displayed only in a window or on the dwelling and must not be more than that which is permitted by Oregon Law. For Sale signs no larger than 12" x 18" may be placed in the window or on the dwelling. Limit of one sign displayed at any given time.

Section 8

UTILITIES

8.1 All utility lines, such as water, gas electric, etc., from the manufactured home to the meter and sewer line from the manufactured home to the main line are the property of the Tenant. The Tenant is responsible for the maintenance of the utility connections from any outlets furnished by the landlord pursuant to ORS 90.730 to the unit. All manufactured home wiring and plumbing must comply with local and state requirements. Tenants are not permitted to alter, tamper with or repair any Park electric, water, sewer, television or telephone facility, service connections or equipment. Because of the potential for detrimental effects upon the health and safety of tenants and property, any Tenant found tampering with these utility services will be subject to immediate termination. Any costs for repair of the utilities resulting from such tampering will be billed to the Tenant. If you have a problem, please contact management.

8.2 Garbage and garbage containers must be kept out of sight, except on days when garbage is scheduled to be collected. Currently Southern Oregon Sanitation is providing garbage cans for each HOMEOWNER.

8.3 Paper towels, sanitary napkins, and other large items should not be flushed down your toilet. Grease should not be poured down sinks. Any expense incurred in clearing a sewer line blockage caused by HOMEOWNER'S negligence or misuse will be charged to HOMEOWNER.

8.4 Placement of satellite type antenna dishes/C.B./home radio antennas or exterior TV antennas must be approved by the manager of the Park. TV cable service is provided by Charter to each space.

8.5 Each HOMEOWNER shall be responsible for ensuring that no storage building or other structure is erected or placed over or closer then permitted to any shut-off valve, sewer clean-out or electrical pedestal that may be located on the

HOMEOWNER'S space, unless a service access is provided.

Section 9
PETS

9.1 Pet(s) must be neutered/spayed, licensed and rabies vaccinated by one year of age. Current certificates and/or receipts are required for resident's file. If certificates or receipts are not available, a written statement from a local veterinarian will be required.

9.2 Two (2) small or medium household pets (two (2) dogs, two(2) cats; or one (1) of each) owned by residents shall be permitted, only with the written pre-approval of the management. Dogs shall not exceed twenty-five (25) pounds in weight.

9.3 Pet(s) must be kept on the resident's space and are not to be allowed to roam unattended on the streets, common areas or other residents' spaces. Pet(s) shall be maintained on a hand-held leash when not inside the resident's home; however, pet(s) shall not be left leashed or tied outside the resident's home during any period of absence by the residents.

9.4 Residents are responsible for cleaning up after their pet(s) or pet of their guests and shall promptly remove and dispose of, in a sanitary manner, all waste from their pet(s).

9.5 Pet(s) being a disturbance and/or a nuisance in the COMMUNITY shall not be tolerated. Residents are expected to attempt to handle situations on their own, including contacting animal control. If results are not forthcoming then the manager should be notified.

9.6 First notice from management is a written warning. Second notice is a fine of $50 for each violation regarding your pet(s). Third notice would be REMOVAL of pet in violation. This must be enforced by Management, in compliance to ORS 90.530(2)c

9.7 Management reserves the right to exclude all dogs which in its opinion, are of a vicious breed, nature or temperament including but not limited to German Shepherds, Pit Bulls, Staffordshire Terriers, Bull Terriers, Rottweiler, Doberman Pinchers, Huskies, Chows, Wolves or any mixture of these breeds,

9.8 Residents are responsible for making sure their pet(s) comply with the following laws of the State of Oregon:

ORS 609.060 DOGS AT LARGE PROHIBITED
Any dog shall be considered RUNNING AT LARGE when it is off the premises belonging to the owner or keeper of such dog or not in the company of and under the control of its owner or keeper. This applies to all Jackson County cities and dog control districts.

ORS 609.095 DOGS SHALL NOT BE ALLOWED TO BE A PUBLIC NUISANCE.
Any dog shall be considered a public nuisance if it:

A) Bites a person;
B) Chases vehicles or persons;
C) Damages or destroys property of persons other than the owner;
D) Scatters trash;
E) Trespasses on property of persons other than owners;
F) Disturbs any person by frequent or prolonged noises; or
G) Female is in heat and running at large.

ORS **446.115 Sanitation of parks; pets to be controlled.** (1) The owner or operator of a manufactured home or manufactured dwelling park is responsible for the sanitary condition of the park grounds and buildings. (2) No person shall allow a pet animal of the person to run at large or to create any health hazard within a manufactured home or manufactured dwelling park.

9.9 No pet(s) are permitted in the Clubhouse, play area or in any other common areas of the COMMUNITY.

9.10 **All pets must be indoors at night (including cats**).

9.11 NO BREEDING allowed for dogs and cats.

Section 10
COMMON AREAS

10.1 OWNER will maintain those areas of COMMUNITY which HOMEOWNER is not responsible for maintaining pursuant to the site rental agreement and the rules and regulations (referred to herein as "common areas"). HOMEOWNER'S use of the common areas and their use by other occupants of HOMEOWNER'S manufactured home and HOMEOWNER'S guests, licensees, and invites, is, however, at the risk of the user, and OWNER is not responsible for injuries or damages associated with the use of common areas or the personal property connected with them unless such

injuries or damages are caused by OWNERS negligence or willful misconduct.

10.2 HOMEOWNER, occupants of its manufactured home, and its guests, licensees, and invites, may use COMMUNITY common areas only for the purposes for which they were intended and may not do in common areas activities which would not be permitted on leased sites. Common areas may not be used for storage or parking.

Section 11
RECREATION FACILITIES

11.1 PLAY AREA: The play area is for residents of the COMMUNITY. Anyone vandalizing or defacing play equipment may be banned from the play area permanently. Fighting will not be tolerated in the play area.

11.2 Skateboards, Roller skates, Roller blades, Mopeds and Bicycles are not permitted in the play areas, clubhouse or sidewalks around clubhouse.

Section 12
VEHICLES

12.1 Speed limit within the COMMUNITY is ten (10) mph.

12.2 Residents hereby agree to inform their guests of this restriction and assume full responsibility for their guests within the COMMUNITY. All speeders should be reported to management and the local law enforcement agencies and shall be thereafter prohibited from driving in the COMMUNITY.

12.3 No Street Parking. Each permanent home space provides off street parking for two (2) vehicles.

VEHICLES PARKED IN THE STREET WILL BE TOWED AT OWNER'S EXPENSE.

No parking signs are posted throughout the COMMUNITY - therefore no further notices are required. Handicap passes will allow parking on street as long as vehicle is not an obstruction and not more than two (2) hours. Parking on street is also allowed for up to two (2) hours when loading and unloading. Parking on lawns and landscape areas is prohibited.

12.4 All vehicles must be registered with the management. Changes in vehicle ownership, *salel* purchase, must be registered with the management within thirty (30) days of said *salel* purchase. The management reserves the right to prohibit any vehicle, including vehicles owned by residents, from entering the COMMUNITY or to remain in the COMMUNITY, if in the management's opinion the vehicle is not properly

maintained, constitutes a hazard to the residents of the COMMUNITY or is in such a dilapidated condition that it detracts from the appearance of the' COMMUNITY.

12.5 Guests must park their cars in designated areas. They must ensure that they are parked so as not to block any neighbor's access or restrict the traffic flow of any emergency vehicles within the COMMUNITY.

12.6 No commercial vehicles or equipment are allowed to be parked on a resident's space.

12.7 Trucks larger than one ton must have prior written permission from the Management before they will be allowed to enter the COMMUNITY.

12.8 Inoperable vehicles will not be allowed on COMMUNITY property.

12.9 Vehicles parked in violation of COMMUNITY rules will be given a Twenty-four (24) hour notice. If vehicle is not removed in allotted time, Vehicle will be towed and impounded at HOMEOWNER'S expense. If Vehicle is constantly violating rule 12.3, vehicle will be towed at HOMEOWNER'S expense - **without a** twenty-four (24) hour notice.

12.10 Motor homes, campers, trailers, boats with trailers, or boats are not allowed to be stored on the resident's space. Recreational vehicles may be left on the resident's space for twenty-four (24) hours to accommodate loading unloading.

12.11 Motorcycles mopeds are permitted within the COMMUNITY for entering and exiting only. Resident motorcycles must be registered with the management. Such use shall be by legally licensed operators only, and must be operated within the COMMUNITY'S posted speed limit, 10 MPH. No loud motorcycles will be allowed and no inoperable motorcycles are allowed to be stored on COMMUNITY property.

12.12 Bicycles, 2-wheel scooters, and skateboards are permitted within the COMMUNITY and are to be ridden on streets only. Riding on sidewalks and yards is prohibited. Riders must wear helmets as required by Oregon law or local ordinance, use proper hand signals, and obey all traffic signs including speed limit and stop signs. The use of jumps, ramps, or similar devices is prohibited in any common areas, such as streets and clubhouse.

12.13 No major overhauling or repairs of vehicles, boats or other equipment in the COMMUNITY is permitted. Minor repairs, such as tune-ups, are permitted. Oil changes or lubrication are not allowed at any time. Vehicles will not remain under repair for more than three (3) days and will be maintained in a clean and orderly manner. No automobile equipment, engines, etc., shall be washed anywhere in the COMMUNITY. Vehicles leaking gasoline, oils, coolant, etc. must be repaired promptly and spills must be cleaned by the resident.

Section 13
FIREARMS AND FIREWORKS

13.1 Firearms will not be discharged within COMMUNITY or on property owned by COMMUNITY. Firearms are to be unloaded at all times while in the park. Firearms include "88" guns, pellet guns, dart guns and any other weapon capable of firing a projectile.

13.2 Oregon State Law prohibits the use of certain types of fireworks. Fireworks that "pop" or propel into the air are considered illegal. The only fireworks that will be allowed in the COMMUNITY are those that do not make noise and/or are hand held. HOMEOWNERS and/or their guests must clean-up any fireworks discharged in the COMMUNITY. HOMEOWNERS discharging fireworks are responsible for any damage whatsoever to the COMMUNITY. Fireworks are not to be discharged prior to July 1st or after July 6th.

Section 14
TERMINATION OF LEASE/RENTAL AGREEMENT

14.1 The HOMEOWNER shall give OWNER not less than 30 days' written notice of the termination of the site rental agreement.

14.2 HOMEOWNER will give OWNER at least seven (7) days notice before removing its manufactured home from its lot and COMMUNITY, in order to facilitate scheduling and traffic. Prior to the removal of the mobile/manufactured home, all rents for space, utilities and services must be paid in full unless waived by COMMUNITY.

14.3 On termination of the site rental agreement, HOMEOWNER will remove its manufactured home and remove any improvements to the lot which OWNER requests it to move.

14.4 HOMEOWNER is responsible for any damage caused to its lot, other lots, streets, or any portion of COMMUNITY during the removal of its manufactured home and shall reimburse OWNER or other HOMEOWNERS, as appropriate, for any loss suffered.

14.5 OWNER may terminate Rental Agreement for the following reasons, or as maybe afforded him pursuant to the Oregon Landlord Tenant Law"

a. Violation of the Rules and Regulations or the Rental Agreement.
b. Non Payment of rent.
c. Issuance of THREE (3) 72hr. nonpayment of rent NOTICES in the preceding twelve month period, is cause for issuance of a 30 Day termination Notice. (ORS 90.630(8)

Section 15
ENFORCEMENT AND DISPUTE RESOLUTION

15.1 These rules and regulations are conditions pursuant to which HOMEOWNERS occupy COMMUNITY. OWNER may enforce rules and regulations which are conditions of occupancy by terminating the site rental agreement of the HOMEOWNER who violates a rule or regulation. As an alternative to terminating a site rental agreement, OWNER may impose a monetary fine on a violating HOMEOWNER in accordance with the dispute resolution process set forth in this section and as allowed by the Oregon Landlord Tenant Act.

15.2 The dispute resolution process applies to disputes between HOMEOWNER and OWNER about certain of HOMEOWNER'S and OWNER'S obligations under the site rental agreement and the rules and regulations. The process is intended to serve as a vehicle for resolution of disputes which arise from time to time between OWNERS and HOMEOWNERS with respect to maintenance of premises, HOMEOWNER conduct which disturbs other HOMEOWNERS, and similar disputes. The process applies to all disputes arising in connection with the site rental agreement or these rules and regulations except for the types of disputes specifically excluded.

15.3 Subject only to Paragraph 15.6, below, any resident(s) having a dispute with any other resident or Park management over interpretation and/or enforcement of the rental agreement or a Park rule or policy shall:

a. Request a meeting with the Park manager to discuss the dispute.

b. If the meeting with the Park manager does not satisfactorily resolve the dispute, the resident(s) may request a meeting with the Park owner, or professional management representative of the Park owner, if the owner uses a property management company.

15.4 **MEDIATION:** If Step 1 above is not successful, either the Landlord or resident(s) may request mediation of the dispute by notifying the other party in writing of said request. (A) Within ten (10) days of receipt of such request, both parties shall contact the Oregon Manufactured Dwelling Park's Ombudsman and shall thereafter meet either in person or via conference call, at an agreeable time and place within the following ten (10) days and attempt to mediate the dispute. If either party does not agree with the solution suggested by the ombudsman, then either party may request arbitration as outlined below.

15.5 **ARBITRATION:** If any dispute is not resolved through the mediation procedure outlined above, the dispute will be submitted to Arbitration in accordance with the provisions of ORS 36.300 - 36.365 in accordance with the following:

A. Selection of Arbitrator: Both parties shall attempt, in good faith, to agree on a single arbitrator. If the parties are unable to do so, then each party shall select their own Arbitrator who shall then elect a third Arbitrator to arbitrate the issue. All of the costs of arbitration and the arbitrator shall be shared equally

by both parties.

B. Hearing: The arbitrator(s) will conduct an arbitration hearing after giving both parties reasonable time to prepare for the hearing. The arbitrator will select both the time and the place of the hearing and serve notice on both parties of said time and place.

C. Decision: Within thirty (30) days of the arbitration hearing, the Arbitrator(s) shall render a binding decision and serve written notice of said decision on all parties. Except as provided in ORS 36.355, the decision of the Arbitrator(s) shall be final and non appealable.

15.6 **MATTERS NOT SUBJECT TO ARBITRATION:** The following issues are not subject to the dispute resolution provisions of this Paragraph: a.) Nonpayment of rent or other fees and charges provided for in the rental agreement; b.) Increases of rent; c.) Closure of the manufactured home park; d.) Any dispute for which a 24 hour notice of termination may be issued; e.) Any violation of the rental agreement or rules and regulations for which a second notice has been issued by the owner or park management within the preceding six months.

In consideration of each party agreeing to attempt to amicably resolve disputes quickly and without the possible cost and delay caused by formal legal proceedings, Resident and Owner/Management have voluntarily entered into this Amendment.

15.7 Notwithstanding any other provision of the site rental agreement or these rules and regulations to the contrary, neither HOMEOWNER nor OWNER will be entitled to an award of attorneys fees for any fees incurred in connection with the dispute resolution process set forth in this section. The dispute resolution process is not intended to be a process in which representation of a party by an attorney will be necessary in order to effectively present that party's position.

15.8 No failure of OWNER to enforce anyone of these rules and regulations shall operate as a waiver of its right to enforce that or others of the rules and regulations and to insist on strict compliance with the rules and regulations.

SECTION 16
PARTIAL INVALIDITY

16.1 If any term or provision of this Agreement or any document referred to in this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the other document or the other application of such time or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement or the other document shall be valid and be enforced to the fullest extent permitted by law.

SECTION 17
AMENDMENT OF RULES

17.1 OWNER reserves the right to amend, revise and/or add additional Rules and Regulations pursuant to Oregon Law. Notice of any change in the Rules and Regulations shall be distributed to all HOMEOWNERS in writing and shall become effective after sixty (60) days written notice, as per Oregon Law, ORS 90.610, unless residents of 51 per cent of the rented spaces in the Park object in writing within thirty (30) days of receiving the proposed change, the change shall be effective for all residents on a date not less than sixty (60) days after the day that the notice was served by Landlord on Resident.

HOMEOWNER ACKNOWLEDGES THAT IT HAS RECEIVED A COPY OF THE ABOVE RULES AND REGULATIONS, HAS READ THEM, AND AGREES TO ABIDE BY THEM.

Signature Page for Rules and Regulations

Homeowner acknowledges that Homeowner has read, understands and agrees to abide by these Rules and Regulations and that Owner has given a copy of them to the Homeowner. Homeowner further acknowledges and agrees that each of the foregoing rules and regulations (1) promotes the convenience, safety or welfare of the tenants; (2) preserves the landlord's property from abusive use or (3) makes a fair distribution of services and facilities held out for the general use of the tenants. Homeowner further acknowledges that each rule is reasonably related to the purpose for which it is adopted and is sufficiently explicit in its prohibition, direction or limitation of each tenant's conduct to fairly inform each tenant of what he or she must do to or must not do to comply.

_____ _____

Homeowner Date

_____ _____

Homeowner Date

_____ _____

Owner's Representative Date