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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

[Team@MOPG.com](mailto:Team@MOPG.com)



# Mapping

130 Kitty Drive  
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.



130 Kitty Drive  
Oregon, AC +/-



 Boundary



130 Kitty Drive  
Oregon, AC +/-



 Boundary

|  Boundary 1.02 ac

| SOIL CODE | SOIL DESCRIPTION                                   | ACRES   | %     | CPI | NCCPI | CAP  |
|-----------|----------------------------------------------------|---------|-------|-----|-------|------|
| 6B        | Agate-Winlo complex, 0 to 5 percent slopes         | 0.78    | 76.47 | 0   | 35    | 4s   |
| 150E      | Provig very gravelly loam, 15 to 35 percent slopes | 0.24    | 23.53 | 0   | 43    | 6e   |
| TOTALS    |                                                    | 1.02(*) | 100%  | -   | 36.88 | 4.47 |

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

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|              | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                  | 6                                                                                   | 7                                                                                   | 8                                                                                   |
| 'Wild Life'  | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   | •                                                                                   |
| Forestry     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  |                                                                                     |                                                                                     |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Very Intense | •                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



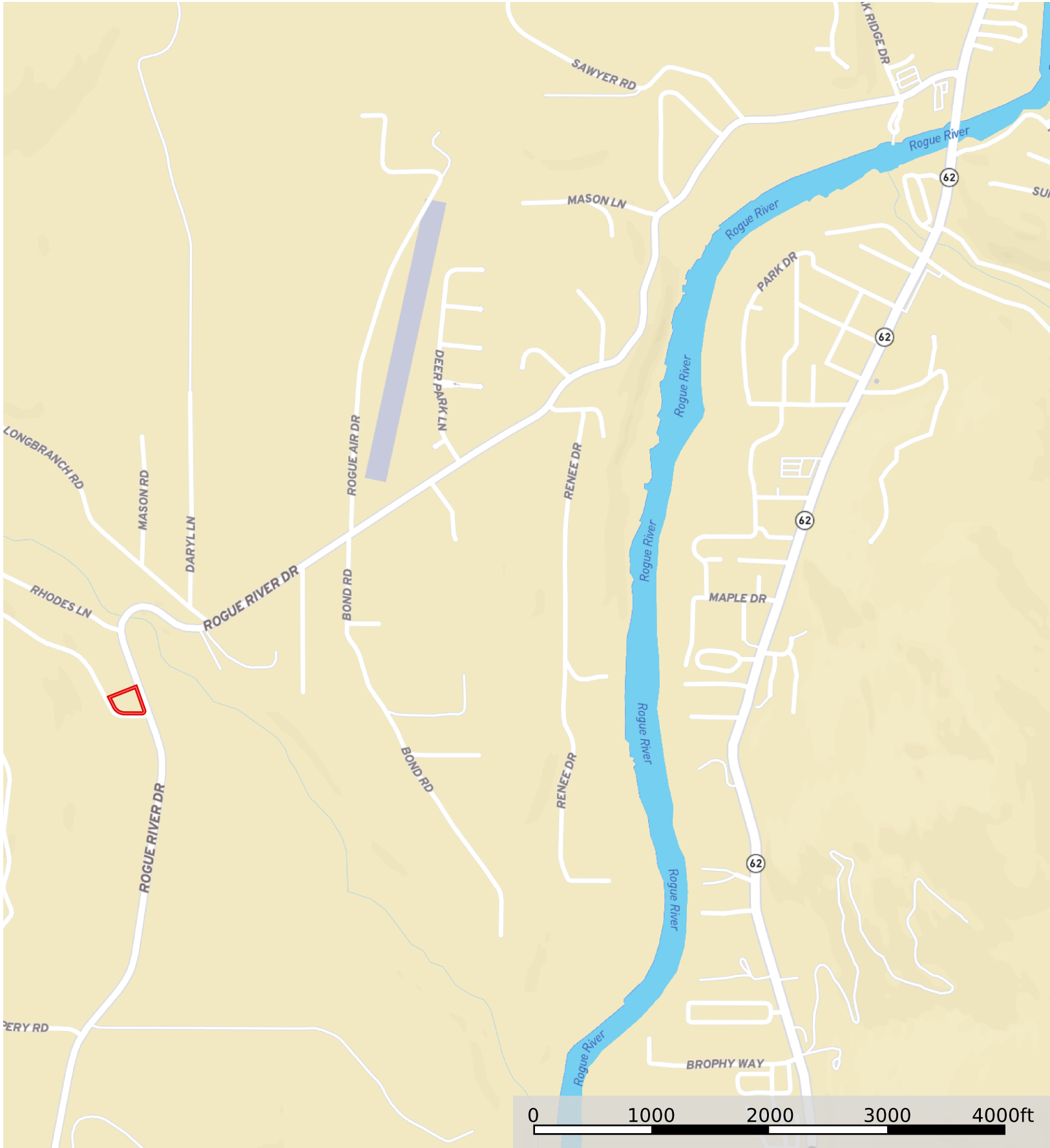
130 Kitty Drive  
Oregon, AC +/-



 Boundary



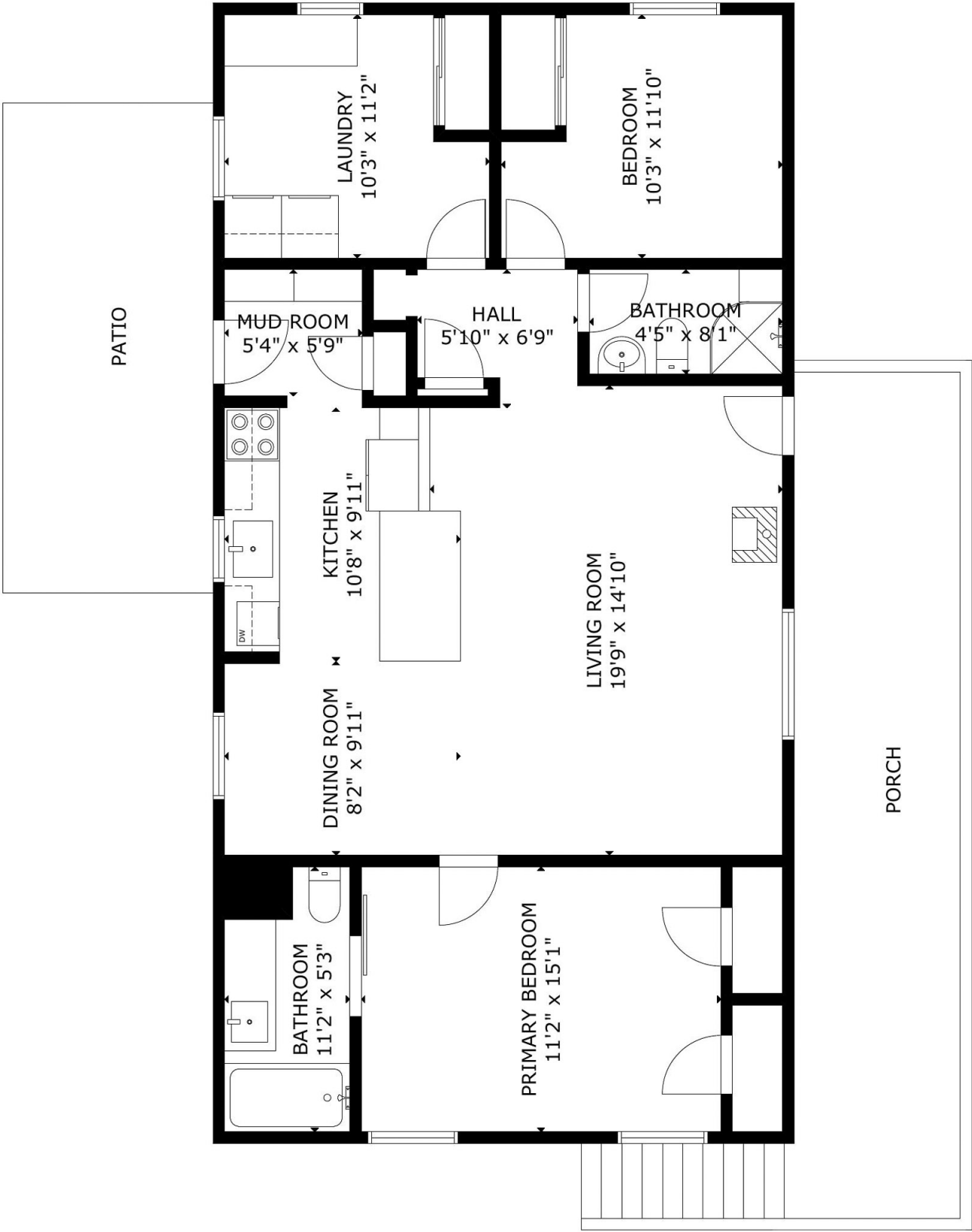
130 Kitty Drive  
Oregon, AC +/-



 Boundary



# Floor Plan



GROSS INTERNAL AREA  
TOTAL: 1,103 sq.ft  
FLOOR 1: 1,103 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# Tax Records & Title Report



**First American Title™**

First American Title Insurance Company

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

Order No.: 7161-4383859

May 22, 2026

**FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:**

LISA TATE, Escrow Officer/Closer

Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

**FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:**

**Mark Fliegel**, Title Officer

Phone: (541)779-7250 - Email: mfliegel@firstam.com

**Preliminary Title Report**

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

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

Situs Address as disclosed on Jackson County Tax Roll:

130 Kitty Drive, Eagle Point, OR 97524

|                                     |              |            |            |          |
|-------------------------------------|--------------|------------|------------|----------|
| 2021 ALTA Owners Standard Coverage  | Liability \$ | 539,500.00 | Premium \$ | 1,410.00 |
| 2021 ALTA Owners Extended Coverage  | Liability \$ |            | Premium \$ |          |
| 2021 ALTA Lenders Standard Coverage | Liability \$ |            | Premium \$ |          |
| 2021 ALTA Lenders Extended Coverage | Liability \$ | TBD        | Premium \$ | TBD      |
| Endorsement 9.10, 22 & 8.1          |              |            | Premium \$ | 100.00   |
| Govt Service Charge                 |              |            | Cost \$    |          |
| Other                               |              |            | Cost \$    |          |

**Proposed Insured Lender: Lender To Be Determined**

**Proposed Borrower: TBD**

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

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

and as of May 18, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Linda K. Pickthorne



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

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

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

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

- A. Survey or alternative acceptable to the company
  - B. Affidavit regarding possession
  - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
    - i. Satisfactory evidence that no construction liens will be filed; or
    - ii. Adequate security to protect against actual or potential construction liens;
    - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
  7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
  8. These premises are situated in the Sams Valley Irrigation District, notice which appears in instrument recorded May 29, 1980 as Document No. [80-10053](#), Official Records of Jackson County, Oregon, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

9. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters.  
Recorded: July 06, 1949  
Recording Information: [Volume 320, Page 57](#)  
Grantee: Pacific Power & Light Company  
Affects: (Specific Location Not Given)
10. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Linda Pickthorne  
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Guild Mortgage Company LLC, a California limited liability company, its successors and assigns  
Trustee: Clear Recon Corp.  
Amount: \$425,000.00  
Recorded: August 25, 2022  
Recording Information: Document No. [2022-026175](#)
11. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded February 07, 2023 as Document No. [2023-002389](#), Official Records of Jackson County, Oregon.
12. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded February 21, 2023 as Document No. [2023-003240](#), Official Records of Jackson County, Oregon.
13. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded August 30, 2023 as Document No. [2023-018389](#), Official Records of Jackson County, Oregon.
14. **This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.**

- END OF EXCEPTIONS -

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

NOTE: We find no judgments or United States Internal Revenue liens against Linda K. Perdue

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

Tax Amount: \$1,763.07  
Map No.: 341W20A 4700  
Property ID: [1-022323-1](#)  
Tax Code No.: 9-06

NOTE: An application to Exempt Mobile Home from Registration and Titling was recorded October 17, 1994 as Document No. [94-37096](#) of Jackson County Official Records.

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

None

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



**MARK FLIEGEL**  
TITLE OFFICER  
mfliegel@firstam.com

**Recording Information**

For county recording requirements and fees visit

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

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

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

cc: Lender To Be Determined

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

**Exhibit "A"**

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

Lot 1 in Block 1 of LONG BRANCH SUBDIVISION, in Jackson County, Oregon, according to the Official Plat thereof, recorded in [Volume 11, Page 30](#) of plat records.



## ***First American Title Insurance Company***

### **SCHEDULE OF EXCLUSIONS FROM COVERAGE**

#### **ALTA LOAN POLICY (07/01/21)**

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

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

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

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

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



**SCHEDULE OF STANDARD EXCEPTIONS**

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

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

Rev. 07-01-21



## Privacy Notice

**Last Updated and Effective Date:** December 1, 2025

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

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

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

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

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

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

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

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

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



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

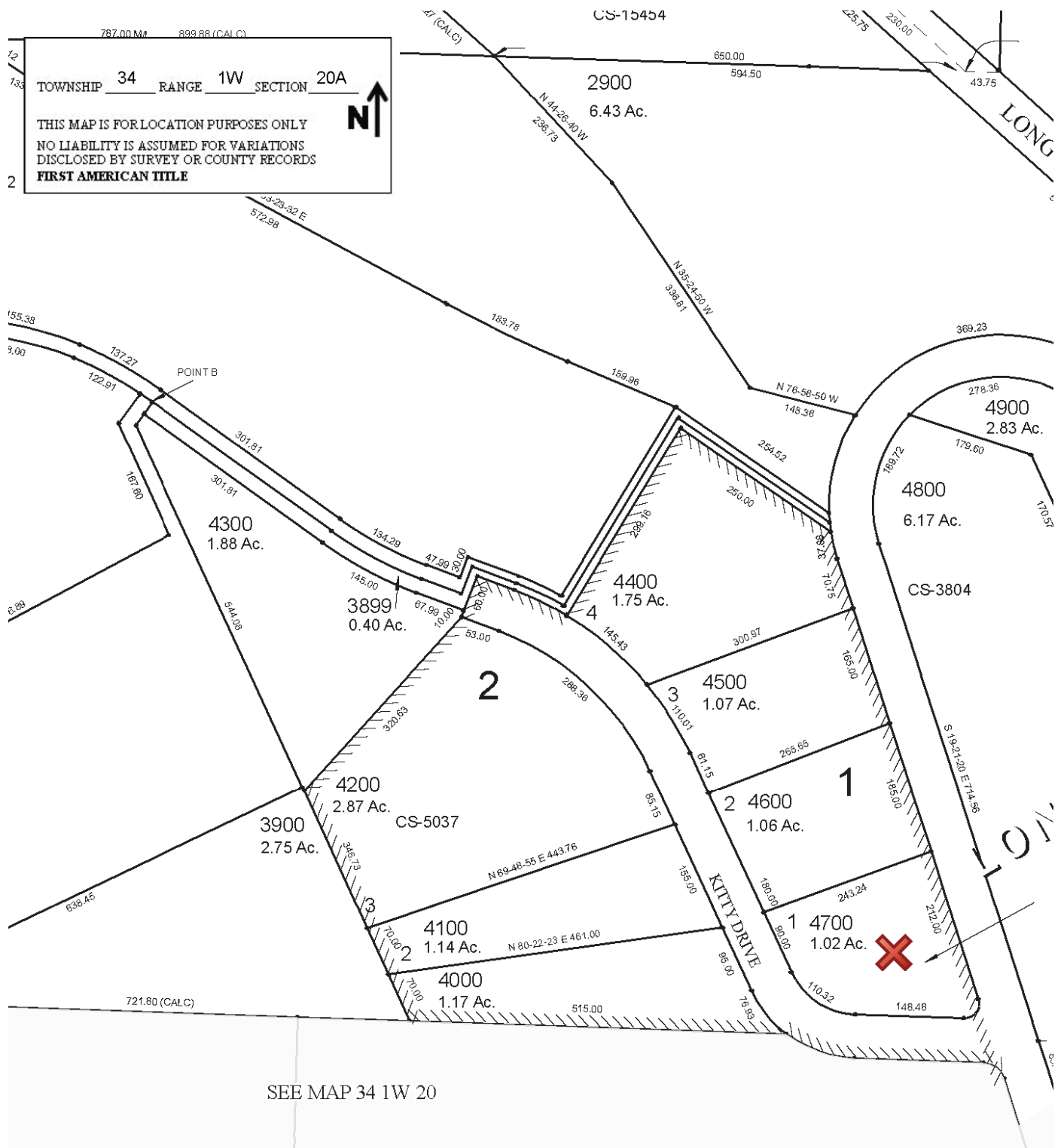
**International Jurisdictions:** Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent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

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

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

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

**Contact Us:** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.





Account Sequence

Map TL Sequence

Assessment Year2026

Print Window

Close Window

Assessment Info for Account 1-022323-1 Map 341W20A Taxlot 4700  
Report For Assessment Purposes Only Created March 26, 2026

Account Info

Account1-022323-1

Map341W20A 4700

Taxlot

OwnerPERDUE LINDA K

Situs Address

130 KITTY DR EAGLE POINT/COUNTY R

Mailing Address

PERDUE LINDA K  
130 KITTY DR  
EAGLE POINT OR, 97524-9759

Associated Taxlots

1 Acct

9-06MS3-011598-6 341W20A 4700 ACTIVE

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code9-06

Acreage1.02

Zoning

Land Class

HS 0.00 Ac

RT 1.02 Ac

Property Class

Unit ID409

Maintenance Area117871-1

Neighborhood402

Study Area40

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

MS Park ID

Sales Data (ORCATS)

Last Sale (consideration > 0)

\$ 0

Sale DateSep 27, 2024

Instrument Number2025-551

Sales HistoryDetails

Value Summary Detail ( For Assessment Year 2025 ) (2026 values are unavailable)

Market Value Summary ( For Assessment Year 2025 ) (2026 values are unavailable)

| Code Area         | Type    | Acreage | RMV        | M5         | MAV        | AV         |
|-------------------|---------|---------|------------|------------|------------|------------|
| 9-06              | LAND    | 1.02    | \$ 136,930 | \$ 136,930 |            |            |
| 9-06              | IMPR    | 0.00    | \$ 90,690  | \$ 90,690  |            |            |
| PSO Value History | Details | Total:  | \$ 227,620 | \$ 227,620 | \$ 173,540 | \$ 173,540 |

Improvements

| Building # | Code Area | Year Built | Eff Year Built | Stat Class | Description                    | Type       | SqFt | % Complete |         |
|------------|-----------|------------|----------------|------------|--------------------------------|------------|------|------------|---------|
| 1          | 9-06      | 1900       | 1900           | 300        | Residential Other Improvements | RESIDENCE  | 0    | 100 %      | Details |
| 2          | 9-06      | 1987       | 1987           | 952        | Double wide                    | MANF STRCT | 1152 | 100 %      | Details |

Photos and Scanned Documents

Type

ACCOUNT PHOTO

Files

3

PDF

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Improvement Comments

Account Comments

(1) 3-11598-6 (2) EM 8247>>>9/20/05 REMOVED BS. 1.02 ACRE IN RR-5 ZONING #136>>> 6/22/10 ADDED LS #145 >>> 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

| Tax Year Applied | Code | Description                | Amount  | Acres |
|------------------|------|----------------------------|---------|-------|
| 2026             | 40   | FIRE PATROL TIMBER         | \$20.00 | 1.02  |
| 2026             | 39   | FIRE IMPROVEMENT SURCHARGE | \$58.00 | 0.00  |

Notations

| Description                              | Tax Amount | Year Added | Value Amount |
|------------------------------------------|------------|------------|--------------|
| STATE FIRE PROTECTION                    |            | 2009       |              |
| OTHER ERRORS 311,205(1)(b)(C) - DECREASE |            | 2012       |              |

Location Map

County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

Close Window

Print Window

https://pdo.jacksoncountyor.gov/pdo/Ora\_asmt\_details.cfm?account=10223231&bTextOnly=False

1/1

# Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

10223231

Map

341W20-A0-04700

Situs

130 KITTY DR EAGLE POINT/COUNTY OR

Mailing

PERDUE LINDA K  
130 KITTY DR  
EAGLE POINT OR 97524-9759

| Bldg | Code Area | Stat Class | Year Built | Comp % | Description       | Sqft  |
|------|-----------|------------|------------|--------|-------------------|-------|
| 2    | 0906      | 952        | 1987       | 100    | 952 - Double wide | 1,152 |

Rooms:

| Floors      |  |       |        |      |      |
|-------------|--|-------|--------|------|------|
| Description |  | Class | Comp % | OR % | Sqft |
| First Floor |  | 5     | 100    |      | 1152 |

| Improvement Inventory |          |                 |          |
|-----------------------|----------|-----------------|----------|
| Description           | Qty/Size | Description     | Qty/Size |
| MS BATH: FULL         | 2        | MS ROOF: COMP   | 1152     |
| MS HEARTH: AVERAGE    | 1        | MS SIDING: WOOD | 1152     |
| MS SKIRTING: AVERAGE  | 1        |                 |          |

| Accessories          |      |          |
|----------------------|------|----------|
| Description          | Size | Qty      |
| MS AWNING: 3 AVERAGE | 360  | 0        |
| MS AWNING: 3 AVERAGE | 360  | 0        |
| CONCRETE             | 360  |          |
| Total RMV            |      | \$74,010 |

# Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10223231  
341W20-A0-04700  
PERDUE LINDA K  
130 KITTY DR  
EAGLE POINT OR 97524-9759

Situs

130 KITTY DR EAGLE POINT/COUNTY OR

| Bldg | Code Area | Stat Class | Year Built | Comp % | Description                          | Sqft |
|------|-----------|------------|------------|--------|--------------------------------------|------|
| 1    | 0906      | 300        | 1900       | 100    | 300 - Residential Other Improvements | 0    |

Rooms:

| Improvement Inventory |          |             |          |
|-----------------------|----------|-------------|----------|
| Description           | Qty/Size | Description | Qty/Size |

| Accessories        |  |  |         |
|--------------------|--|--|---------|
| Description        |  |  |         |
| GP BUILDING        |  |  | 576     |
| ROOF COVER/LEAN TO |  |  | 288     |
| GP SHED            |  |  | 192     |
| ROOF COVER/LEAN TO |  |  | 64      |
| Total RMV          |  |  | \$8,970 |

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

26-Mar-2026

PERDUE LINDA K  
130 KITTY DR  
EAGLE POINT OR 97524-9759

|                |                                    |             |                              |
|----------------|------------------------------------|-------------|------------------------------|
| Tax Account #  | 10223231                           | Lender Name | CLG - Guild Mortgage Company |
| Account Status | A                                  | Loan Number |                              |
| Roll Type      | Real                               | Property ID | 0906                         |
| Situs Address  | 130 KITTY DR EAGLE POINT/COUNTY OR | Interest To | Mar 26, 2026                 |

**Tax Summary**

| Tax Year | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     |
|----------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2025     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,763.07   | Nov 15, 2025 |
| 2024     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,713.64   | Nov 15, 2024 |
| 2023     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,656.08   | Nov 15, 2023 |
| 2022     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,613.37   | Nov 15, 2022 |
| 2021     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,835.72   | Nov 15, 2021 |
| 2020     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,982.12   | Nov 15, 2020 |
| 2019     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,614.13   | Nov 15, 2019 |
| 2018     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,578.38   | Nov 15, 2018 |
| 2017     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,541.50   | Nov 15, 2017 |
| 2016     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,395.11   | Nov 15, 2016 |
| 2015     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,348.20   | Nov 15, 2015 |
| 2014     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,310.30   | Nov 15, 2014 |
| 2013     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,221.92   | Nov 15, 2013 |
| 2012     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,183.15   | Nov 15, 2012 |
| 2011     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,149.21   | Nov 15, 2011 |
| 2010     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,377.83   | Nov 15, 2010 |
| 2009     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,340.94   | Nov 15, 2009 |
| 2008     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,355.32   | Nov 15, 2008 |
| 2007     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,305.42   | Nov 15, 2007 |
| 2006     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,256.48   | Nov 15, 2006 |
| 2005     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,233.40   | Nov 15, 2005 |
| 2004     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,252.25   | Nov 15, 2004 |
| 2003     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$686.00     | Nov 15, 2003 |
| 2002     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$658.17     | Nov 15, 2002 |
| 2001     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$653.89     | Nov 15, 2001 |
| 2000     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$471.88     | Nov 15, 2000 |
| 1999     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$486.16     | Nov 15, 1999 |
| 1998     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$471.63     | Nov 15, 1998 |
| 1997     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$476.34     | Dec 15, 1997 |
| 1996     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$556.29     | Nov 15, 1996 |
| Total    |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             |              |              |





After recording return to:  
Linda K. Pickthorne  
130 Kitty Drive  
Eagle Point, OR 97524

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Linda K. Pickthorne  
130 Kitty Drive  
Eagle Point, OR 97524

File No.: 7161-3973222 (SDB)  
Date: July 13, 2022

THIS SPACE RES

Jackson County Official Records **2022-026174**  
**R-WD**  
Stn=62 HALLEH **08/25/2022 02:13:02 PM**  
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$107.00**

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

Christine Walker - County Clerk

## STATUTORY WARRANTY DEED

**Courtney Munson**, Grantor, conveys and warrants to **Linda K. Pickthorne**, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

### Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 12 day of August, 2022.

Courtney Munson  
Courtney Munson

STATE OF Oregon )  
County of Jackson )ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of August, 2022 by **Courtney Munson**.



Katie Lyn Hirunpugdi  
Notary Public for Oregon  
My commission expires: 08/19/2023

APN: 1-022323-1

Statutory Warranty Deed  
- continued

File No.: 7161-3973222 (SDB)

**EXHIBIT A**

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

**LOT 1 IN BLOCK 1 OF LONG BRANCH SUBDIVISION, IN JACKSON COUNTY, OREGON,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 30, PLAT  
RECORDS.**



# Well Information





## B3 Pump - Well Inspection & Flow Test

Phone: (541)-630-0800

CCB# 240724

### Customer Information

|                  |              |      |          |
|------------------|--------------|------|----------|
| Property Address | 130 Kitty Dr | Date | 6/4/2026 |
| Technician       | Ryan Buma    |      |          |

| Elapsed (Hr) | Flow (GPM) | Water Level (ft) | Notes |
|--------------|------------|------------------|-------|
| 0            | 12         | 90               |       |
| 0.25         | 11.5       | 127              |       |
| 0.5          | 11         | 130              |       |
| 0.75         | 11         | 133              |       |
| 1            | 11         | 133              |       |
| 1.25         | 11         | 133              |       |
| 1.5          | 11         | 133              |       |
| 1.75         | 11         | 138              |       |
| 2            | 11         | 138              |       |
| 2.25         | 11         | 138              |       |
| 2.5          | 11         | 138              |       |
| 2.75         | 11         | 138              |       |
| 3            | 11         | 138              |       |
| 3.25         | 11         | 138              |       |
| 3.5          | 11         | 138              |       |
| 3.75         | 11         | 138              |       |
| 4            | 11         | 138              |       |

### Summary

|              |      |
|--------------|------|
| Avg Flow GPM | 11.1 |
| Min Flow GPM | 11.0 |
| Max Flow GPM | 12.0 |

### Well Information

|                 |    |                    |          |                    |    |
|-----------------|----|--------------------|----------|--------------------|----|
| Well Depth (ft) | NA | Static Water Level | 90       | Pump Depth (ft)    | NA |
| Casing Size     | 6" | Well Type          | Domestic | Wellhead Condition | Ok |

### Pump System

|              |                 |           |        |                |       |
|--------------|-----------------|-----------|--------|----------------|-------|
| Pump Type    | Submersible     | Pump HP   | 3/4 HP | Voltage        | 240 V |
| Control Type | Pressure Switch | Tank Size | 81     | Tank Condition | Good  |
| Motor AMP's  | NA              |           |        |                |       |

### Flow Test Summary

|                     |      |                 |             |             |    |
|---------------------|------|-----------------|-------------|-------------|----|
| Test Duration (hrs) | 4 HR | Flow Rate (GPM) | 11.08823529 | Static (ft) | 90 |
| Drawdown (ft)       | 48   | Recovery Time   | NA          |             |    |

### Water Quality / Condition

|         |       |      |      |                  |      |
|---------|-------|------|------|------------------|------|
| Clarity | Clear | Odor | None | Sediment Present | None |
|---------|-------|------|------|------------------|------|



## B3 Pump - Well Inspection & Flow Test

Phone: (541)-630-0800

CCB# 240724

### Customer / Realtor Summary

The well produced around 11GPM for the entirety of the test, this is suitable for normal house hold use and landscaping. The well system has a uv unit inside the pump room. The bulb and filter will need to be replaced annually.

### Findings / Notes

Flow testing did not induce full drawdown to the pump intake. The well maintained recovery throughout the test, indicating the measured flow rate reflects pump limitations rather than well capacity, and actual well yield is likely higher.

### Recommended Repairs

NA



# Grants Pass Water Lab

"Fast & Reliable Water Testing Since 1978"

964 SE M Street • Grants Pass, OR 97526 • 541-476-0733 • [www.gpwaterlab.com](http://www.gpwaterlab.com) • ORELAP# OR100033

**Mail To:****B3 Pump**

Attn: Ryan Buma  
1285 Wards Creek Dr  
Rogue River, OR 97537

Date: June 08, 2026  
Address of Source: 130 Kitty Rd  
Sample ID #: 22601783  
Project Name: None Provided

## Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Laboratory Director

## Sample Information

|                    |                 |                   |           |
|--------------------|-----------------|-------------------|-----------|
| Sample ID:         | <b>22601783</b> | Collectors Name:  | Ryan Buma |
| Address of Source: | 130 Kitty Rd    | Sample Point:     | Well Tap  |
| Project Name:      | None Provided   | Source:           | Well      |
| Received Date:     | 06/05/2026      | Treatment System: | UV Light  |

## Microbiological (Bacteria) Results

Sample Notes:

Collection Date: **06/04/26 11:45 AM**

| Contaminate    | Method   | RESULTS       | Units | Date Analyzed       | Analyst | ID | Data Flags |
|----------------|----------|---------------|-------|---------------------|---------|----|------------|
| Total Coliform | COLILERT | <b>Absent</b> | 100ml | 6/5/2026 4:23:47 PM | ADS     | AC | A          |
| E. Coli        | COLILERT | <b>Absent</b> | 100ml | 6/5/2026 4:23:47 PM | ADS     |    |            |

### This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: <http://www.gpwaterlab.com/well-chlorination.asp>.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

## Results of Chemical Analysis

Sample Notes:

Collection Date: **06/04/26 11:45 AM**

| Contaminant | Method    | LOQ   | RESULTS       | Units | EPA Limit | Date Analyzed     | Analyst | ID | Data Flags |
|-------------|-----------|-------|---------------|-------|-----------|-------------------|---------|----|------------|
| Arsenic     | SM 3113 B | 0.005 | <b>0.0093</b> | mg/L  | 0.01      | 06/05/26 1:31 pm  | PVS     | AA | A          |
| Nitrate     | EPA 300.0 | 0.5   | <b>ND</b>     | mg/L  | 10        | 06/06/26 10:18 pm | PVS     | AB | A          |

### DEFINITIONS AND DATA FLAGS

A Analysis is covered under ORELAP scope of Accreditation  
 AA Analysis is covered under ISO scope of Accreditation  
 C Sample did not meet acceptance criteria  
 H Analysis performed outside method hold time  
 ID Subsample identifier for each Sample number  
 M Matrix Spike recovery is out of control limits due to matrix interference  
 The LCS was in acceptance limits showing the analysis is in control and the data is acceptable

E Estimated Value  
 LOQ Reporting Limit  
 N/A Not Applicable  
 ND None Detected  
 S Sample Outsourced

### Results Color Key

**White - No EPA Limit**

**Low Risk  
within EPA Limit**

**Medium Risk**

**High Risk  
Exceeds EPA Limit**

**Call the Lab to Discuss**

# Septic Information



# Septic Evaluation

for the property located at:

**130 Kitty Drive  
Eagle Point, OR 97524  
Jackson County**

Prepared by:



**Sweet Water Sanitation, llc**

1736 Avenue F

White City, OR 97503

541-821-1426

[www.swsmodoc.com](http://www.swsmodoc.com)

**“Our Service is the Difference”**



## Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmodoc.com](http://www.swsmodoc.com)

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The information we gather to complete this report comes from a variety of sources. Every step is taken to make this report as accurate as possible at the time of inspection.

### Sources we use:

- 1) County / DEQ Records either via email, online, or in person
- 2) Internet sources such as Google, Zillow, MLLS, or Realtor sites.
- 3) GPS, onX Hunt
- 4) Buyer, Seller and / or representative.

**Records:** We may edit County or DEQ records, removing only blank pages or pages that do not have any connection with the septic system. We try to include all relevant information we have access to.

### Inspectors:

Our inspectors hold either an Installers License or Maintenance Providers License from the State of Oregon. Our inspectors attend regular Continuing Education Classes to keep up to date with their license and new system designs. We have over 20 years combined experience in the Septic industry. We are members of Oregon Onsite Wastewater Association and Part of Oregon Septic Smart.

### Recommendations:

Not all recommendations made in the inspection are required to be completed. We will make some recommendations to simplify the access to the system or to save money for the customer in the future. These recommendations are not required to allow the system to function. We will also make recommendations that may need to be completed. Example given, having a sand filter flushed by a professional Maintenance Provider if it has never been serviced. The septic system does not have to meet current codes. We are evaluating it as it exists. The completion of recommendations should be at the discretion of the buyers and sellers.

### Disclaimer:

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. The system may not meet current codes but it should meet the codes as of when it was installed. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.



OREGON ONSITE  
WASTEWATER ASSOCIATION





## Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmodoc.com](http://www.swsmodoc.com)

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### **Helpful Information for Septic Systems**

The average life span for septic systems is between 20 and 40 years. Concrete tanks can last longer than the septic system.

Older tanks with cast iron or metal baffles will eventually need the baffles replaced. The iron corrodes and will shut down the draining of the tank.

Steel tanks have a life expectancy of about 25 years. Though a tank may still be functioning at the time of an inspection, there may be corrosion that may not be visible. A functioning steel tank is a tank that is not leaking or in danger of collapsing.

Drain fields should be protected from vehicles, livestock and deep-rooted plants. It is not advised to water the ground where the drain field is located.

Sand filter systems (prior to 2014) though they may not require a maintenance provider for annual service, they should be flushed out by a maintenance provider. This may require monitoring ports to be exposed if they are not currently exposed. Yearly service is best, at least every other year is advisable.

Sand Filters (2014 and newer) and Advanced Treatment Technology systems require a maintenance provider and must be inspected yearly, and a permit renewed every year. A maintenance provider is required on these systems for the life of the septic system.

Septic tanks should be pumped every 3-5 years depending on the number of people living in the house. Pumping the tank is required to remove the solids from the tank. Neglected tanks allow solids to travel into the drain field which will shorten the life of the drain field. Septic additives Do Not change the pumping frequency.

Accessibility to the septic tank. Care should be taken to keep the tank accessible for a pumper truck. If the septic pumper truck cannot reach the septic tank in a reasonable fashion, it will increase the cost for service or make it difficult to service.

Risers should be installed to tanks if the lids are not to ground level. Though the lids may not coincide with all landscapes, they ease access to the tank for service and to ease diagnosing issues that may arise with septic systems.

This information is added to help owners, there may be varying opinions on each topic. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

“Our Service is the Difference”



Sweet Water  
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: [www.swsmodoc.com](http://www.swsmodoc.com)

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## **Septic Tank Lid Safety**

### **Avoid Injury or a Tragedy**

People do accidentally fall into septic tanks. In most cases, the person who falls in gets out without serious injury. But a child's tragic death is a reminder to inspect your septic system for damaged or missing lids.

Take these precautions to make sure no one accidentally falls into your septic tank.

Know where your septic system lids or covers are located.

Routinely inspect the condition of the lids for hazards or problems.

Keep the lids secure by repairing or replacing all damaged or missing parts.

Use bolts, screws, or other locks to secure the lids and prevent easy access.

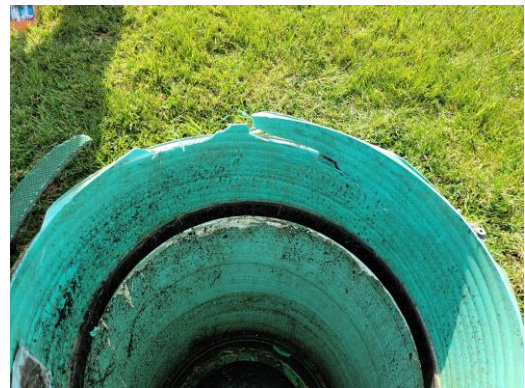
Never drive or park vehicles on top of septic systems – it can damage or dislodge the cover.

Never leave an open lid unattended when inspecting or having your septic system pumped. Make sure the lids are secured after working on your septic system.

Teach children that the septic tank lids are not to be played on or opened.

Contact a septic professional if you notice a depression forming in the septic area.

Owners of septic systems are responsible for ensuring the systems are safe and function properly, including having a secure lid on the tanks.





Sweet Water Sanitation, llc

1736 Avenue F

White City, OR 97503

# Sales Receipt

|         |                              |
|---------|------------------------------|
| Phone # | 541-821-1426 or 541-821-2907 |
|---------|------------------------------|

|           |          |
|-----------|----------|
| Date      | Sale No. |
| 5/29/2026 | SWS 7186 |

|                                                        |
|--------------------------------------------------------|
| Sold To                                                |
| Linda Perdue<br>130 Kitty Dr.<br>Eagle Point, OR 97524 |

|           |                |         |
|-----------|----------------|---------|
| Check No. | Payment Method | Project |
| 1116      |                |         |

| Description                                                  | Qty | Rate   | Amount   |
|--------------------------------------------------------------|-----|--------|----------|
| Septic Pumping 130 Kitty Dr. Eagle Point, OR 1250-1500 Gals. |     | 630.00 | 630.00   |
| Septic Inspection                                            |     | 350.00 | 350.00   |
| Total                                                        |     |        | \$980.00 |

www.swsmodoc.com





# Existing System Evaluation Report for Onsite Wastewater Systems

## State of Oregon Department of Environmental Quality

Onsite Program

165 East Seventh Ave, Suite 100

Eugene, OR 97401

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

### Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Linda Perdue Telephone: \_\_\_\_\_

Site Address: 130 Kitty Drive City: Eagle Point Zip Code: 97524

County: Jackson Lot Size: 1.02 Acres/Square Feet (circle units)

Legal Description: T:34 R:1W S:20A Taxlot:4700

Age of wastewater treatment system 42 (years) Is there a service contract for system components? No

Date the septic tank was last pumped 2019? (please attach receipt if available)

Number of people occupying dwelling 2 If unoccupied, for how long has it been vacant? N/A

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

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

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Kevin Riddle

### Certification:

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

Certification Number: RI 749 SDS 38907

Business name Sweet Water Sanitation, llc Email kevin@swsmodoc.com

Business address 1736 Avenue F White City, OR 97503 Phone 541-821-1426

Date of Evaluation: 05/29/2026 9:26-10:25 (MM/DD/YYYY)

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

05/29/2026

Date (MM/DD/YYYY)

*Kevin Riddle*

Signature of Qualified Septic System Evaluator

## Oregon Department of Environmental Quality

1. **General System Information**

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

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

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

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

There is a permit for the septic system ☒ Yes ☐ No ☐ Unknown

- Permit Number(s) 15-138-84N
- Year original septic system installed: 1984 (YYYY) ☐ No record of installation date
- Dates of subsequent repairs or alterations: \_\_\_\_\_ (YYYY)
- All plumbing fixtures are connected to the septic system ☒ Yes ☐ No ☐ Unknown

If you answered "No" or "unknown," please describe below:

---



---

- Additional Comments:

There may be a leaking fixture, there was a slow steady drip into the tank. Gave owner dye tabs to test toilets just incase.

2. **Overall Septic System Status**

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

- Additional Comments:

Recent Rain. Power to system was off at arrival, turned circuit breaker on and system started

3. **Septic tank**

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

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

## Oregon Department of Environmental Quality

- 
- 
- The septic tank material is:

☒ Concrete

☐ Steel

☐ Plastic

☐ Fiberglass

☐ Other (explain) \_\_\_\_\_

☐ Unknown

- Is the septic tank accessible? ☒ Yes ☐ No

- Septic tank volume in gallons 1500

- Tank volume determined by: Check all that apply, add comments below as needed

☒ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other

- Septic tank risers are at ground level ☒ Yes ☐ No

- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

Deck is over the first lid, have to remove lattice to access, Tank is at grade.

---

- Septic tank lid(s) is intact ☒ Yes ☐ No

- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☒ Yes ☐ No

- Baffle material - Inlet ☒ Plastic ☐ Concrete ☐ Metal Outlet ☒ Plastic ☐ Concrete ☐ Metal

Effluent filter is present ☐ Yes ☒ No **System does not use**

- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable

- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below

If above or below invert outlet, please explain: \_\_\_\_\_

- Scum** layer 2-3 (inches) **Sludge** layer 5-6 (inches)

- Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☒ No

Indicate where sludge measured from: ☒ Inlet ☐ Middle ☐ Outlet

- Additional Comments:
- 

#### 4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank ☒ Yes ☐ No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

## Oregon Department of Environmental Quality

- Dosing tank capacity 500 (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed  
☒ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material Concrete
- Dosing tank appears to be watertight and in good condition ☒ Yes ☐ No
- Dosing tank lid is intact ☒ Yes ☐ No **Wires come out of concrete lid corner**
- Electrical components are sealed and watertight ☐ Yes ☒ No
- Pump/ siphon is functional ☒ Yes ☐ No **Appears to pump slower than it should**
- Type of Pump ☒ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☒ Yes ☐ No
- There is a high water alarm ☐ Yes ☒ No
- The high water alarm (audible and visual) is working ☐ Yes ☒ No ☐ Not Applicable
- Type of screen Mesh basket
- Screen is clean and free of debris ☐ Yes ☒ No - Screen cleaned for this evaluation ☒ Yes ☐ No
- Scum/ sludge present in Dosing tank ☒ Yes ☐ No
- **Scum** layer 0 (inches)      **Sludge** layer 2-3 (inches)
- Additional Comments:  
This is the second compartment of the septic tank, this is not a separate tank. See note regarding the pump (above)

5. **Soil absorption system**

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

- The septic system has a soil absorption system ☒ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☐ Yes ☐ No ☒ See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

Visual Inspection Only.

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

## Oregon Department of Environmental Quality

- Locate all drain lines in soil absorption system ☐ Yes ☒ No  
Total length of drain lines 150 (ft)  
Lengths determined by ☐ Physically uncovering portions of system/probing ☒ Written records  
☐ Fish tape ☐ Electronic locator ☐ camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.  
☐ Yes ☒ No

If you answered "No," please describe below:

Evidence of vehicles possibly on the end of drain field. Chicken coop may be over part of the  
drain field.

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

If you answered "No," please explain below:

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- Additional Comments:  
Visual Inspection Only.

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## 6. Sand Filter System

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

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

## Oregon Department of Environmental Quality

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

☒ Yes ☐ No

If you answered “No,” please describe below:

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

(If “No”, skip the rest of section 6)

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

- Additional Comments:

Recommend monitor ports be exposed to allow system to be flushed in the future.

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## 7. Alternative Treatment Technology System

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

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

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

Product name 

---

System ID number 

---

Manufacturer name 

---



## Oregon Department of Environmental Quality

- Previous two years of maintenance records are available ☐ Yes ☐ No

If you answered "No," please explain below:

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- Previous two years of maintenance records are attached to this form ☐ Yes ☐ No

If you answered "No," please explain below:

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- Additional Comments:

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

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:  
County / DEQ records are attached.

---

We may add Arc-GIS and Section maps to some files if we think they are helpful.

---

9. **Provide a Site Plan**

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

---

An image is attached showing estimated layout of the system.

---

10. **Disclaimer:**

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

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

05/29/2026

Date

*Kevin Riddle*

Signature of Qualified Septic System Evaluator

Oregon Department of Environmental Quality

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

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for drawing a site plan.



Sweet Water  
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** Web: [www.swsmodoc.com](http://www.swsmodoc.com)

May 29, 2026

### Septic Evaluation

**130 Kitty Dr. Eagle Point, OR Jackson County**



**Inlet Baffle**



**Interior Outlet Baffle**



**Dosing Tank / Pump System**



**View of Lids to House**

**Pictures Page 1 of 2**

**This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system**





Sweet Water  
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** Web: [www.swsmodoc.com](http://www.swsmodoc.com)

---

May 29, 2026

Septic Evaluation

**130 Kitty Dr. Eagle Point, OR Jackson County**



**View of Sand Filter from Tank**



**View of Drain Field from end of Sand Filter**

**Pictures Page 2 of 2**

**This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system**

sand  
filter

Drain  
field

septic  
tank

MUNSON  
COURTNEY

Address

**130 Kitty Drive, Eagle Point, Oregon 97524, United States**

Overview

Hunt Unit

Weather

Coordinates 42.60047, -122.83853

Copy

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

AUTHORIZATION NOTICE

OWNER Paul D. Andrest DATE ISSUED: 5 MAR 87  
PROPERTY ADDRESS 130 Kitty Drive, Shady Cove DATE EXPIRED: 5 MAR 88  
TYPE OF SEPTIC SYSTEM Sand Filter  
TOWNSHIP 34 RANGE 1W SECTION 20 TAX LOT 2102

THIS AUTHORIZATION NOTICE ACKNOWLEDGES THAT THE SEWAGE SYSTEM LOCATED ON THE PROPERTY IDENTIFIED ABOVE APPEARS ADEQUATE, ON THE BASIS OF A record review, TO SERVE A  
(FIELD INSPECTION OR RECORD REVIEW)

four (4) bedroom single family dwelling WITH A SEWAGE FLOW UP TO  
(# BEDROOMS AND TYPE STRUCTURE)

450 GALLONS PER DAY.

SPECIAL CONDITIONS OF APPROVAL:

ROUTINE MAINTENANCE SHOULD INCLUDE PUMPING OF THE SEPTIC TANK EVERY 3 to 5  
YEARS.

BILL HARRIS, R.S.  
SANITARIAN

JACKSON COUNTY

- NOTE:
1. A PERMIT AND INSPECTION OF THE BUILDING SEWER CONNECTION TO THE SEWAGE SYSTEM MAY BE REQUIRED BY THE COMMERCE DEPARTMENT OR ITS AUTHORIZED REPRESENTATIVE.
  2. THIS AUTHORIZATION NOTICE DOES NOT GUARANTEE SATISFACTORY OR CONTINUOUS OPERATION OF THE SEWAGE SYSTEM IDENTIFIED.





## SEPTIC/WELL APPLICATION

SANITATION DIVISION

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

Owner PAUL D. ANDREST Township 34 Range 1W Section 20  
Tax Lot 2102 Acres \_\_\_\_\_

Address (if any) and Directions to Property 130 KITTY DR.  
SHADY COVE OR.

Site Evaluation Fee \_\_\_\_\_ Minus Preliminary Site Fee \_\_\_\_\_ Balance to be Paid \_\_\_\_\_  
Number of Sites \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_

☒ Permit Application Type Auth. Not Fee 500 Receipt # 0931 Date 3-4-87  
Well Permit Fee \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_

Proposed Residence or Business? Replacement # Test Holes Ready \_\_\_\_\_ Date \_\_\_\_\_

Any Residence/Business on Lot Now? \_\_\_\_\_ ☒ No. of Bdrms/Seats/Employees 3

Pumping Receipt Submitted? \_\_\_\_\_ Tank Uncovered? \_\_\_\_\_ Date \_\_\_\_\_

Comments (if any) \_\_\_\_\_

I certify that the information given is true and correct to the best of my knowledge.

Date 3-4-87 Owner's Signature Paul D. Andrest  
(or representative with written authorization)

1010 D'ANCONIA DR TRAIL OR 97541 878-3123  
Mailing Address (#, Street, City, State, Zip Code) Phone No.

-----DO NOT WRITE BELOW THIS LINE-----

Complete Application Date 3-4-87

Site Evaluation Results:

By \_\_\_\_\_ Date \_\_\_\_\_

WELL PERMIT: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_  
Expires \_\_\_\_\_

Comments: \_\_\_\_\_ Well Permit # \_\_\_\_\_

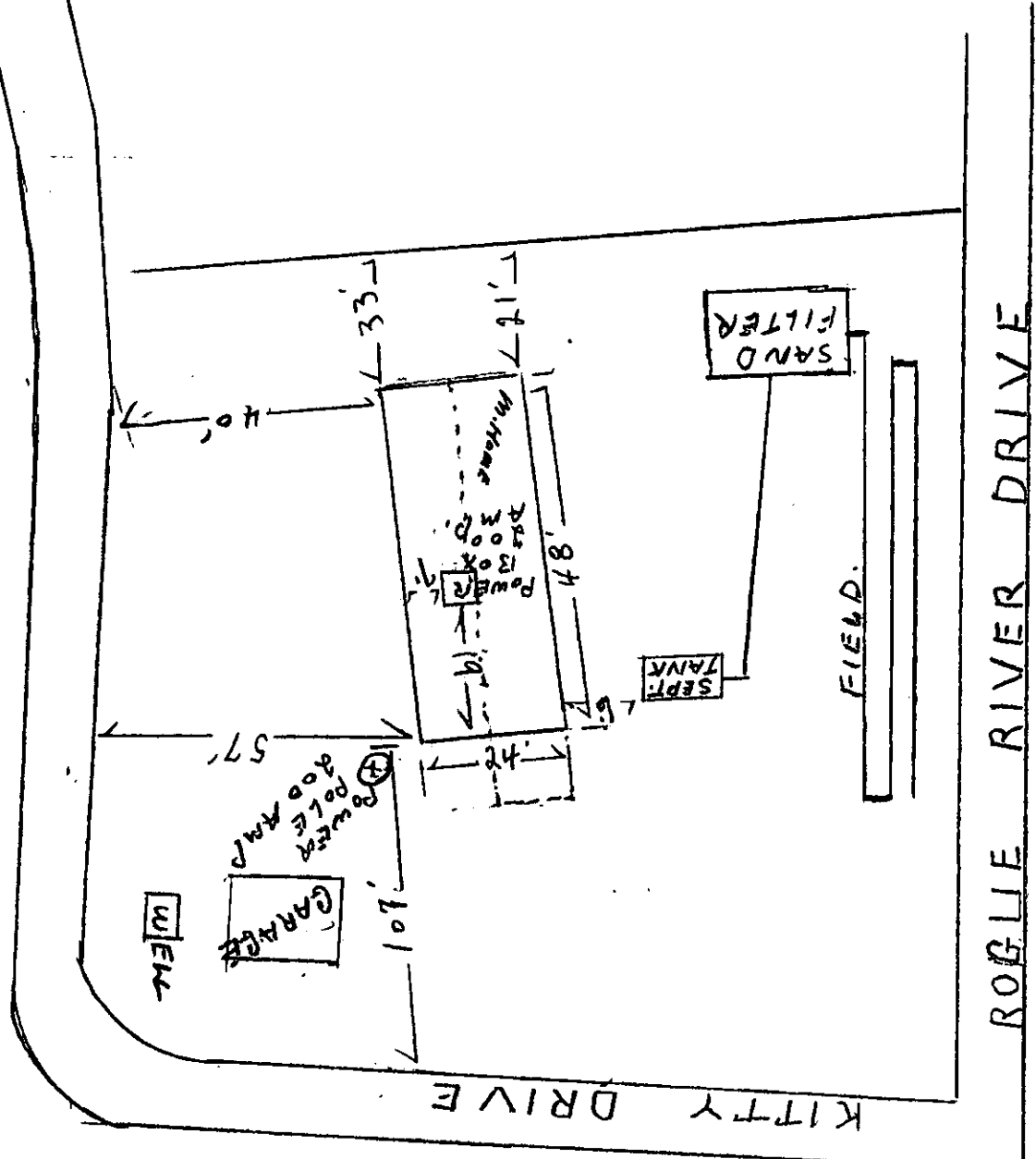
SEPTIC PERMIT INSTALLATION SPECIFICATIONS: \_\_\_\_\_ Gallon Septic Tank (1250 recommended)  
\_\_\_\_\_ Lineal Feet of Drainfield \_\_\_\_\_

Keep drainfield and approved repair area free of all development, compaction, soil modification,  
traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved ☒ Not Approved \_\_\_\_\_ By BUTLER, R. S. # \_\_\_\_\_  
Date 5 MAR 87 EXPIRES 5 MAR 88 Final Inspection On \_\_\_\_\_ Installer \_\_\_\_\_

Certificate of Satisfactory Completion Issued \_\_\_\_\_ By \_\_\_\_\_

Comments: \_\_\_\_\_



130 KITTY DR.  
34-1W-20-PARCELS 2102  
PAUL D. + ELAINE A.  
ANDREST  
MOBILE HOME SITE



# JACKSON COUNTY OREGON

COUNTY COURTHOUSE • MEDFORD, OREGON 97501

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

## AUTHORIZATION NOTICE

DATE 3-4-87

RE: TWP 34 RANGE 1W SECTION 20 TAX LOT 2102

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

The existing system consists of 300 (square feet of drainfield), and last served OR is serving a dwelling having 2 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room) OR business (type of) \_\_\_\_\_ consisting of \_\_\_\_\_ (number of employees or occupancy) on currently (date).

To the best of my knowledge, the existing septic tank has a 1500 gallon capacity determined by \_\_\_\_\_ (pumping record, permit, etc).

The existing septic system was installed on 9-6-84 (date) under authority of Jackson County Subsurface Sewage Permit # 15-138-84N.

I intend to connect a dwelling having 3 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room) OR business (type of) SEWING RM consisting of \_\_\_\_\_ (number of employees or occupancy) on ASAP (date).

OR: I intend to add to my existing structure (state all rooms to be added)

---

Paul O. Andrest  
Property Owner's Signature

*file in your cabinet*



DEPARTMENT OF  
PLANNING & DEVELOPMENT

# ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 34, Range 1W, Section 20, Tax Lot 2102, Acres 1.02

PROPERTY ADDRESS: 130 Kitty Dr DATE TAX LOT CREATED: \_\_\_\_\_

OWNER OR APPLICANT: Paul Anderson TELEPHONE: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PROPOSAL: ☒ First Dwelling ☐ Additional Dwelling ☐ Other - Explain Auth Notice  
replacement m/H

\*\*\*\*\*  
PROPERTY IS ZONED: RR-5 MINIMUM PARCEL AREA: \_\_\_\_\_

☐ Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. Fuelbreak requirements may affect setbacks.

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30, Side 20, Rear 20

☐ This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- |                                                          |                                                                                  |                                                                 |
|----------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Minor Partition                 | <input type="checkbox"/> Major Partition                                         | <input type="checkbox"/> Subdivision                            |
| <input type="checkbox"/> Forest Site Plan Review         | <input type="checkbox"/> Farm/Nonfarm Dwelling                                   | <input type="checkbox"/> Conditional Use Permit                 |
| <input type="checkbox"/> Nonforest Site Plan Review      | <input type="checkbox"/> County Recognized Access                                | <input type="checkbox"/> Temporary Mobile Home                  |
| <input type="checkbox"/> Commercial Site Plan Review     | <input type="checkbox"/> Administrative Review for Structures in a Floodplain    | <input type="checkbox"/> Areas of Special Concern Specify _____ |
| <input type="checkbox"/> Variance                        | <input type="checkbox"/> Administrative Review for Airport Approach/Concern Area | <input type="checkbox"/> Other - See Below                      |
| <input type="checkbox"/> Alteration of Nonconforming Use |                                                                                  |                                                                 |

COMMENTS BY STAFF: new home further from EFL on south than existing home. Plot plan 3/4/87 DR.

☒ NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

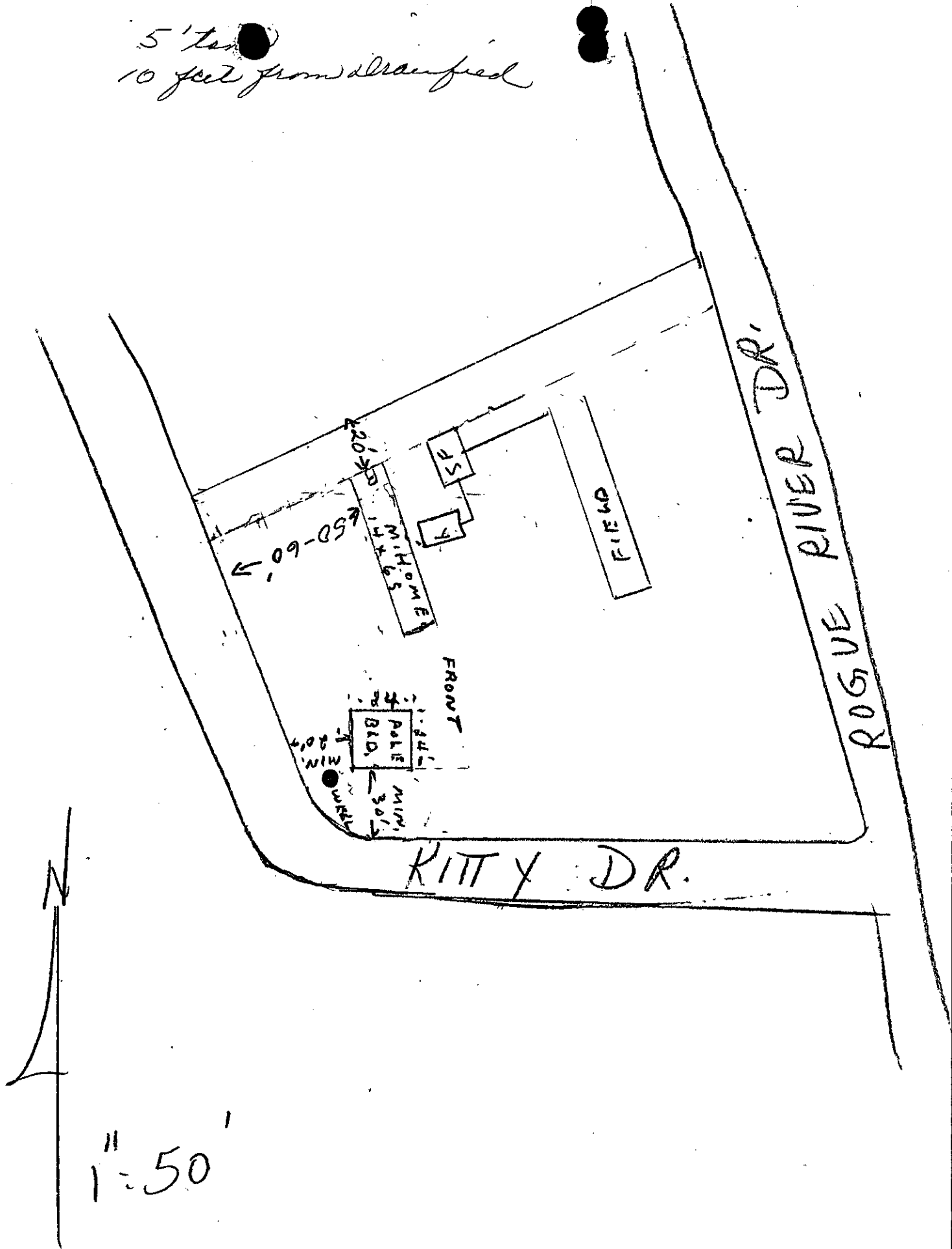
CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of staff member: CFoland Date: 3/4/87

Copy of this zoning clearance ☒ handgiven ☐ mailed to applicant on: 3/4/87

5' test  
10 feet from drainage



# SYSTEM CONSTRUCTION REPORT

Permit # 15-138-84N

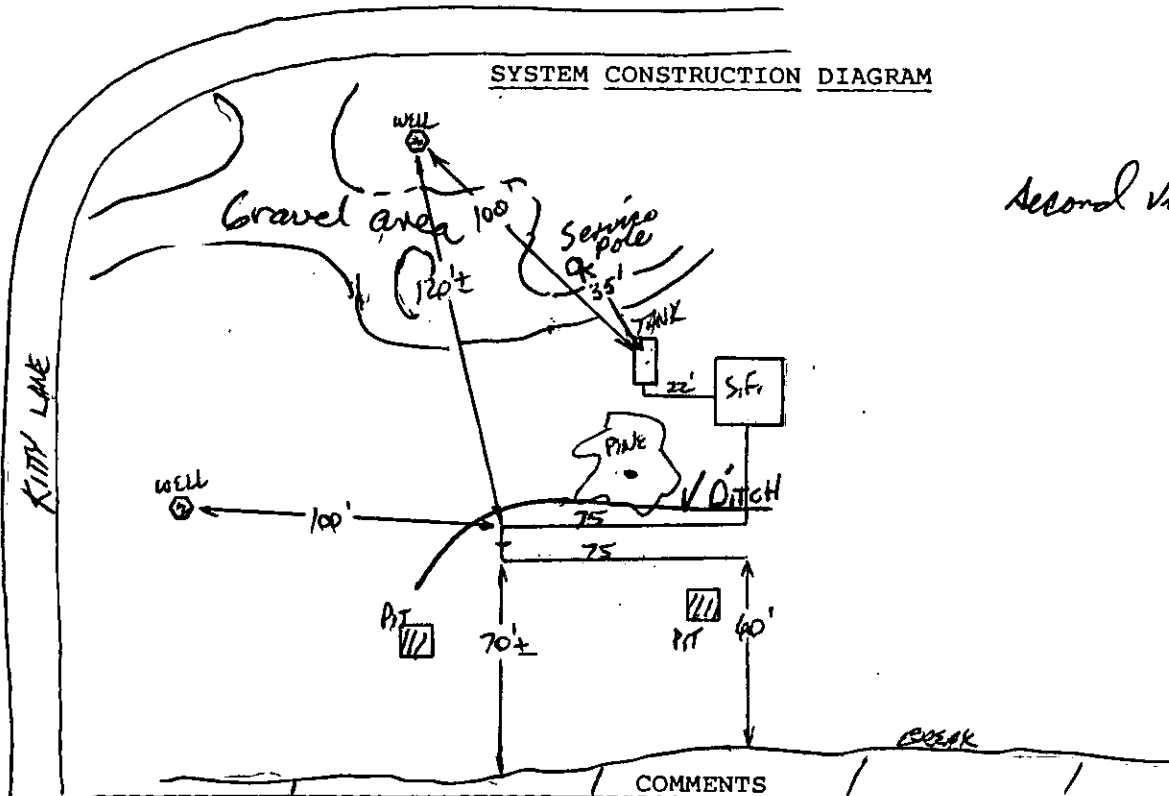
Name GREGG ADAMS. Twp. 34 R. 1W S. 20 T.L. 2102 System Type SF

Address (Location) KITTY LANE

|                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tanks and Sewer Lines</b><br>Effluent Sewer <u>OK 9-20-84 KC</u><br>Pressure Transport Pipe <u>9-20-84 KC</u><br>Septic Tank Size & Manuf. <u>1500 TANK - Peterson</u><br>Dosing Tank Size & Manuf. <u>—</u><br>Fittings, Materials & Connections <u>OK</u><br>Tank to House <u>N/A</u><br>Riser(s) <u>Not Needed</u><br><u>BY CHASTAIN</u> |                                                                                                                                                                                                                                                                                                                                         | <b>Drainfield 9-6-84</b><br>Trench Width <u>24"</u> Staking <u>—</u><br>Trench Depth <u>24"-30"</u><br>Gravel Depth <u>12"</u><br>Distance Between Lines <u>10'-12'</u><br>Lines Level <u>OK</u> End Caps <u>OK</u><br>Overflows <u>OK</u> Undisturbed Earth <u>OK</u><br>Total Lineal Feet <u>150</u> Distance to Well <u>100</u><br>Approved Square Footage <u>300</u><br><u>BY CHASTAIN</u> |                                                                                                                                                                                                                                                                                                                                                                                | <b>Curtain Drain/V-Ditch</b><br>Total Depth <u>—</u><br>Rock Depth <u>—</u><br>Visqueen <u>—</u><br>Screen <u>—</u><br>V-Ditch <u>OK</u><br>Berm <u>—</u> |
| <b>ETA</b><br>Bed Check <u>—</u><br>Gravel & Pipe <u>—</u><br>Cap <u>—</u> Depth <u>—</u><br>V-Ditch/Curtain Drn <u>—</u><br><b>Capping/Fill</b><br>Scarified Surface <u>—</u><br>Staking <u>—</u><br>Cap <u>—</u> Depth <u>—</u><br>V-Ditch/Curtain Drn <u>—</u>                                                                              | <b>9-20-84 Sand Filter/Trench</b><br>Staking <u>—</u><br>Pressure Test <u>OK</u><br>Discharge Height <u>4'</u><br>Filter Fabric <u>—</u><br>Sand Depth <u>24"</u><br>Backfill <u>18-24" OK</u><br><b>Low Pressure Distribution</b><br>Staking <u>—</u><br>Pressure Test <u>—</u><br>Discharge Height <u>—</u><br>Filter Fabric <u>—</u> | <b>Tile Dewatering</b><br>Staking Check <u>—</u><br>Drnfd Trnchs <u>—</u><br>Drn Trnch Check <u>—</u><br>Rck & Pipe in Drn Trnch <u>—</u><br>Cleanout <u>—</u><br>Flapgate & Sch 80 Outlet Pipe <u>—</u><br>Backfill <u>—</u>                                                                                                                                                                  | <b>9-20-84 Pump Systems</b><br>Type & H.P. <u>1/3 H/D20</u><br>Floats: <u>OK</u> Single <u>X</u> Double <u>—</u><br>Chk Valve <u>OK</u> Antisiphon <u>OK</u><br>Safety Line <u>OK</u><br>Quick Disconnect <u>OK</u><br>Pump off Floor <u>OK</u><br>Alarm <u>OK</u><br>Electrical Permit <u>—</u><br>Gate Valve <u>OK</u><br>Screened Enclosure <u>OK</u><br><u>BY CHASTAIN</u> |                                                                                                                                                           |

## SYSTEM CONSTRUCTION DIAGRAM

Second visit 10/11/84



Corrections Notice Issued

Good Job - well shaped Sand filter Cap

## CERTIFICATE OF SATISFACTORY COMPLETION

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

Dick Forey  
Sanitarian

10/11/84

Date

Jackson County





Oregon Department of Environmental Quality  
Onsite Program

## Septic System DO's and DON'Ts

A properly constructed and maintained system can last a long time if you follow some common **Septic System DO's and DON'Ts**:

**DON'T** flush material that will not easily decompose, such as hair, diapers, cigarette butts, matches, or feminine hygiene products.

**DON'T** wash or flush medicines or hazardous chemicals like paint, paint thinner and bleach into the system. They kill the bacteria needed to decompose wastes in the septic tank and drain field.

**DON'T** drive over the septic tank or drainfield.

**Don't** flush flushable wipes. Many septic tank pumpers and city public works employees are finding they don't break down and cause serious headaches.

**DON'T** plant anything over or near the drain field except grass. Roots from nearby trees or shrubs may clog and damage drain lines.

**DON'T** dig in your drain field or build anything over it.

**DON'T** cover the drain field with a hard surface such as concrete or asphalt.

**DON'T** make or allow repairs to your septic system without obtaining the required permit. Use professionally licensed septic contractors when needed.

**DON'T** use septic tank additives. These products usually do not help and some may even be harmful to your system.

**DON'T** allow backwash from home water softeners or condensate from an air conditioner or heat pump to enter the septic system.

**DON'T** enter your tank. Any work to the tank should be done from outside. Gases that can be generated in the tank and/or oxygen depletion can be fatal.

**DO** conserve water to avoid overloading the system.

**DO** use substitutes for household hazardous waste.

**DO** learn the location of your septic tank and drain field. Keep a sketch of it handy with your maintenance records for service visits.

**DO** cover the drain field with a grass cover to prevent erosion and remove excess water.

**DO** keep your septic tank cover accessible for inspections and pumpings. Install risers if necessary.

**DO** keep a detailed record of repairs, pumpings, inspections, permits issued, and other maintenance activities.

**DO** divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the septic system. Excessive water keeps the soil in the drain field from naturally cleansing the wastewater.

**DO** have your septic tank pumped out regularly by a DEQ licensed contractor.

**DO** call a professional whenever you experience problems with your system, or if there are any signs of system failure.

Follow these septic system  
DO's and DON'TS !!!

| DO'S                                                       | DON'TS                                                             |
|------------------------------------------------------------|--------------------------------------------------------------------|
| Conserve water                                             | Overload system                                                    |
| Substitute for bleach and ammonia cleaners                 | Flush medicines and hazardous materials down drain                 |
| Plant grass on drainfield                                  | Plant deep rooted plants near tank or drainfield                   |
| Know location of all system components                     | Park, drive on, or allow animals access to drainfield              |
| Perform periodic septic system maintenance and inspections | Wait until there is a problem before inspecting your septic system |

**Don't Flush Household Hazardous Waste!**

Visit the HHW website for the drop-off location nearest to you!

<http://www.oregon.gov/deq/Hazards-and-Cleanup/hw/Pages/HHW-by-County.aspx>

Or call 1-800-732-9253

## Why You Care About Your Septic System

### Protect Your Investment

It is typically much cheaper to properly maintain a working septic system than it is to repair or replace a failing septic system.

### Protect Community Health

Septic system owners, their neighbors, and the surrounding community run the risk of coming into contact with harmful bacterial and viral pathogens when septic systems are not properly maintained.

### Protect Drinking Water

Septic systems that are not working properly can contaminate groundwater sources. More than 70% of all Oregonians are at least partially dependent on groundwater for their drinking water supplies!

### Protect Environment

Septic systems that are not working properly can contaminate surface waters, which disrupts natural systems and impairs aquatic and riparian life.



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# Be Septic Smart



**What to consider BEFORE Buying a Home**



# Don't Take Chances...

## Know Before You Buy!

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Septic systems are designed to collect and purify the water that goes down the drains in your home. There are two main parts to a conventional septic system.

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### 1) Septic Tank

The septic tank is a watertight container buried in the ground. It is designed to collect all of the water that comes from your home. For example, every time you flush a toilet, or do a load of laundry, you are sending water to your septic tank. When water enters the septic tank, the solids sink to the bottom of the tank (sludge) and oils float to the top of the tank (scum). All of the liquid between the sludge and scum layers is called wastewater. Once the tank is full, wastewater is pushed from the septic tank to the drainfield.

### 2) Drainfield

The drainfield, also called leach field, usually consists of a series of trenches that sit below the ground. These trenches are filled with a porous material and covered with soil. Wastewater from the septic tank is dispersed into the trenches. Microbes then purify the wastewater, as it moves down through the soil profile below the trenches. Microbes are responsible for purifying your waste!

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The microbes are doing *their* job, but what can *you* do to keep your system working properly? Follow these guidelines for Operation and Maintenance of your septic system.

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### Operation:

The first step in keeping your septic system working is to make sure that you and your family are *using* it properly. Of course, *never* flush materials that are hard to decompose down your drains. For example, cigarette butts, hair and food scraps are not septic friendly! Check out a list of DO'S and DON'TS for septic systems on the back of this brochure!

### Maintenance:

Your septic system will need periodic maintenance even when you and a healthy microbial population are doing the job properly. Having periodic septic system inspections can help to save you thousands of dollars in expensive repairs or even system replacement!

Visit :

<http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

for a list of certified and experienced [Onsite Maintenance Providers](#).

**Have questions? Call 541-686-7905**

## Ask These Questions First !!!

### Is the system currently working?

The best way to find out is to have a certified [Onsite Maintenance Provider](#) do an Existing System Evaluation.

### Are there maintenance, pumping or repair records?

Checking maintenance records will help you to identify if potentially costly repairs may be needed.

### If the existing system fails, how will you repair it and what will it cost?

Repairs or replacement can be expensive. Plan ahead for system expenses!

### Where is the existing system located?

Planting, building or driving on the drainfield will ruin the system! There should also be a reserve area for a replacement system. Do not build or pave over the reserve area either!

### Is there a septic system permit on file with the DEQ or local County agency?

If no permit is on file, the system may have been installed without a permit or be very old. You could be held responsible if the system fails or causes a public health risk.

### Will the existing system support any changes to the home?

You may need a larger system if you make additions to the home. Ask *before* you build!

# Home Inspection

Property Updates:

3.1.1 Siding - Gap/Holes. Wood was added to close the gap.

4.3.1 Gutter -Debris. Leaves and acorns were removed from this gutter.

5.2.1 Access Cover - Gaps. Wood was added to close the gap.

9.1.1 Hose Bib - Not Secure. Screws were inserted to secure the hose bib.

9.8.1 Sink Drain - No Trap. As we explained to the inspector, the trap is present behind the wall.

10.8.1 C/O Alarm - Not Present. The inspector missed seeing the C/O alarm in the living room. It was and is present.

11.6.1 Laundry - Discharge Leak. This was traced and resolved.

12.2.1 Rodent - Entry Point. Blocked with lumber.





# ROGUE INSPECTION SERVICES

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## INSPECTION REPORT

130 Kitty Dr  
Eagle Point, OR 97524

Jim & Linda Perdue

06/04/2026



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

## **INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT**

### **Introduction:**

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

### **Scope:**

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

### **Use of photos:**

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

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

**Comment Key or Definitions:**

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

**What really matters in a home inspection:**

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



MINOR



MODERATE



SIGNIFICANT

- 
- ⊖ 2.7.1 GROUNDS - Grading & Drainage : Downspouts - Draining Near Foundation
  - 🔧 3.1.1 EXTERIOR - Wood & Engineered Siding: Siding - Gap / Hole
  - 🔧 3.3.1 EXTERIOR - Eaves, Soffits & Fascias: Eaves - Gaps / Holes
  - 🔧 4.1.1 ROOF - Asphalt Shingles: Shingles - Debris
  - 🔧 4.1.2 ROOF - Asphalt Shingles: Shingle - Granule Loss (Minor)
  - 🔧 4.3.1 ROOF - Roof Drainage Systems: Gutter - Debris
  - 🔧 5.2.1 STRUCTURE - Crawlspace: Access Cover - Gaps
  - 🔧 7.1.1 HVAC - Forced Air Furnaces: Furnace - End Of Life Expectancy
  - 🔧 7.2.1 HVAC - Air Conditioning: Air Conditioner - End Of Estimated Life Expectancy
  - ⊖ 7.2.2 HVAC - Air Conditioning: Coolant - R-22
  - 🔧 9.1.1 PLUMBING - Hose Bibs: Hose Bib - Not Secure
  - ⊖ 9.2.1 PLUMBING - Water Heaters: Catch Pan - Not Present
  - 🔧 9.2.2 PLUMBING - Water Heaters: End Of Life - Expectancy
  - ⚠️ 9.4.1 PLUMBING - Distribution Lines: Water Lines - Polybutylene
  - ⊖ 9.8.1 PLUMBING - Sinks & Components: Sink Drain - No Trap
  - ⊖ 10.8.1 INTERIOR - Smoke & CO Detectors: C/O Alarm - Not Present
  - 🔧 11.2.1 APPLIANCES - Ranges: Range - Anti-Tip Bracket Missing
  - ⊖ 11.6.1 APPLIANCES - Laundry Connections: Laundry - Discharge Leak
  - ⊖ 12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Entry Point

# 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.

|                                                                                                                                                                   |                                         |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| <b>Inspection Type</b><br>Pre-Listing                                                                                                                             | <b>Building Type</b><br>Manufactured    | <b>Structure Faces</b><br>South        |
| <b>Orientation</b><br>Cover Photo                                                                                                                                 | <b>Occupancy</b><br>Occupied, Furnished | <b>Attendance</b><br>Inspector, Seller |
| <b>Utilities</b><br>All Utilities On                                                                                                                              | <b>Weather</b><br>Clear                 | <b>Temperature</b><br>80-90 F          |
| <b>Structures Inspected</b><br>Home                                                                                                                               |                                         |                                        |
| <b>Photos Are Representative</b><br>Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo |                                         |                                        |

## Limitations

General Information

### OCCUPIED HOME

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed.

## 2: GROUNDS

### Information

#### GROUND'S 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.

|                                     |                                   |                                          |
|-------------------------------------|-----------------------------------|------------------------------------------|
| <b>Lot Type</b><br>Slight Slope     | <b>Soil Conditions</b><br>Dry     | <b>Driveway Material</b><br>Gravel       |
| <b>Walkway Material</b><br>Concrete | <b>Patio Material</b><br>Concrete | <b>Fence Material</b><br>Woven Wire      |
| <b>Deck Material</b><br>Wood        | <b>Retaining Walls</b><br>N/A     | <b>Sprinkler System</b><br>None Observed |
| <b>Hot Tub</b><br>No                | <b>Pool</b><br>No                 |                                          |

### Deficiencies

#### 2.7.1 Grading & Drainage

#### 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

—

Moderate





# 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

Metal

### Window Information

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

## Limitations

Exterior Information

### EXTERIOR LIMITATIONS

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

## Deficiencies

### 3.1.1 Wood & Engineered Siding

#### SIDING - GAP / HOLE

There were gaps/holes present on the exterior siding. Recommend sealing to prevent moisture damage and/or insect/rodent access.

Recommendation

Contact a handyman or DIY project



Water Heater Door

## 3.3.1 Eaves, Soffits &amp; Fascias

**EAVES - GAPS / HOLES**

There were gaps/holes observed at the eaves. This can allow rodents and/or insects to access the attic space at this location. Recommend that a qualified person repair/seal as necessary.

Recommendation

Contact a qualified professional.



Right 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.

|                                             |                                                    |                                            |
|---------------------------------------------|----------------------------------------------------|--------------------------------------------|
| <b>Inspection Method</b><br>Fully Traversed | <b>Roof Style</b><br>Gable                         | <b>Pitch</b><br>3:12                       |
| <b>Roofing Material</b><br>Asphalt Shingle  | <b>Gutter Material</b><br>Metal                    | <b>Flashing Material</b><br>Metal          |
| <b>Skylights</b><br>None                    | <b>Ventilation Type</b><br>Pan vents, Soffit Vents | <b>Chimney Exterior</b><br>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 8-10 Years

The roof was in good condition at the time of inspection. estimate 8-10 years of remaining life on the roof.

## Limitations

Roof Information

### ROOF LIMITATIONS

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

## Deficiencies

### 4.1.1 Asphalt Shingles

#### SHINGLES - DEBRIS

There is debris and foliage on the roof. Recommend cleaning and monitoring a couple times a year to keep the rooftop and downspouts clean and clear of debris. The debris can cause prolonged moisture contact and accelerate the deterioration of the roof and is more likely to cause leaks.

Recommendation

Recommended DIY Project

 Minor



#### 4.1.2 Asphalt Shingles

### SHINGLE - GRANULE LOSS (MINOR)

There was minor granule loss observed at the roof shingles. This is a normal process as the roof ages. Recommend monitoring for significant granular loss.

Recommendation

Recommend monitoring.



#### 4.3.1 Roof Drainage Systems

### 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.

|                                              |                                             |                                            |
|----------------------------------------------|---------------------------------------------|--------------------------------------------|
| <b>Foundation Type</b><br>Crawlspace         | <b>Foundation Material</b><br>Masonry Block | <b>Foundation Tie Downs</b><br>Not Visible |
| <b>Floor Structure</b><br>Steel I-Beams, 2x6 | <b>Floor Support</b><br>Masonry Block       | <b>Sub-floor</b><br>Particle Board         |
| <b>Wall Structure</b><br>Wood, Concealed     | <b>Ceiling Structure</b><br>Not Visible     | <b>Roof Structure</b><br>Not Visible       |
| <b>Roof Sheathing</b><br>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.

|                                                     |                                           |                                                   |
|-----------------------------------------------------|-------------------------------------------|---------------------------------------------------|
| <b>Crawlspace Entry</b><br>Exterior - Right of Home | <b>Crawlspace Observation</b><br>Crawled  | <b>Percent of Crawlspace Traveled</b><br>100%     |
| <b>Crawlspace Ventilation</b><br>Vented             | <b>Crawlspace Floor</b><br>Vapor Retarder | <b>Insulation</b><br>Loose Fill, Fiberglass Batts |

## Limitations

### Structure Information

#### STRUCTURE LIMITATIONS

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

### Crawlspace Information

#### CRAWLSPACE LIMITATIONS

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

## 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.

**Deficiencies**

## 5.2.1 Crawlspace

**ACCESS COVER - GAPS**

The crawlspace access cover had gaps/openings observed. Recommend it be properly sealed by a qualified person to help prevent pest and rodents from entering crawlspace.

## Recommendation

Contact a qualified handyman.





# 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:

|                               |                                    |                                     |
|-------------------------------|------------------------------------|-------------------------------------|
| <b>Type</b><br>Pellet burning | <b>Certified</b><br>Yes            | <b>Cleanout</b><br>Bottom Tray      |
| <b>Controls</b><br>Thermostat | <b>Chimney Liner</b><br>Metal Flue | <b>Level of Cleanliness</b><br>Good |

### Pellet Stove Operational

The pellet stove was in good working condition at the time of inspection.

### 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.

|                                           |                                |                                             |
|-------------------------------------------|--------------------------------|---------------------------------------------|
| <b>Brand</b><br>Coleman                   | <b>Location</b><br>Hallway     | <b>Energy Source</b><br>Electric            |
| <b>Filter Location</b><br>Forced Air Unit | <b>Filter Type</b><br>Washable | <b>Heat Type</b><br>Heat Pump               |
| <b>Ductwork</b><br>Insulated, Rigid       | <b>Thermostat</b><br>Digital   | <b>Manufacture Date</b><br>2001 Approximate |

**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.

|                       |                                            |                                  |
|-----------------------|--------------------------------------------|----------------------------------|
| <b>Brand</b><br>Payne | <b>Location</b><br>Exterior - Left of Home | <b>Energy Source</b><br>Electric |
| <b>Configuration</b>  | <b>Thermostat</b>                          | <b>Manufacture Date</b>          |

Central

Shared with Heating

2001 Manufacture Year

## Life Expectancy

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

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

## System Service

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

## Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

## 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.

Heating System Information

### DATA PLATE - NOT FOUND

We were unable to find a data plate on the heating equipment at time of inspection. We were unable to gather information such as, when the unit was manufactured.

## Deficiencies

7.1.1 Forced Air Furnaces

### FURNACE - END OF LIFE EXPECTANCY

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

Recommendation

Recommend monitoring.



## 7.2.1 Air Conditioning

**AIR CONDITIONER - END OF ESTIMATED LIFE EXPECTANCY** Minor

The cooling system was at or beyond its service life expectancy according to industry experts. HVAC equipment that is 10-15 years of age or more is at a higher risk to fail and replacement parts may not be available for repairs. Recommend budgeting for a replacement system.

## Recommendation

Recommend monitoring.



## 7.2.2 Air Conditioning

**COOLANT - R-22** Moderate

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

## Recommendation

Contact a qualified professional.



# 8: ELECTRICAL

## Information

### ELECTRICAL OVERVIEW

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

|                                            |                                       |                                       |
|--------------------------------------------|---------------------------------------|---------------------------------------|
| <b>Service Type</b><br>Overhead            | <b>Service Size</b><br>240 Volts      | <b>Service Conductors</b><br>Aluminum |
| <b>Main Panel Location</b><br>Utility Pole | <b>Panel Type</b><br>Circuit Breakers | <b>Panel Capacity</b><br>200 AMP      |
| <b>Panel Manufacturer</b><br>Crouse-Hinds  | <b>Wiring Method</b><br>Romex         | <b>Branch Wiring</b><br>Copper        |

**Sub Panel**  
Garage, Shop, Master Bedroom

### Low Voltage Systems

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

### GFCI Protection

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

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

## Limitations

Electrical Information

### ELECTRICAL LIMITATIONS

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

## 9: PLUMBING

### Information

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#### 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.

|                                                          |                                         |                                     |
|----------------------------------------------------------|-----------------------------------------|-------------------------------------|
| <b>Water Source</b><br>Well                              | <b>Water Shut-Off</b><br>Pump House     | <b>Water Supply Material</b><br>PVC |
| <b>Distribution Material</b><br>Pex, Polybutylene        | <b>Drain Size</b><br>2", 3"             | <b>Drain Material</b><br>ABS        |
| <b>Water Treatment</b><br>Sediment Filter, Pressure Tank | <b>Clean-out Location</b><br>Crawlspace | <b>Sump Pump</b><br>None Found      |
| <b>Gas Service</b><br>Propane                            | <b>Gas Shut-Off</b><br>At Tank          |                                     |

#### 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.

#### Jetted Tub - Operational

The jetted tub was in good operational condition at time of inspection. Recommend the jets be cleaned on a regular basis to prevent soap scum and periodically checking the plumbing underneath for leaks.

#### 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.

|                                       |                                      |                              |
|---------------------------------------|--------------------------------------|------------------------------|
| <b>Location</b><br>Exterior Closet    | <b>Energy Source</b><br>Electric     | <b>Type</b><br>Tank          |
| <b>Capacity</b><br>50 Gallon          | <b>Drain Pan</b><br>None             | <b>Seismic Straps</b><br>Yes |
| <b>Manufacturer</b><br>Bradford White | <b>Manufacture Date</b><br>2009 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

### 9.1.1 Hose Bibs

#### HOSE BIB - NOT SECURE



The hose bib(s) were loose/unsecured at time of inspection. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled, leaks and damage may occur as a result. Recommend that a qualified professional properly secure hose bib(s) as necessary.

#### Recommendation

Contact a qualified professional.



Right Of Home

### 9.2.1 Water Heaters

#### CATCH PAN - NOT PRESENT



There was no catch pan installed underneath the water heater(s). Catch pans help prevent moisture related issues/damaged from a potential water heater leak. Recommend a qualified professional install a catch pan with proper discharge.

#### Recommendation

Contact a qualified professional.



## 9.2.2 Water Heaters

**END OF LIFE - EXPECTANCY**

The water heater(s) were at the end of their estimated life expectancy (10-12 years). While the unit(s) may last longer in good operating condition, we really recommend monitoring and budgeting to replace in the near future.

Recommendation

Recommend monitoring.



## 9.4.1 Distribution Lines

**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.



## 9.8.1 Sinks &amp; Components

**SINK DRAIN - NO TRAP**

There were no trap(s) observed at the sink drain(s). A lack of a trap can allow sewer gases to enter the home. Recommend proper trap(s) be installed by a plumbing contractor to help prevent sewer gases from entering the home.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

# 10: INTERIOR

## Information

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### INTERIOR OVERVIEW

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

**Wall Material**

Drywall

**Ceiling Material**

Paneling

**Floor Coverings**

Carpet, Laminate, Vinyl, Tile

**Interior Doors**

Hollow Core, Raised Panel

**Window Type**

Thermal, Sliders

**Cabinetry**

Wood

**Countertops**

Laminate

**Bath Exhaust Fans**

Yes

**Smoke Detectors**

Yes, Bedrooms, Living Room

**Carbon Monoxide Alarms**

None Found

**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.

## Deficiencies

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## 10.8.1 Smoke &amp; CO Detectors

**C/O ALARM - NOT PRESENT**

There was no carbon monoxide alarm(s) observed in required areas during the inspection. Homes with a combustion source such as but not limited to: wood/gas/pellet stove/fireplace, gas cooktop, gas furnace, gas water heater, etc. and any home with an attached garage regardless of a combustion appliance or wood burning stove/fireplace must have carbon monoxide alarms installed in appropriate locations. Recommend installing carbon monoxide alarm(s) in accordance with OAR 837-047-0110

**OAR 837-047-0110**

*Install CO alarms on each level of your home with bedrooms (sleeping areas).*

*A CO alarm must be located within each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floors in a structure containing two or more stories require separate CO alarms.*

## Recommendation

Contact a qualified handyman.

# 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.

|                                             |                                             |                                  |
|---------------------------------------------|---------------------------------------------|----------------------------------|
| <b>Cooking Equipment Type</b><br>Range      | <b>Cooking Energy Source</b><br>Electric    | <b>Anti-Tip Bracket</b><br>No    |
| <b>Cooking Vent Type</b><br>Vented          | <b>Built-in Microwave</b><br>No             | <b>Dishwasher</b><br>Yes         |
| <b>Garbage Disposal</b><br>Yes              | <b>Trash Compactor</b><br>No                | <b>Hot Water Dispenser</b><br>No |
| <b>Refrigerator</b><br>Yes, Freestanding    | <b>Refrigerator Water Connection</b><br>Yes | <b>Washer Hookups</b><br>Yes     |
| <b>Dryer Vent</b><br>Metal Pipe, Metal Flex | <b>Dryer Energy Source</b><br>220 Volts     |                                  |

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

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

## Deficiencies

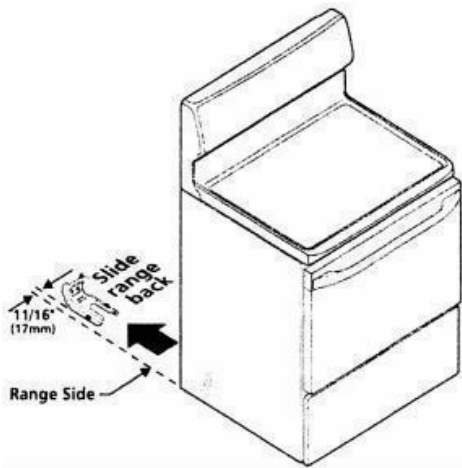
### 11.2.1 Ranges

#### RANGE - ANTI-TIP BRACKET MISSING

 Minor

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

Recommendation  
Contact a qualified handyman.



## 11.6.1 Laundry Connections

**LAUNDRY - DISCHARGE LEAK**

Moderate

There appears to be a leak at the washer discharge. Monitor and repair as needed.

Recommendation

Contact a qualified professional.





# 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

#### RODENT - ENTRY POINT

There were possible rodent entry point(s) observed. Recommend a qualified professional properly seal any potential entry points to help prevent pest intrusion.

Recommendation

Contact a qualified professional.



Moderate



Back Of Home Under Deck

# 13: ADDITIONAL INFORMATION

## Information

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### 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

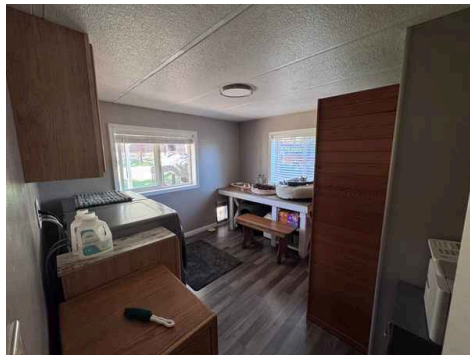
The following photos are general views of the roof, taken at time of inspection for your reference.



## Interior Photos

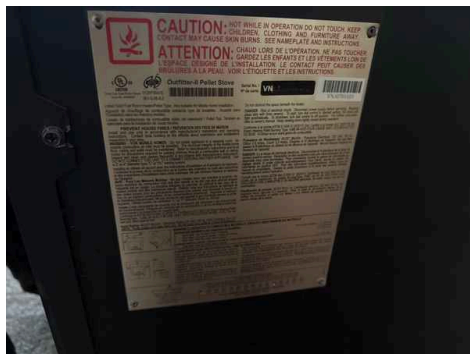
The following photos are general views of the interior, taken at time of inspection for your reference.





## Fireplace Photos

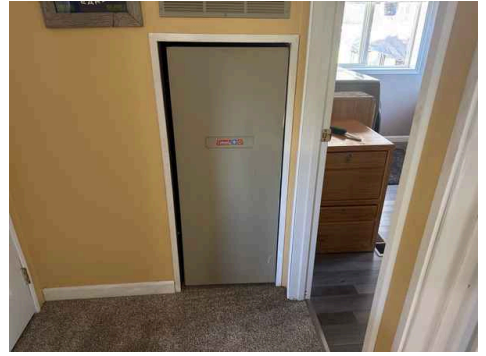
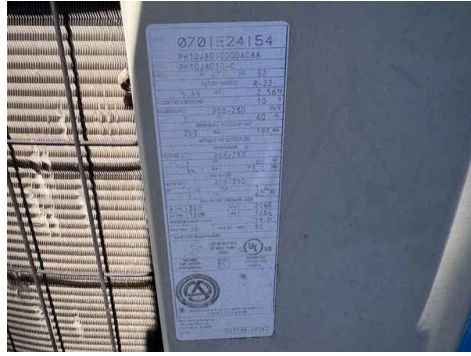
The following photos are general views of the fireplace, taken at the time of inspection for your reference.



## HVAC Photos

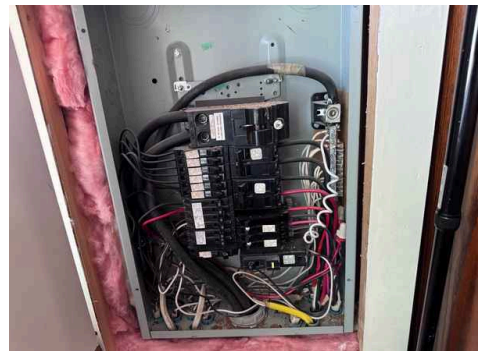
The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.





## 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.



## 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.





### Garage Photos

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



### Outbuilding Photos

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

