Table of Contents

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

MOPG
by John L. Scott

Mapping

130 Kitty Drive

Oregon, AC +/-

Boundary

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

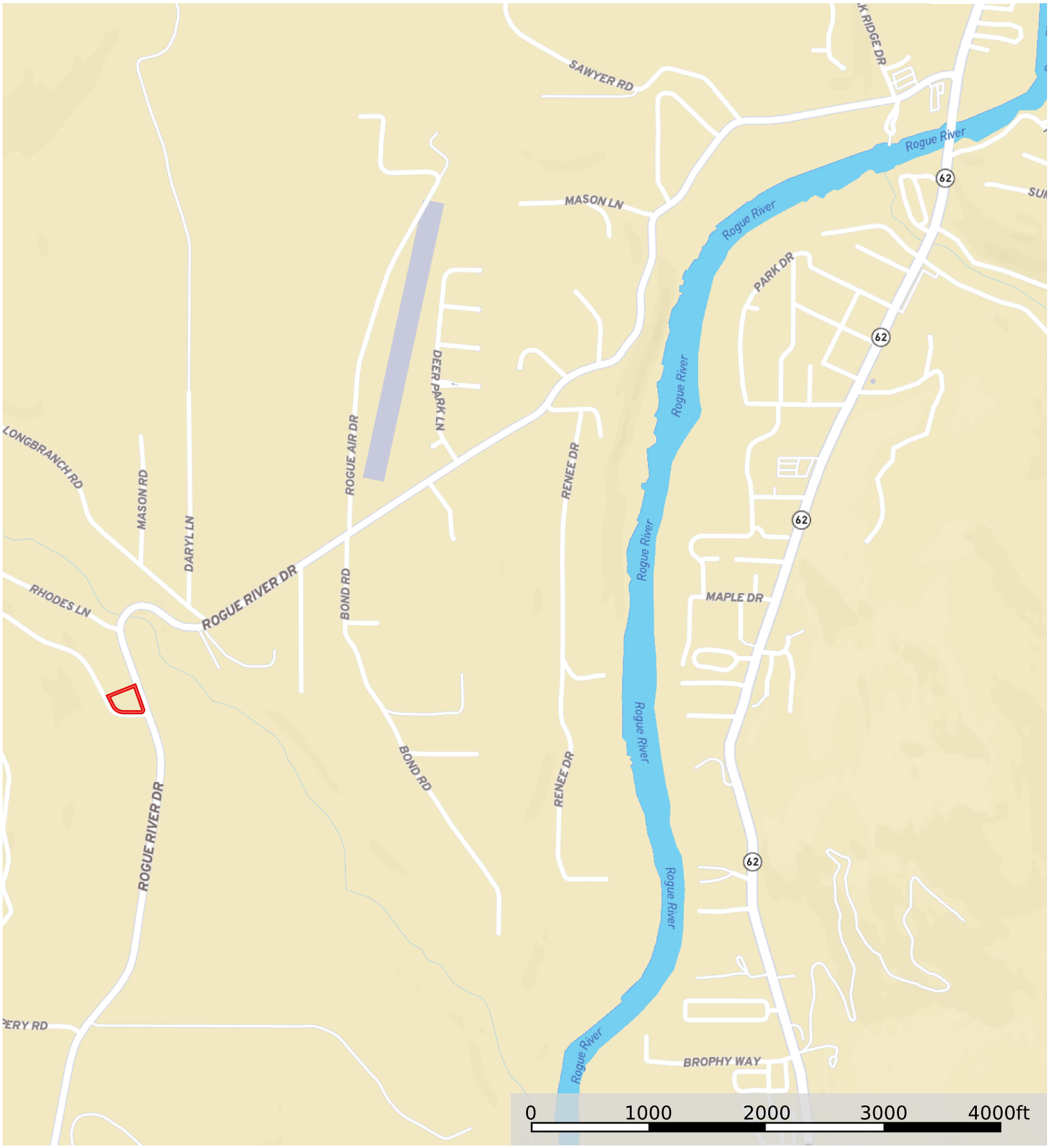
130 Kitty Drive

Oregon, AC +/-

Boundary

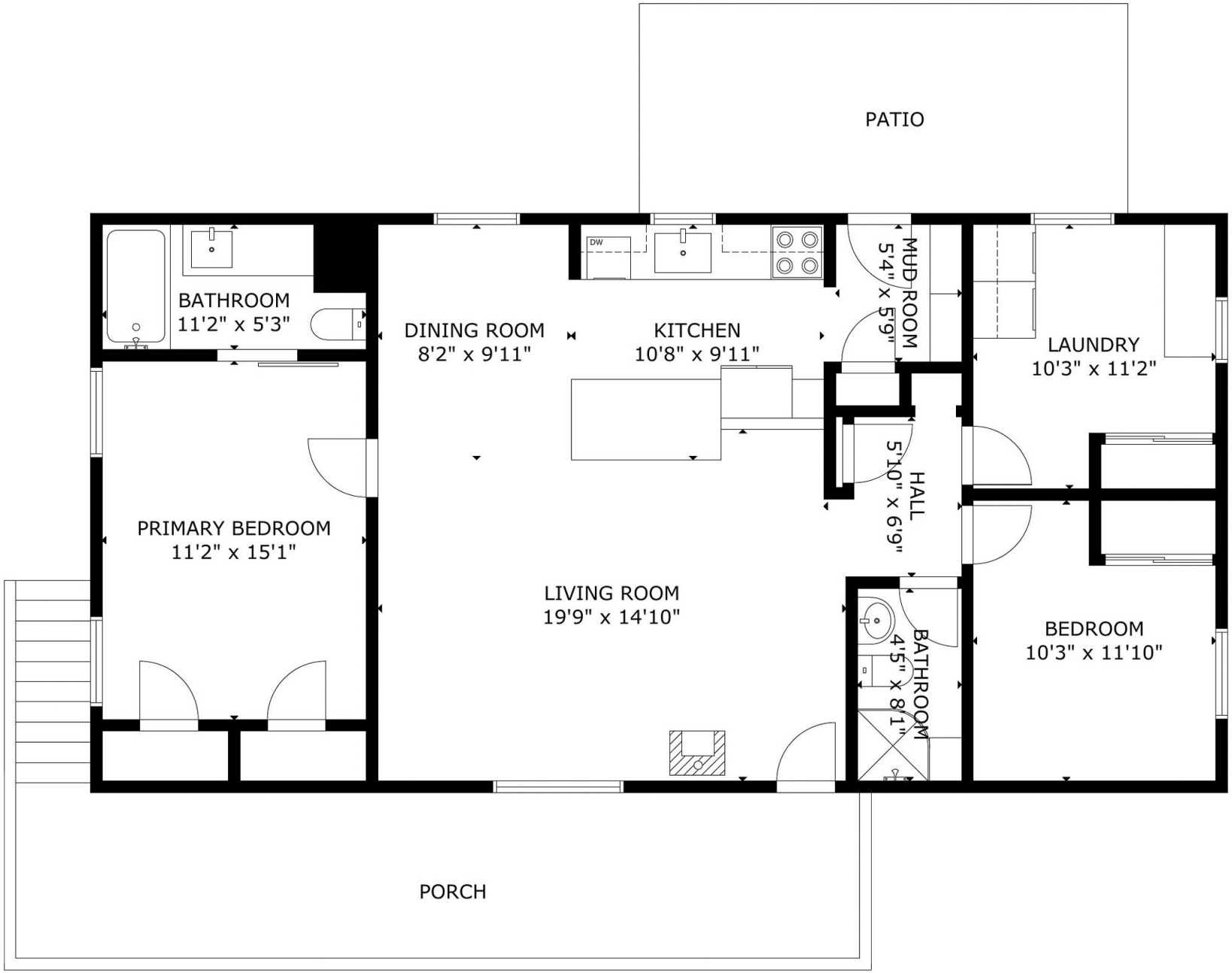
130 Kitty Drive

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

FLOOR 1

Tax Records & Title Report

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.

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

Rev. 07-01-21

Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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

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

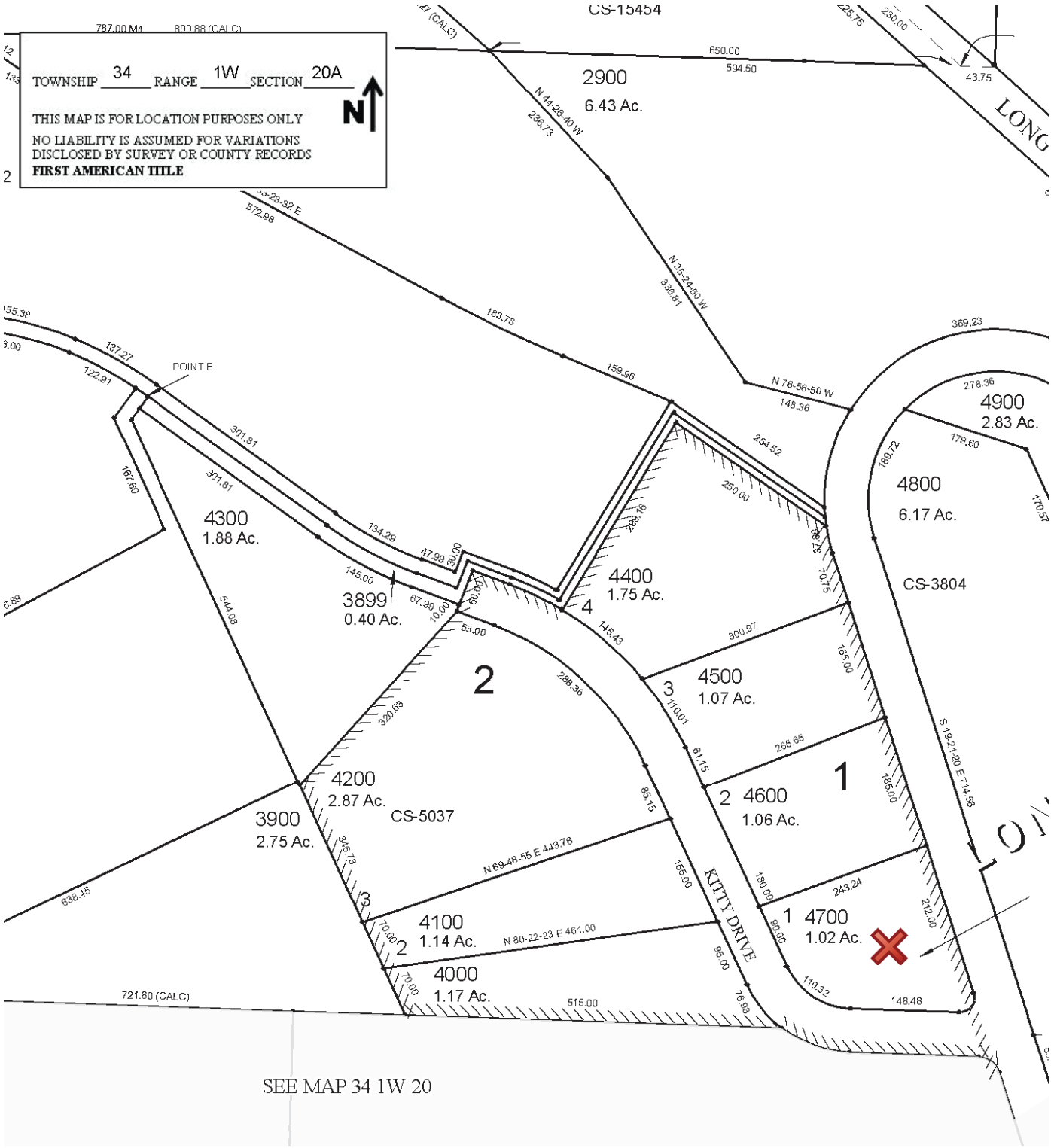
International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to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

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

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

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

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


TOWNSHIP 34 RANGE 1W SECTION 20A
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE
N
CS-15454
2900
6.43 Ac.
4300
1.88 Ac.
3899
0.40 Ac.
4400
1.75 Ac.
4500
1.07 Ac.
4600
1.06 Ac.
4700
1.02 Ac.
4900
2.83 Ac.
4800
6.17 Ac.
CS-3804
4200
2.87 Ac.
CS-5037
3900
2.75 Ac.
4100
1.14 Ac.
4000
1.17 Ac.
KITTY DRIVE
POINT B
721.80 (CALC)
SEE MAP 34 1W 20

Account Sequence	Map TL Sequence	Assessment Year 2026	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

Account	1-022323-1
Map Taxlot	341W20A 4700
Owner	PERDUE 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
9-06 MS	3-011598-6 341W20A 4700 ACTIVE
Appraiser	

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

Land Info

Tax Code	9-06
Acreage	1.02
Zoning	
RR-5	
Land Class	
HS 0.00 Ac	
RT 1.02 Ac	
Property Class	409
Unit ID	117871-1
Maintenance Area	1
Neighborhood	402
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL
MS Park ID	

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 0	Sep 27, 2024	2025-551	Details

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		Files	
ACCOUNT PHOTO		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

Close Window | Print Window

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 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
1	0906	300	1900	100	300 - Residential Other Improvements	0

Rooms:

Improvement Inventory

Description	Qty/Size	Description	Qty/Size

Accessories

Description	Size	Qty
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		

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

THIS SPACE RESE

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

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

STATE OF Oregon)
)ss.
County of Jackson)

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

OFFICIAL STAMP
KATIE LYN HIRUNPUGDI
NOTARY PUBLIC-OREGON
COMMISSION NO. 990716
MY COMMISSION EXPIRES AUGUST 19, 2023

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

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.


N 35-24-50 W
336.81
183.78
159.96
N 76-56-50 W
148.36
369.23
278.36
4900
2.83 Ac.
179.60
189.72
4800
6.17 Ac.
170.57
254.52
250.00
299.16
37.88
70.75
CS-3804
4400
1.75 Ac.
4
47.99
30.00
67.99
10.00
60.00
53.00
145.43
300.97
165.00
2
288.36
3
4500
1.07 Ac.
110.01
61.15
265.65
1
185.00
S 19-21-20 E 714.56
2
4600
1.06 Ac.
CS-5037
85.15
N 69-48-55 E 443.76
155.00
KITTY DRIVE
180.00
243.24
212.00
1
4700
1.02 Ac.
90.00
4100
1.14 Ac.
N 80-22-23 E 461.00
95.00
4000
1.17 Ac.
70.00
515.00
76.93
110.32
148.48
85.00
W 20

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 sutable 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 anualy.

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 · 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
Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22601783**	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	**Absent**	100ml	6/5/2026 4:23:47 PM	ADS	AC	A
E. Coli	COLILERT	**Absent**	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	**0.0093**	mg/L	0.01	06/05/26 1:31 pm	PVS	AA	A
Nitrate	EPA 300.0	0.5	**ND**	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	E	Estimated Value
AA	Analysis is covered under ISO scope of Accreditation	LOQ	Reporting Limit
C	Sample did not meet acceptance criteria	N/A	Not Applicable
H	Analysis performed outside method hold time	ND	None Detected
ID	Subsample identifier for each Sample number	S	Sample Outsourced
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		

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

"Our Service is the Difference"

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** www.swsmodoc.com

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.

Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: www.swsmodoc.com

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

Septic Tank Lid Safety

Avoid Injury or a Tragedy

People do accidently 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 accidently 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

Date	Sale No.
5/29/2026	SWS 7186

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

Sold To
Linda Perdue 130 Kitty Dr. 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:

- [x] Installer
- [ ] Maintenance Provider
- [ ] National Association of Wastewater Technicians
- [ ] Other: DEQ approved in writing (please describe)_____
- [ ] Professional Engineer
- [ ] Environmental Health Specialist
- [ ] Waste Water Specialist

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 Kevin Riddle

Date (MM/DD/YYYY) Signature of Qualified Septic System Evaluator

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

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

☐ Septic Tank	☐ Cesspool
☐ Dosing Tank	☑ Disposal Trenches/ Leach Lines
☑ Multi-compartment Tank	☐ Capping Fill
☐ Seepage Bed	☑ Sand Filter
☐ 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):

- 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

- 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

- 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:

- Additional Comments:
  Visual Inspection Only.

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

- The septic system has a sand filter ☑Yes ☐No

  (If "No," skip the rest of section 6)

- Type of sand filter

  ☑ Intermittent
  ☐ Recirculating
  ☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☑Yes ☐No

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

  ☑Yes ☐No

  If you answered "No," please describe below:

  _____

  _____

  _____

- 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.

  _____

  _____

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

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

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

Product name _____
System ID number _____
Manufacturer name _____

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

  _____
  _____
  _____

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

  _____
  _____

- Additional Comments:

  _____
  _____
  _____

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

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

Date Signature of Qualified Septic System Evaluator

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

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** www.swsmodoc.com

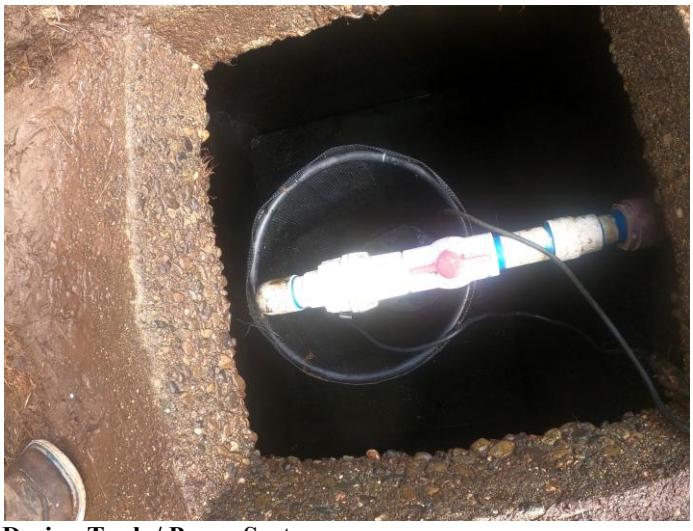
May 29, 2026

Septic Evaluation

130 Kitty Dr. Eagle Point, OR Jackson County

Inlet Baffle

Interior Outlet Baffle



Dosing Tank / Pump System

View of Lids to House

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** 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

Address

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

Overview | Hunt Unit | Weather

Coordinates 42.60047, -122.83853 Copy

JACKSON COUNTY Oregon

ZONING CLEARANCE SHE

ROADS, PARKS AND PLANNING SERVICES ● 10 S. OAKDALE AVE., RM. 100 ● MEDFORD, OREGON 97501-2902 ● (541) 774-6900

9/27/01 11:38:00 PLZN200R

File Number: 2001 1407 ZCS

Current Owner: MAY V JOAN

Map Id: 341W20 Tax Lot: 2102 Acreage: 1.02
Property Address: 130 KITTY DR Acres: 1.02

Applicant Name: MAY V JOAN
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 9/27/2001 Creation Date:

Proposal: INFORMATION

To Serve: SETBCKS/PROPOSED TMH

****

Property is Zoned: RR-5 Minimum Parcel Area: 5 ACRES

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

Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. A 100 foot fuelbreak is required and may affect setbacks.

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of 200 feet from the resource lands to the SOUTH are required for dwellings unless an exception is approved by staff.

Comments:

THE PROPOERTY OWNER CALLED AND INQUIRED ABOUT THE POSSIBILITY OF GETTING A TMH PERMIT APPROVED TO MOVE A CAREGIVER ONTO THE PROPERTY. THE LOT IS A NON-CONFORMING LOT CREATED BY 1983-116-LLA. THE LOT IS ABOUT 215'X 230' AND HAS AN EXISTING DWELLING. THE LOT IS TOO SMALL TO SUPPORT THE REQUIRED 100' FUELBREAK REQUIRED FOR THE RR-5 ZONE. A FUELBREAK REDUCTION WOULD BE REQUIRED IN ORDER TO PLACE A TEMPORARY MOBILE HOME ON THE PROPERTY. A FUELBREAK REDUCTION APPLICATION AND A TEMPORARY MEDICAL HARDSHIP APPLICATION WERE SENT TO THE PROPERTY OWNER.

5.10.2008: Developed Vernal pools mapped. outside UGB of Shady Cove.
ms. May has inquired about parking an RV on property. Hooking to power + water, + using RV as a possible "Den", or "Computer Room". No eating, sleeping, or cooking is proposed in RV.

****

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: Dan Sage Date: 9-27-01

Copy of the zoning clearance MAILED to applicant on: 9/27/2001

Use of RV is limited to 30 Days in 12 mo. period. OR 1yr. TMH use with TMH application approval.

05.08.03: Parcel is bordered on West, South + East Side by an ~~[illegible]~~ improved public road. Minimum Structural setbacks required only. 100' fuelbreak required on North side.

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

AUTHORIZATION NOTICE

OWNER Paul D. Andrest DATE ISSUED: 5MAR87

PROPERTY ADDRESS 130 Kitty Drive, Shady Cove DATE EXPIRED: 5MAR88

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 Prior, 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 & 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 _____

X Permit Application Type Auth. Not Fee 5.00 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) _____
OK

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:

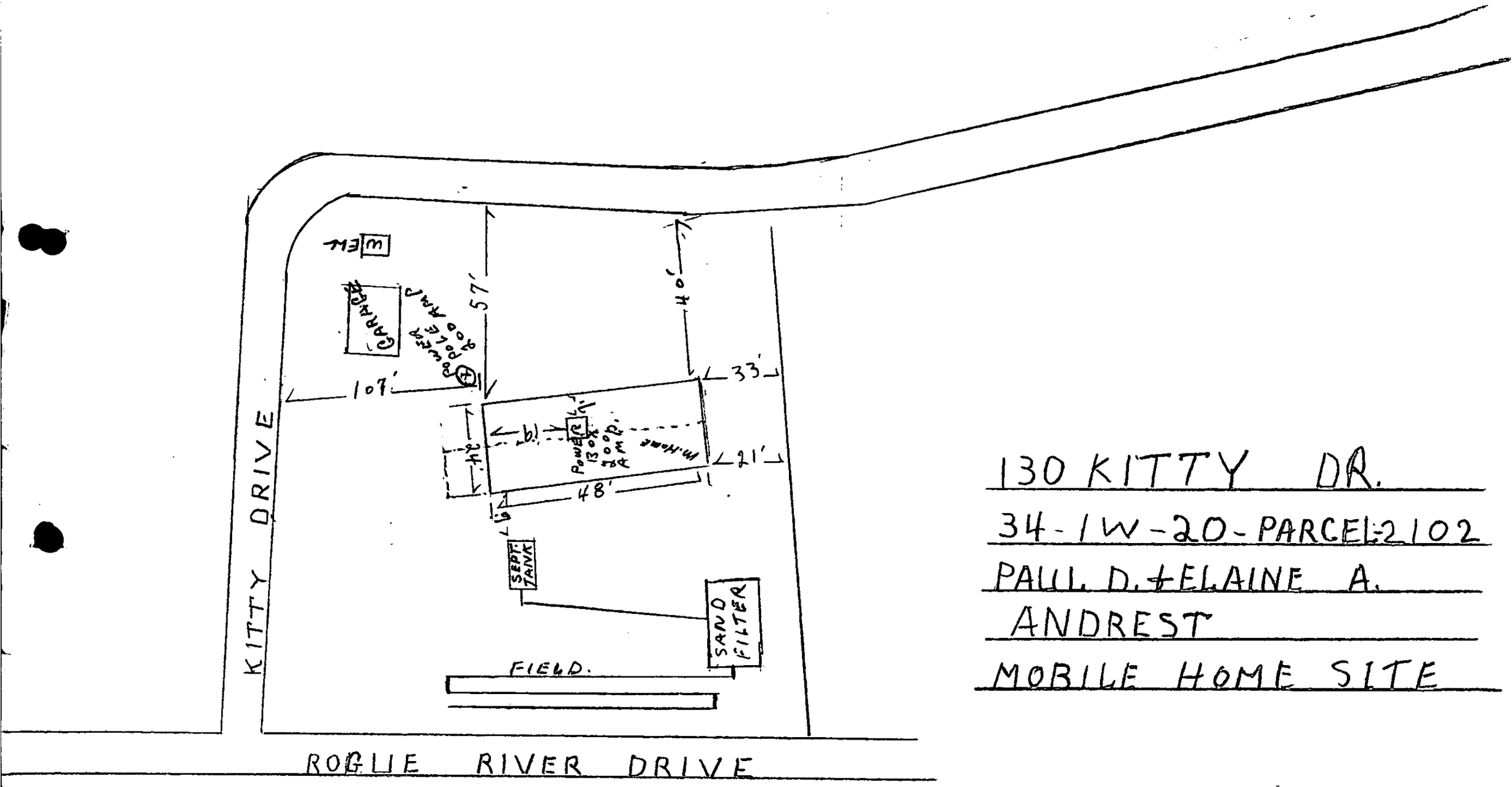
By _____ Date _____

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 X Not Approved ____ By Burkhart, R.S. #_____
Date 5MAR87 EXPIRES 5MAR88 Final Inspection On _____ Installer _____
Certificate of Satisfactory Completion Issued _____ By _____
Comments: _____



130 KITTY DR.

34-1W-20-PARCEL 2102

PAUL D. + ELAINE A. ANDREST

MOBILE HOME SITE

3/4/87 cjf

--- MH BEING REPLACED

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 Andrist
Property Owner's Signature

12/86

Below your cabinet

JACKSON COUNTY OREGON
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 Rousseau 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:

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

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

☒ 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.

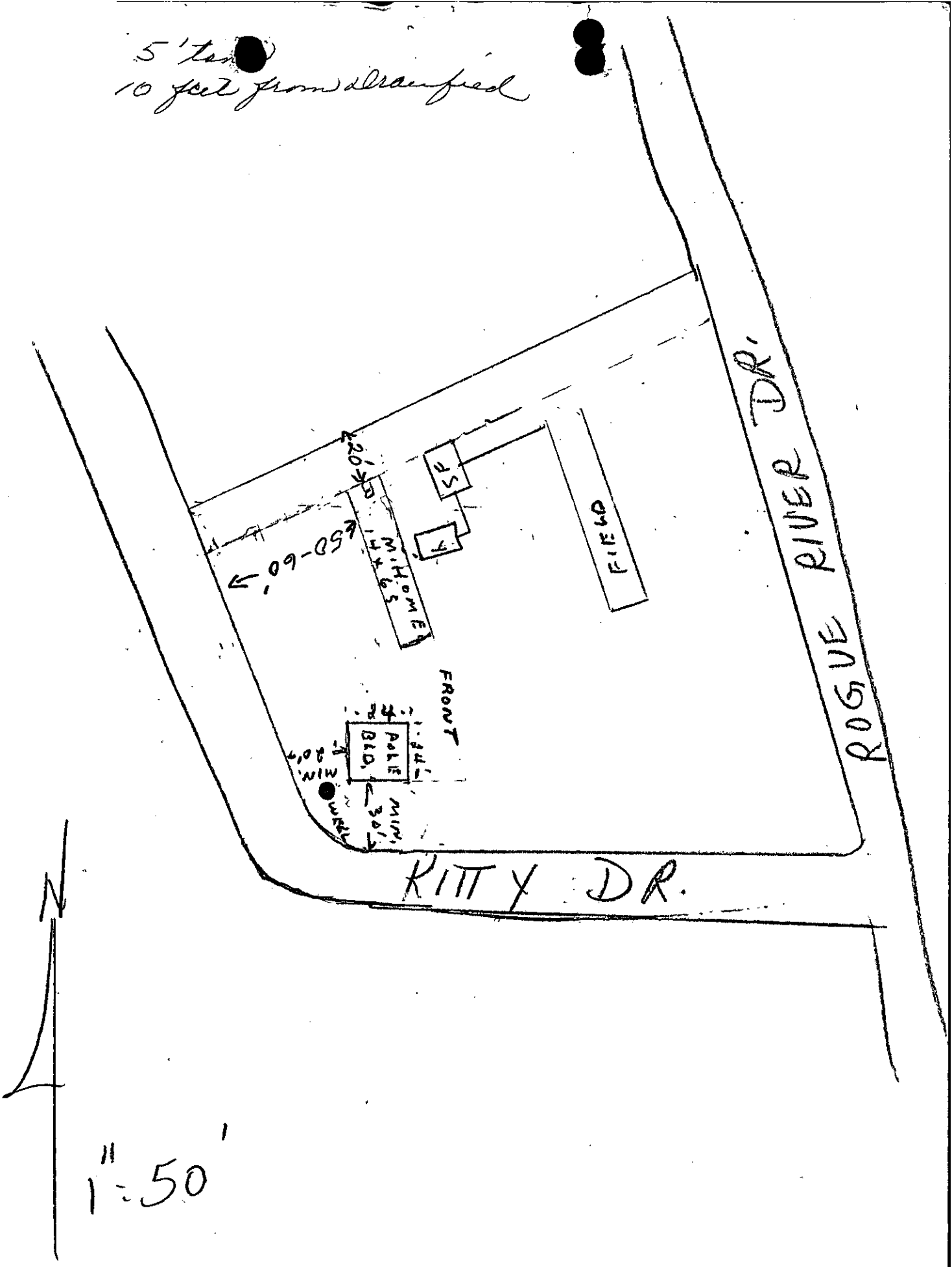
Signature of owner/applicant: _____ Date: _____

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

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

Original to central file; copy to applicant 9/84

5' tank
10 feet from drainfield



SYSTEM CONSTRUCTION REPORT

Permit # 15-138-84N

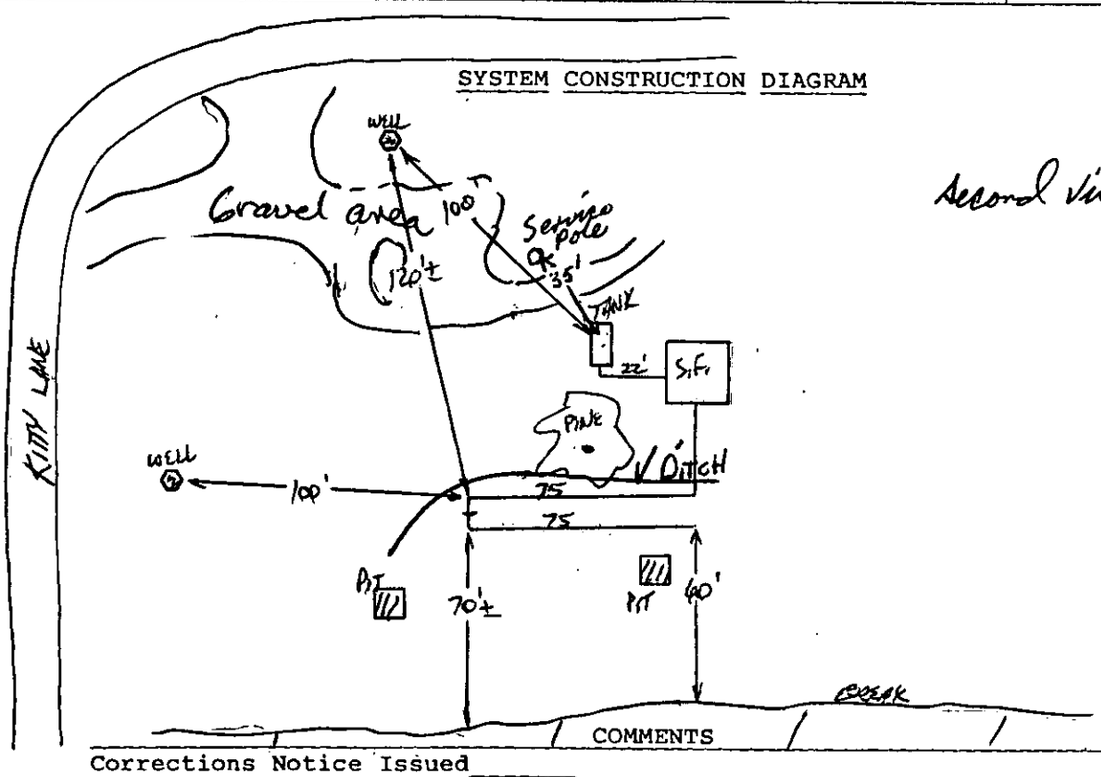
Name GREGG ADAMS. Twp. 34 R. 1W S. 20 T.L. 2102 System Type SF

Address (Location) KITTY LANE

Tanks and Sewer Lines	Drainfield 9-6-84	Curtain Drain/V-Ditch
Effluent Sewer OK 9-20-84 KC	Trench Width 24" Staking —	Total Depth
Pressure Transport Pipe 9-20-84 KC	Trench Depth 24"-30"	Rock Depth
Septic Tank Size & Manuf. 1500 TWO - PETERSON	Gravel Depth 12"	Visqueen
Dosing Tank Size & Manuf. —	Distance Between Lines 10'-12'±	Screen
Fittings, Materials & Connections OK	Lines Level OK End Caps OK	V-Ditch ✓ OK
Tank to House N/A	Overflows OK Undisturbed Earth OK	Berm
Riser(s) Not Needed	Total Lineal Feet 150 Distance to Well 100	
BY CHASTAIN	Approved Square Footage 300 BY CHASTAIN	

ETA	9-20-84 Sand Filter/Trench	Tile Dewatering	9-20-84 KC Pump Systems
Bed Check	Staking —	Staking Check	Type & H.P. 1/3 HYD-20
Gravel & Pipe	Pressure Test OK	Drnfld Trnchs	Floats: OK Single X Double
Cap Depth	Discharge Height 4'	Drn Trnch Check	Chk Valve OK Antisiphon OK
V-Dtch/Curtn Drn	Filter Fabric	Rck & Pipe in Drn Trnch	Safety Line OK
	Sand Depth 24"	Cleanout	Quick Disconnect OK
Capping Fill	Backfill 18-24" OK	Flapgate & Sch 80 Outlet Pipe	Pump off Floor OK
Scarified Surface	**Low Pressure Distribution**	Backfill	Alarm OK
Staking	Staking		Electrical Permit
Cap Depth	Pressure Test		Gate Valve OK
V-Dtch/Curtn Drn	Discharge Height		Screened Enclosure OK
	Filter Fabric		BY CHASTAIN

SYSTEM CONSTRUCTION DIAGRAM



Second Visit 10/11/84

COMMENTS

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 Florey
Sanitarian

10/11/84
Date

Jackson County

REQUEST FOR INSPECTION

ASAP — Date Requested
9-20-84 — Date Reported

15-138-84N — Permit Number
GEGG ADAMS — Owner

CHASTAIN — Contractor
130 KITTY DR. — Job Site

PRESSURE - — Inspection Site

TWP___ R___ S___ TL___

Note:

REQUEST FOR INSPECTION

Date Requested
9-5-84 — Date Reported

Permit Number
Gregg Adams — Owner

ORAN Chastain — Contractor
130 Kitty Dr. — Job Site

Drainfield — Inspection Site

TWP 34 R 16 S 20 TL 2102

626-4134

Note:

INTEROFFICE MEMORANDUM - JACKSON COUNTY

TO: Jean Robinson, Planning

DATE: October 3, 1984

FROM: Sherryll Wallace, Public Works

REF: 34-1W-20-2102

RECEIVED

OCT 5 1984

JACKSON COUNTY

SUBJECT: ROAD APPROACH - PAUL ANDREST

Subject approach at 130 Kitty Drive is a pre-existing approach as verified by the Acting General Superintendent. Mr. Andrest will not be required to obtain a Road Approach Permit from this department unless he makes alterations or modifications to the existing approach.

REQUEST FOR INSPECTION

A SAP
Date Requested

10-10-84 1030 AM
Date Reported

15-138-84N
Permit Number

Adams Andrews
Owner

Chastin
Contractor

130 Kitty Lk
Shady Cove
Job Site

Final
Inspection Site

TWR 34 R/W S 20 TL 2102

Note:

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
~~50 West Sixth Street~~
Medford, Oregon 97501 - 776-7551

Owner Gregg Adams Twp. 34 Range 1W Section 20
Tax Lot 2102 ~~Code~~ _____ Acreage 1+

Address/Directions to Property 130 Kitty Dr.

(ALL FEES ARE NON-REFUNDABLE)

X Site Evaluation Fee 190.00 Receipt # 3499 No. of Sites 1 Date: 7-27-84

___ Permit Application Fee _____ Receipt # _____ Date: _____

___ New Installation ___ Repair/Alteration ___ Sewage Connection ___

___ Well Permit Fee _____ Receipt # _____ Date: _____

Proposed Use of Property SFD Test Holes Ready YES - 2

Zoning Cleared _____ Number of Bedrooms 3

Comments: Well Drilled too close to current approval
Please Rush

OC

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

Date: 7-27-84 Signature: [signature]

1225 Crater Lake Ave. Medford, Oregon.

Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * * * * *

Site Evaluation:

Based upon information provided us including a soils and topographic report made by Dick Florey on July 30, 1984, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a Sand Filter alternative sewage disposal system. An installation permit can be issued provided no conflicts exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report.

By: Dick Florey Date: 8/7/84

WELL PERMIT: Approved ___ Not Approved ___ Date _____ By: _____

Comments: _____ WELL PERMIT # _____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 gallon recommended)

_____ Square 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: _____ # _____

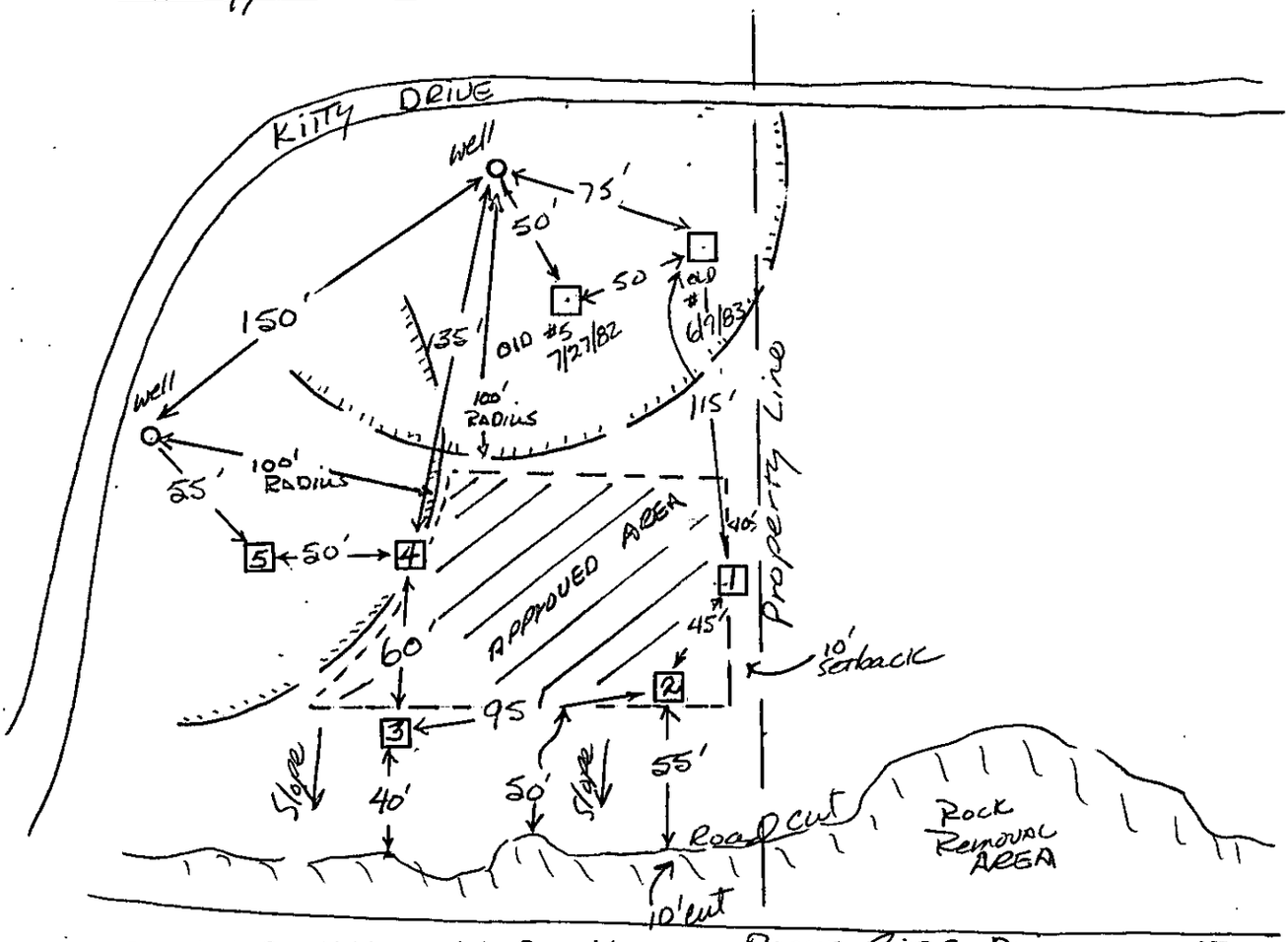
Date: _____ EXPIRES _____ Final Inspection On: _____

Certificate of Satisfactory Completion Issued: _____ By: _____

Installer: _____

JACKSON COUNTY SITE EVALUATION WORKSHEET

NAME Gregg Adams T 34 R 1W Sec. 20 T.L. 2102



Any Special Conditions for Permit: 450 Gal/day. Trenches 24-36"
12" V ditch 50 lineal ft/150g 150 lineal ft total

Position: Ft. Slope, Side Slope, Top, Fan, Hi Terrace, Lo Terrace, Btm, Other

Relief: Smooth, Concave, Convex, Undlt., Hmky.

Scale 1" = 100

Hole	Depth	Texture	Structure	Pores	Mottling	Notes: (%co Frags., Rooting, Depth, R or I, etc.)	Water Table
P	0-9	LtCL/CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 8; Down 13
I	9-24	Cemented Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Pit Sloughed in	
#			Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
1			Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P	0-6	LtCL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 12; Down 16
I	6-20	CL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	20" ave to (R) Sub	
#	20-44	Cemented Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Varies 18 to 32"	
2			Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P	0-8	LtCL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 11; Down 19
I	8-24	CL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Sub Varies 24-30"	
#	24-30	HCL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
3	30-50	Cem Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P	0-11	CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 7; Down 13-14
I	11-15+	Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	(R) 11"	
#			Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
4			Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		

Additional Notes: #5 0-12" Similar
12+ (R) 12"+

SITE SUITABILITY: SAND FILTER USEABLE AREA: 100x80

Site Evaluation By: Hoey Date: 7/30/84 Drawn 8/2/84

Abbreviations

Lt. - light
H - heavy
F - fine
Co. - coarse
S - sand(y)
Si. - silt(y)

R - Layer Limiting Effective Soil Depth
C - clay
L - loam
P - pebbles (2mm.-3")
K - cobbles (3"-10")
St. - stones (+10")
V - very

W - Weathered
Rx - Rocks
Sub - Substrata
Vol - Volcanic
Meta - Metamorphic

Fx - Fractured
Seds - Sedimentary
HW - Highly Weathered
DG - Decomposing Granite
RDM - Rapidly Draining material

Copies: Yes ✓ No ___

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
~~92 West Sixth Street~~
Medford, Oregon 97501 - 776-7551

Owner Greg Adams Twp. 34 Range 1W Section 20
Tax Lot 2102 Code _____ Acreage _____
Address/Directions to Property Corner of Kittyhawk + Rogue River Drive.

(ALL FEES ARE NON-REFUNDABLE)

____ Site Evaluation Fee _____ Receipt # _____ No. of Sites ___ Date: _____
____ Permit Application Fee _____ Receipt # _____ Date: _____
____ New Installation ____ Repair/Alteration ____ Sewage Connection ____
X Well Permit Fee 10.00 Receipt # 3279 Date: 6-6-84

Proposed Use of Property _____ Test Holes Ready _____
Zoning Cleared _____ Number of Bedrooms _____
Comments: _____

File

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

Date: 6/6/84 Signature: [signature]
216 Chambray Ashland Ore. 97520 488-2827
Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * * *

Site Evaluation: _____

By: _____ Date: _____
WELL PERMIT: Approved X Not Approved ___ Date 6-JUN84 By: Buttprior, R.S.
Comments: To be installed so as to meet all state and county codes. WELL PERMIT # 112-846
Expires 6-6-85

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 gallon recommended)
_____ Square Feet of Drainfield: _____

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

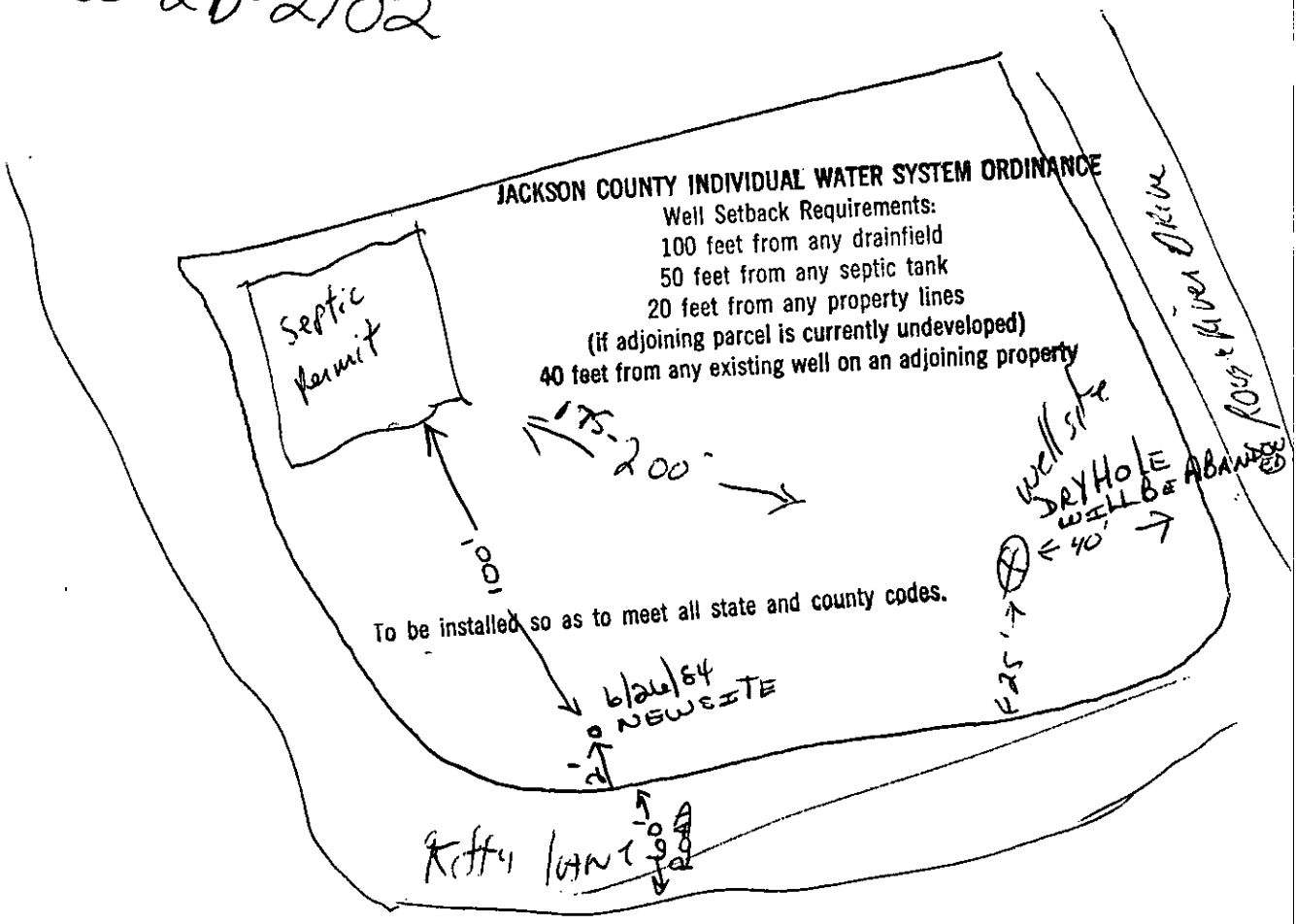
PERMIT: Approved ___ Not Approved ___ By: _____ # _____
Date: _____ EXPIRES _____ Final Inspection On: _____
Certificate of Satisfactory Completion Issued: _____ By: _____
Installer: _____

7-77

34-1W-2D-2102

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE

Well Setback Requirements:
100 feet from any drainfield
50 feet from any septic tank
20 feet from any property lines
(if adjoining parcel is currently undeveloped)
40 feet from any existing well on an adjoining property



To be installed so as to meet all state and county codes.

Jackson County Planning Dept.

Dear Sirs,

Please accept this letter as my authorization to allow Mr. Dwight Bannon to apply for and receive well permits on any and all of my properties. This letter will be zerged, so please accept even the zerged copies as my personal authorization.

Sincerely yours

Guy Richards

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
~~38 West Sixth Street~~
Medford, Oregon 97501 - 776-7551

Owner Gray, Rob S Twp. 34 Range 1W Section 20
Tax Lot 2102 Code ____ Acreage ____

Address/Directions to Property Rogue River Dr. to Kitty Lane — Pty on N.W. corner as per plot plan.

(A L L F E E S A R E N O N - R E F U N D A B L E)

___ Site Evaluation Fee ____ Receipt # ____ No. of Sites ___ Date: ____
X Permit Application Fee 155.00 Receipt # 1145 Date: 5-9-84
___ New Installation ___ Repair/Alteration ___ Sewage Connection ___
___ Well Permit Fee ____ Receipt # ____ Date: ____

Proposed Use of Property SFR Test Holes Ready Yes
Zoning Cleared Yes Number of Bedrooms 3
Comments:
Bldg #84-417-M.

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

Date: 5-9-84 Signature: Rob S Gray
1225 Crater Lake Ave, Medford, Oregon 97504 772-1388
Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * *

Site Evaluation:

By: ____ Date: ____
WELL PERMIT: Approved ___ Not Approved ___ Date ____ By: ____
Comments: ____ WELL PERMIT # ____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank (1250 gallon recommended)
300 Square Feet of Drainfield: Install sand filter alternative septic system as specified in attached "Installation Narrative."

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: B.W. Harrison R.S. # 15-138-84N
Date: 11 MAY 84 EXPIRES 11 MAY 85 Final Inspection On: ____
Certificate of Satisfactory Completion Issued: ____ By: ____
Installer: ____

7-77

SAND FILTER SEWAGE DISPOSAL SYSTEM

INSTALLATION NARRATIVE

Applicant: Gregg Adams *Permit # 15-138-84N*

Twp. 34 Range 1W Section 20 Tax Lot 2102

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

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

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

I. GENERAL PERMIT CONDITIONS:

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

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

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

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

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

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

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

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

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

II. SEPTIC TANK:

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

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

C) If the septic tank is installed deeper than eighteen (18) inches under the surface, it must have a lidded eighteen (18) inch or greater diameter watertight riser located over the inlet tee and the access manhole. Risers must extend to the finish ground surface and be provided with weighted or securely fastened lids. The ground surface shall slope away from the top of each riser access lid to prevent water from entering the septic tank.

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

III. DOSING TANK SPECIFICATIONS:

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

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

C) The dosing tank must be provided with a lidded, watertight, eighteen (18) inch or greater diameter riser which extends to the finish ground surface. The ground surface must slope away from the top of the riser access lid to prevent water from entering the tank. The riser must be provided with a weighted or securely fastened lid.

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

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

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

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

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

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

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

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

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

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

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

Pumps must be capable of passing a three-quarter (3/4) inch solid sphere, and have a minimum one and one-quarter (1¼) inch discharge. Pumps must be placed a minimum of six (6) inches above the dosing tank bottom.

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

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

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

V. SAND FILTER PRESSURE PIPING:

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

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

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

VI. SAND FILTER SPECIFICATIONS:

A) The sand filter component of this system shall be constructed as specified in Building Permit #84-417-M issued by the Building Division of the Jackson County Department of Planning and Development. The construction of the sand filter must be inspected and approved (any concrete must be allowed to cure for at least fourteen (14) days) before any sand may be placed in the sand filter.

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

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

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

E) Filter gravel must be clean, washed crushed rock (1½ - 2½ inches in size) or clean, washed gravel (3/4 to 2½ inches in size).

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

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

VII. DRAINFIELD SPECIFICATIONS:

A) The drainfield portion of this septic system must be installed using a serial distribution design and be located only in the "Usable Area" designated on the site evaluation worksheet dated June 9, 1983. Reserve at least one-half of the "Usable Area" for future repair drainfield installation.

24-36" OK 8/20/84 D.K.

B) Install 150 lineal feet of twenty-four (24) inch wide disposal trench. Trench depth shall be held to 24-30 inches. Trenches must be installed uniformly level and spaced at ten (10) feet minimum on centers. It is very important to keep the trenches level end to end and not to exceed the maximum trench depth. Contouring the disposal trenches with the contour of the slopes may be necessary to maintain uniform depths. Trench sidewalls must be scarified before proceeding. Place six (6) inches of clean, washed crushed rock (1½" to 2½" in size) OR gravel (3/4" to 2½" in diameter) in each trench, lay perforated distribution pipe (holes down) on level and centered in each trench, and cover pipe with at least two (2) inches of crushed rock or washed gravel. Pipe ends must be capped. Total depth of rock or gravel must be twelve (12) inches. Cover rock or gravel with one layer of untreated building paper or six inches of straw.

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

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

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

VIII. SURFACE WATER DIVERSION DITCH SPECIFICATIONS:

A) Install a minimum twelve (12) inch wide, twelve (12) inch deep V-ditch a minimum of five (5) feet upslope of the upper drainfield line. The ditch must have a minimum fall of one-quarter (¼) inch per foot.

B) Outlet end(s) of the V-ditch must daylight at ground surface.

IX. INSPECTION SCHEDULE:

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

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

1) For reinforced concrete structures:

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

b) After concrete has been poured and forms are removed.

2) For vinyl-lined sand filters:

a) After the containment structure and/or excavation is completed and four (4) inch sand cushion is in place, but before vinyl-liner is installed.

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

1) After septic tank, dosing tank, sand filter, and disposal trenches have been staked out, but before construction begins.

2) After the drainfield trenches have been excavated, and the gravel, distribution pipe, and untreated building paper have been placed in the trenches, but before the trenches are backfilled.

3) After the septic tank, dosing tank, pressure transport piping, and effluent sewer line between the sand filter and the drainfield have been installed, but before they are backfilled.

4) After the sand filter underdrain pipe is placed and covered with gravel and filter fabric, the filter sand is placed and water-settled, six (6) inches of filter gravel is placed over the sand, the perforated pressure piping in the sand filter is installed, and installation of the pump, float switches and alarm is completed.

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

5) After the remaining six (6) inches of filter gravel have been placed over the sand filter pressure piping and covered with filter fabric and the soil crown material has been placed on the sand filter.

This permit letter, the enclosed diagrams and permit placard constitute a permit for construction.

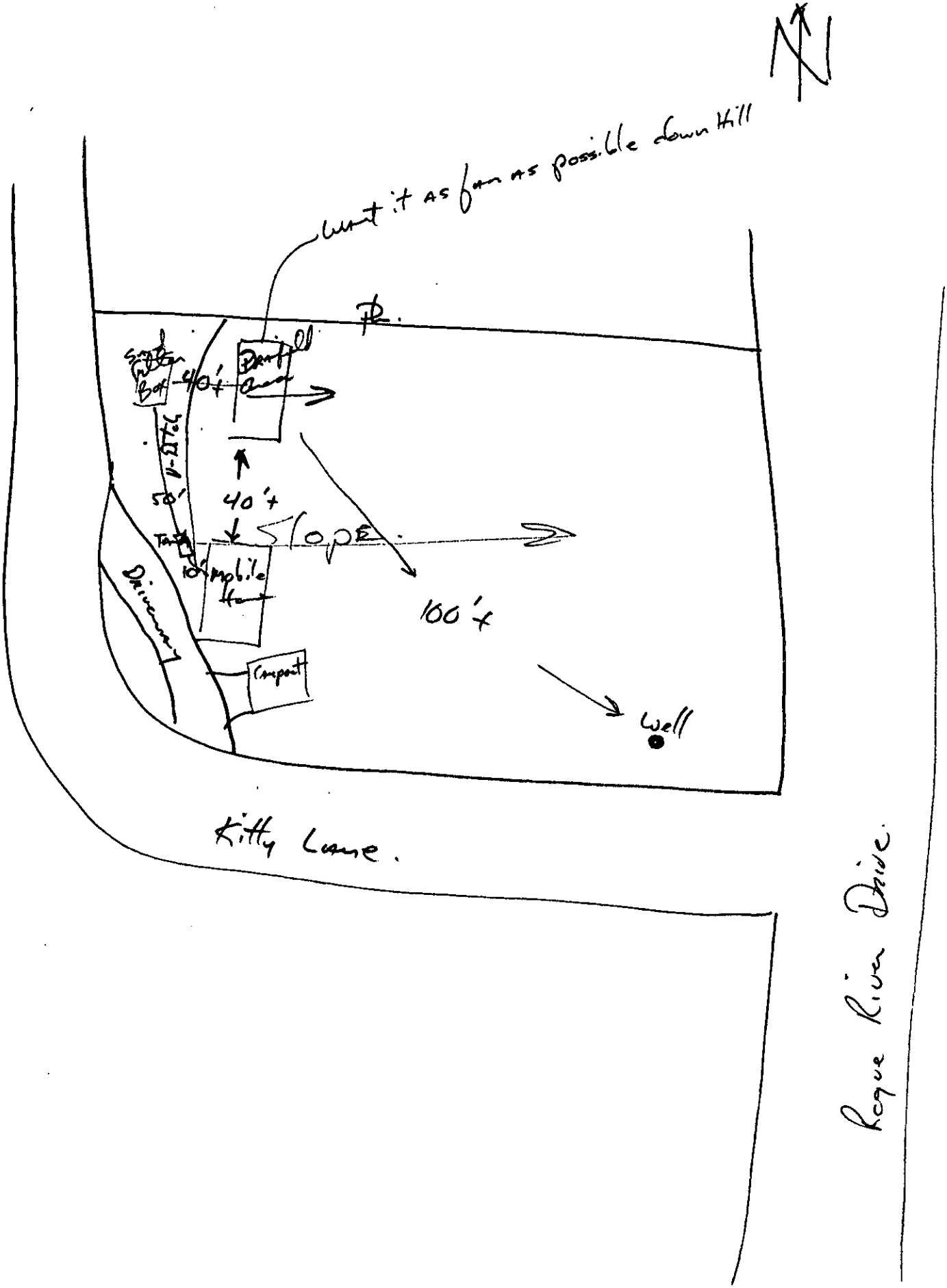
Inspections may be combined at the discretion of the Sanitation Division, Jackson County Department of Planning and Development.

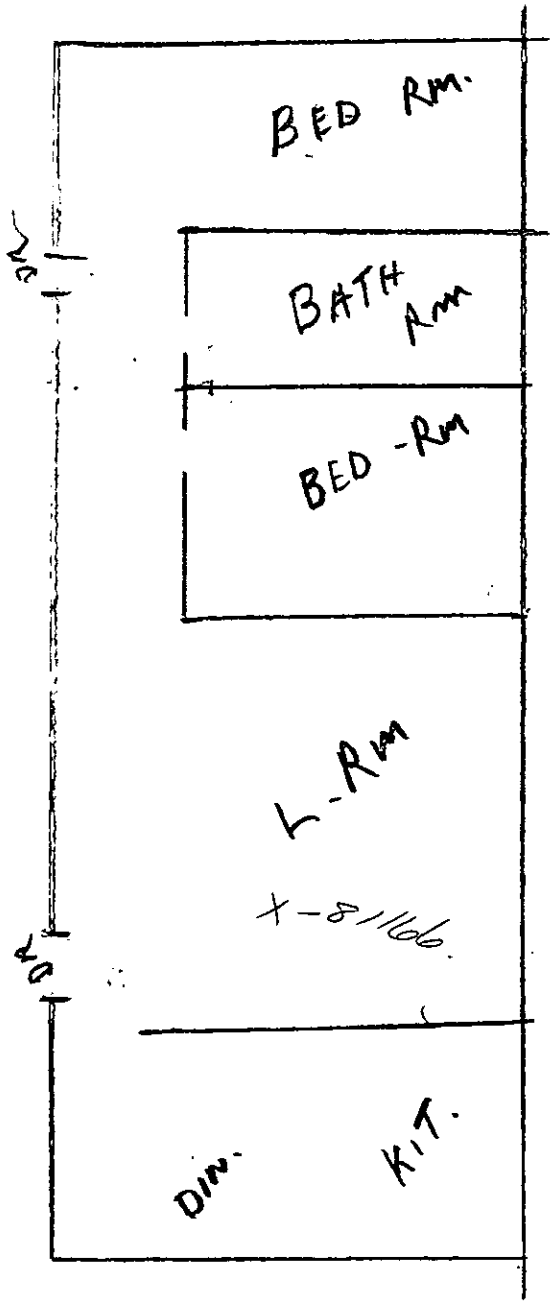
Bradley W. H. Prior, R.S.

Bradley W. H. Prior, R.S.
Sanitarian Supervisor
May 14, 1984

Plot Plan 34HW-2-2102

Gregg Adams Owner.

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Brad

RECEIVED

MAR 26 1984

JACKSON COUNTY PLANNING

Department of Environmental Quality

VICTOR ATIYEH
Governor

522 S.W. FIFTH AVENUE, BOX 1760, PORTLAND, OREGON 97207 PHONE: (503) 229-5696

March 23, 1984

CERTIFIED MAIL

Mr. Gregg Adams
1225 Crater Lake Ave.
Medford, OR 97504

Re: WQ-SSS-Variance Denial
T.L. 2102; Sec. 20;
T. 34S.; R. 1 W., W.M.;
Jackson County

Dear Mr. Adams:

In response to your variance application, I visited your property on February 22, 1984, to gather soils and topographical information prior to conducting an information gathering hearing. The site was evaluated by Jackson County staff in 1983 and found suitable for placement of a capping fill initial system, with a conventional sand filter system designated for the future repair system. However, at a later date it was learned that the common property line between this property and the adjacent property to the north ran through the area approved for the capping fill. This eliminated use of the site unless and until an easement is secured that allows the system to be placed on the adjoining property. Test pits in the area of the system proposed for variance were observed to contain water at depths ranging from eight (8) to twelve (12) inches from the surface. The effective soil depth within the pits was found to vary from ten (10) to twenty (20) inches. In one area cemented very gravelly and cobbly sand was observed at the surface and perched groundwater was seeping out. The land surface slopes at six (6) to twelve (12) percent towards the east.

You have proposed to construct a capping fill initial system in the north-westernmost portion of the property. A sand filter system would be used for future replacement if needed. A curtain drain to intercept and divert groundwater would be located upslope from the capping fill system. The proposal would require variance from the following rules:

1. OAR 340-71-265(2)(b), which limits the use of capping fill systems to sites where the seasonally perched water levels do come within eighteen (18) inches of the ground surface at any time during the year or within six (6) inches of the disposal trench bottom. Observed water levels were at twelve (12) inches or less from the surface, and would be expected to come in contact with the disposal trench bottoms.

2. OAR 340-71-265(2)(e), which requires an effective soil depth of not less than eighteen (18) inches as measured from the natural soil surface. The effective soil depth in the pits was as shallow as ten (10) inches and as deep as twenty (20) inches, but was usually found at sixteen (16) inches or less. In one area between two (2) of the pits saprolite was observed at the ground surface.

3. OAR 340-71-265(2)(g), which requires a minimum six (6) inch separation distance between the bottom of the disposal trench and the layer that limits effective soil depth. With trenches excavated twelve (12) inches deep (the minimum depth allowed), the separation distance would usually be four (4) inches or less.

Variance from particular requirements of the rules or standards pertaining to on-site sewage disposal systems may be granted if a finding can be made that strict compliance with the rule or standard is inappropriate for cause, or that special physical conditions render strict compliance unreasonable, burdensome, or impractical. The physical conditions at the site are adverse to the satisfactory operation of a capping fill alternative system. The shallow soil depths in combination with the seasonal rainfall, causes high fluctuating water levels to occur for several months each year. Where cemented very gravelly and cobbly sand is at the surface, the perched groundwater actually seeps out onto the surface. A curtain drain may intercept and divert some of the groundwater in the immediate area it is located, but its effectiveness will be reduced with distance. In my opinion a capping fill system receiving septic tank effluent will not function satisfactorily for an extended period of time. With high water levels (and shallow soil depths) effluent will pond in the trenches and cause the soil pores to become clogged with organic solids, insoluble metal sulfides, and bio-slimes. Being unable to pass through the trench sides and bottom, sewage effluent will seep out onto the ground surface. Based upon my review of the verbal and written testimony contained in the record, I am unable to make a favorable finding. Your variance is regretfully denied.

Pursuant to OAR 340-71-440, my decision to deny your variance request may be appealed to the Environmental Quality Commission. Requests for appeal must be made by letter, stating the grounds for appeal, and addressed to the Environmental Quality Commission, in care of Mr. Fred Hansen, Director, Department of Environmental Quality, Box 1760, Portland, Oregon 97207, within twenty (20) days of the date of the certified mailing of this letter.

Please feel free to contact me at 229-6443 if you have questions regarding this decision.

Sincerely,

Sherman O. Olson, Jr.

Sherman O. Olson, Jr.
Assistant Supervisor
On-Site Sewage Systems Section
Water Quality Division

SOO:1
XL3212

cc: Brad Prior, Jackson County
Southwest Region Office, DEQ

ZONING CLEARANCE SHEET
JACKSON COUNTY, OREGON

7/83 2/17

This clearance sheet is supplied for informational purposes. Land development regulations are subject to change. When a change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY LEGAL DESCRIPTION: Township 34, Range 1W, Section 20, Tax Lot 2102 (Lot 4), Acres 3.92 (ENTIRE T.L.)

PROPERTY ADDRESS: Kitty Lane DATE TAX LOT CREATED: pre-Zoning

OWNER OR APPLICANT: Daniel Lane TELEPHONE: ADDRESS:

PROPOSAL: [X] First dwelling [ ] Additional dwelling [ ] Other - explain below*

* Septic Permit Lot #3 has M/H on Property Lot #4 will have 1st Dwelling #83-116-LLA

****

This property is zoned RR-5 Minimum parcel size requirements

[ ] Development on this land is subject to Chapter 280.100 Mandatory Fire Safety Requirements of the Jackson County Land Development Ordinance.

[ ] A portion of this land is affected by: [ ] A Floodplain [ ] An Airport Approach Overlay which could prohibit development as proposed.

MINIMUM STRUCTURAL SETBACK REQUIREMENTS FROM:

Front property line: 30', ~~Side~~ N.W. S.E. property line: 20' 200', Rear property line: 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:

[ ] Minor Partition [ ] Major Partition [ ] Subdivision

[ ] Forest Site Plan Review [ ] Farm/Nonfarm Dwelling [ ] Conditional Use Permit

[ ] Nonforest Site Plan Review [ ] County Recognized Access [ ] Temporary Mobile Home

[ ] Commercial Site Plan Review [ ] Administrative review for structures in a floodplain

[ ] Variance [ ] Administrative review for structures in an airport approach

[ ] Alteration of nonconforming use [ ] Other - see below

COMMENTS BY STAFF: Lot #3 has been given the Tax Lot #2125. Tax Lot 2102 comprises lots 4 and 1 of Long Branch Subdivision As of this date no permits have been issued for lot #1 so this will be a first dwelling on 3.92 ac. Prior to permits being issued for lot #1 a new tax lot number must be assigned.

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

****

CERTIFICATION: The statements and information herein contained and supplied by myself are, in all respects, true and accurate to the best of my knowledge and belief. I am aware that the above information supplied by Staff is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

Signature of owner/applicant: Date:

Signature of Staff member: Dody Tolbert Date: 3-14-84

Copy of this zoning clearance [ ] handgiven [ ] mailed to applicant on:

White copy to central file - Yellow copy to applicant

INTEROFFICE MEMORANDUM - JACKSON COUNTY

TO: File: 35-IW-16-1100, 35-IW-1108, and 34-IW-20-2102

FROM: Ken Cote

DATE: February 23, 1984

SUBJECT: Variance Hearing

I met on site on February 22, 1984, with Gregg Adams, Bob Pathe and Sherm Olson for a variance hearing. A capping fill system was proposed for these sites.

Ex. 6

Department of Environmental Quality

VICTOR ATIYEH
Governor

522 S.W. FIFTH AVENUE, BOX 1760, PORTLAND, OREGON 97207 PHONE: (503) 229-5696

February 9, 1984

Mr. Gregg Adams
1225 Crater Lake Avenue
Medford, OR 97504

Re: WQ-SSS-Variance Assignment
T.L. 2102; Sec. 20;
T. 34 S.; R. 1 W., W.M.;
Jackson County

Dear Mr. Adams:

The Department of Environmental Quality is in receipt of an application for variance from Oregon Administrative Rules governing on-site sewage disposal.

As discussed with you in a telephone conversation on February 8, 1984, I will meet at the proposed drainfield site on Wednesday, February 22, 1984, at approximately 11 a.m., to gather soils and topographical information relevant to your proposal. As specified on the variance application form, test pits must be dug to a depth of five (5) feet or to bedrock. Please refer to the attached plan of your proposal for the most desirable locations to place these test pits. Immediately after the site visit, an information gathering hearing, as provided for in OAR 340-71-430, will be held at the site. You are invited to have your attorney, consultant, and any other interested person in attendance at both the site visit and the information gathering hearing.

At the time of your hearing, please be prepared to offer the facts and reasons to allow a finding that strict compliance with the rule or standard is inappropriate for cause, or that special physical conditions render strict compliance unreasonable, burdensome, or impractical.

By receipt of a copy of this letter, Jackson County Department of Planning and Development is notified of this pending variance. It is requested that a representative be in attendance at both the site visit and the hearing.

If you have any questions, please feel free to contact me at 229-6443.

Sincerely,

Sherman O. Olson, Jr.

Sherman O. Olson, Jr.
On-Site Sewage Systems Section
Water Quality Division

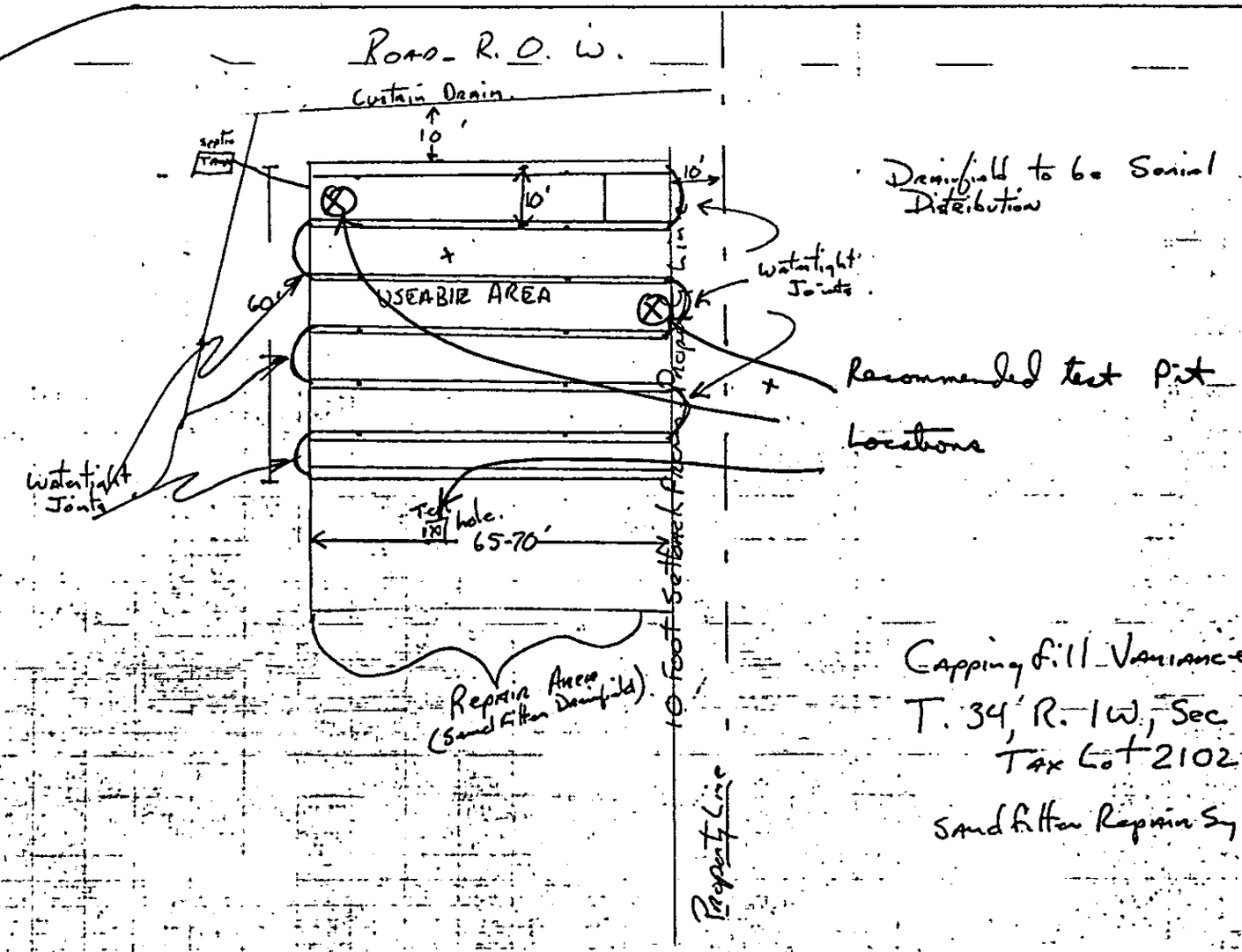
SOO:g
XG3206

Enclosure

cc: Brad Prior
Southwest Region Office, DEQ

Kitty Drive

1" = 30 feet



Capping fill Variance
T. 34, R. 1W, Sec. 20
Tax Lot 2102
Sand filter Repair System

Ex. 1 83-15

rec# 28836
cq # 2673
#225.00 of 450
Balance to Richard Wilcox Varian
1-20-84

Application for Variance from Administrative Rules
Regulating On-Site Sewage Disposal Systems

Complete this application form and submit the application fee* ($225) and required attachments to:

Department of Environmental Quality, On-Site Sewage Systems Section, P.O. Box 1760, Portland, Oregon 97207

REFERENCE INFORMATION--Please Print

Gregg Adams — Name of Owner

34 — Township | 1W — Range | 20 — Section

1225 Crater Lake Ave. — Address

2102 — Tax Lot or Account No. | 1 AC. — Parcel Size

Medford — City | Oregon — State | 97504 — Zip Code

Subdivision Name Longbranch Subd.

772-1388 — Business Phone | 772-1388 — Home Phone

Lot 1 Block 1

ATTACHMENTS

RECEIVED
JAN 23 1984
Water Quality Division
Dept. of Environmental Quality

Provide The Following Items:

1. Complete and accurate directions to the property. A locater map would be helpful.

2. Two (2) copies of the parcel's legal description (metes and bounds, warranty deed, sales contract, or approved subdivision plat). Include the protective covenants, deed restrictions and easements, if applicable.

3. ✓ Two (2) copies of an assessor or title company plat map or a surveyor plat map.

4. ✓ Two (2) copies of a land use compatibility statement from the appropriate land use authority that your proposed land use is compatible with the LCDC acknowledged comprehensive plan or statewide planning goals.

5. ✓ Copies of all correspondence and field notes relating to past evaluations for septic tank-drainfield development on the subject property. A copy of the site evaluation report must be included.

6. ✓ Two (2) copies of narrative description of your variance proposal including the system construction specifications. Please list the step-by-step procedures that you propose to be followed for the installation of this system.

7. ✓ On a plot plan draw to a defined scale not smaller than one inch equals thirty feet, show the location and dimensions of the proposed drainfield and its replacement area. Indicate separation distances between disposal trenches, wells, springs, water courses, agricultural drainage tile, ditches, drainage ways, waterlines, buildings, roads, embankments, and other identifying features which help demonstrate parcel to drainfield relationships. Please provide two (2) copies.

8. ✓ Two (2) copies of a profile view of the proposal which illustrates the projected drainfield layout, trench dimensions, backfill depth, boundaries, (in cases where a crown over the drainfield is proposed), slope direction and percent of slope.

Hardship variances may be considered in cases of extreme and unusual hardship. The following factors may be considered: Advanced age or bad health of applicant; need of applicant to care for aged, incapacitated or disabled relative; and relative insignificance of the environmental impact of granting a variance. Documentation of hardship must be provided. FOR HARDSHIP CONSIDERATION MARK THIS BOX. ☐

A minimum of two test pits must be provided within the specific area where the actual variance system is being proposed. The pits should be approximately two feet wide, four feet long, and excavated to either bedrock or to a depth of five (5) feet. Similar pits must be provided in the area of the repair system. The Variance Officer may require the proposed drainfield and the future replacement drainfield be staked out.

Please note that it is your responsibility to present all of the facts and the reasoning which you feel justifies the granting of the variance.

By my (our) signature(s), I (we) request the Department of Environmental Quality act on this application and hereby grant permission to enter onto the above described property.

Gregg Adams — Signature of Owner | 12-1-83 — Date

[illegible] — Signature of Owner | 12-1-83 — Date

NOTE: All owners must sign this application form. If there are more than two (2) owners, attach additional duplicate applications.

* Pursuant to ORS 454.662, the applicant is not required to submit the application fee if, at the time of filing the application, the applicant is 65 years of age or older, is a resident of the State of Oregon, and has an annual household income, as defined in ORS 310.630, of $15,000 or less. Appropriate documentation must be submitted with the application.

XL151 (1)
DEQ/WQ-406 Revised (3/83)

Ex. 7

CAPPING FILL SYSTEM

INSTALLATION NARRATIVE

Applicant: Permit No.

Twp. 34 Range 1W Section 20 Tax Lot 2102

I. GENERAL CONDITIONS:

A) This sewage disposal system is designed to serve no more than one single family dwelling with a maximum of three (3) bedrooms. Daily sewage flow will not exceed 450 gallons.

B) Construction of this system will occur between June 1 and October 1, unless otherwise authorized. The upper eighteen (18) inches of soil must not be saturated or moist enough to cause loss of soil structure and porosity when worked.

II. SEPTIC TANK SPECIFICATIONS:

A) The liquid capacity of the septic tank will be at least one thousand (1,000) gallons; a twelve-hundred fifty (1,250) gallon septic tank is recommended. The tank will be placed level on a solid base (not fill). If the septic tank is located deeper than eighteen inches below the ground surface, an access riser to the ground surface will be required. On sites where a high groundwater table is encountered, the septic tank must be weighted or provided with an anti-buoyancy device to prevent flotation.

III. DRAINFIELD SPECIFICATIONS:

A) The drainfield portion of this septic system will be installed using a serial distribution design and be located only in the "Usable Area" designated on the attached site evaluation worksheet. At least one-half of the "Usable Area" will be for future repair drainfield installation.

B) *IMPORTANT: Before beginning excavation of the disposal trenches, the initial drainfield installation site will be scarified (by roto-tilling or plowing) to break-up the surface layer of vegetation. The cap will not bond without this procedure.

C) Install 450 lineal feet of twenty-four (24) inch wide disposal trench will be installed. Trench depth will be held to twelve (12) inches. Trenches will be installed uniformily level and spaced at ten (10) feet minimum on centers. It is very important to keep the trenches level end to end and not to exceed the maximum trench depth. Contouring the disposal trenches with the contour of the slopes may be necessary to maintain uniform depths. Place six (6) inches of clean crushed rock or washed gravel (3/4" to 2½' in diameter) in each trench, lay perforated distribution pipe (holes down) on level and centered in each trench, pipe ends must be capped. Cover pipe with at least two (2) inches of crushed rock or washed gravel. Total depth of rock or gravel must be twelve (12) inches. Cover rock or gravel with one layer of untreated building paper or six inches of straw. "Up and overs" from one trench to another consist of unperforated pipe placed on <u>undisturbed</u> earth. This will ensure full use of the trench sidewall and minimize settling of the overflow pipe. Do not dig a connecting trench and then recompact the excavated soil to obtain the desired rise. A six (6) inch rise is required for proper overflow. This is measured from the top of the disposal trench <u>pipe</u> to the top of the overflow pipe at its highest point. If a connection of two (2) pipes must occur in this "up and over", be sure the male end at the joint points downhill. Call for an inspection at this point.

IV. CURTAIN DRAIN SPECIFICATIONS:

A) Install a minimum twelve (12) inch wide, twenty-four (24) inch deep curtain drain a minimum of ten (10) feet upslope of the upper drainfield line.. The trench must have a minimum fall of one-quarter (¼) inch per foot fall.

B) Place visqueen on the trench bottom and along the downhill side of the excavated trench and extend to the ground surface.

C) Perforated pipe is centered in the trench bottom with the holes facing up. Place six (6) inches of drainfield rock over the pipe. Cover rock with untreated building paper or six (6) inches of straw, but do not backfill until inspected.

D) Outlet end(s) of the curtain drain must daylight at ground surface. Perforated end caps or noncorrosive screen must be securely placed on end(s) of pipe to prevent rodent nests from blocking drainage.

V. SOIL CAP SPECIFICATIONS:

A) The texture of the soil used for the cap shall be clay loam. Topsoil native to the property at a site removed from the drainfield installation area may be used as the capping material.

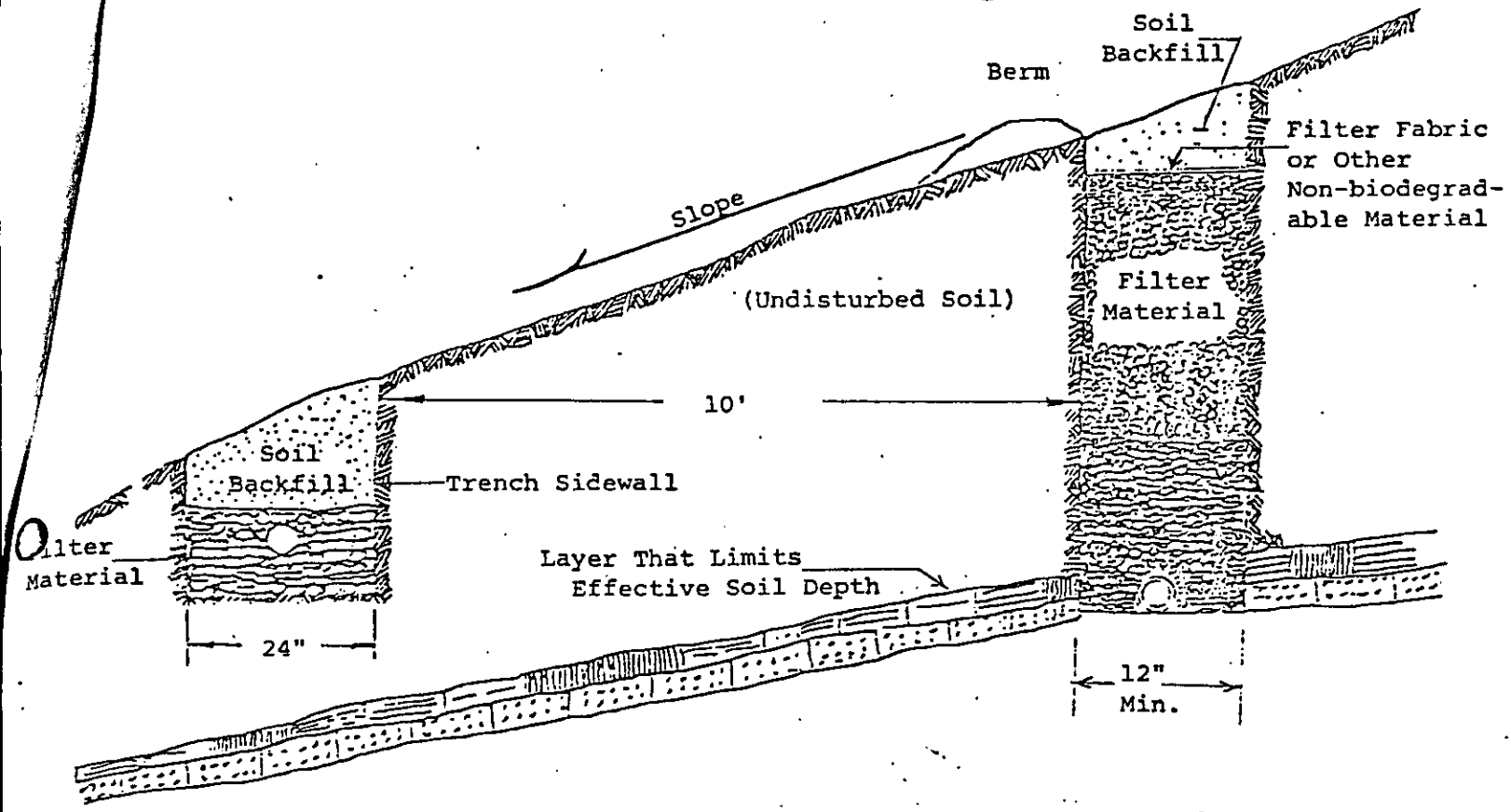
B) After the trench construction, site scarification, and fill material have been inspected and approved, apply twelve (12) inches to unsettled fill material over the site and work in (rototill) so that the native soil and fill are well mixed. The fill should be crowned in the middle and smoothed (not compacted) to prevent ponding. There shall be a minimum of ten (10) feet of separation between the edge of the fill and the nearest trench sidewall.

The site must be landscaped with grass and protected from livestock, automotive traffic, heavy cultivation or any other activity which would damage the system.

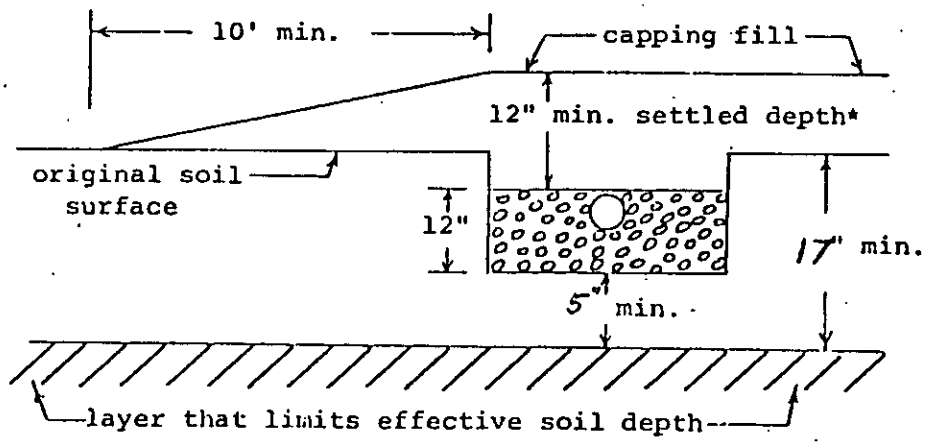
IV. The repair system will be a sand filter system as per DEQ specifications. The drainfield for the sand filter system will be located in area as shown on plot plan.

_____

Gregg Adams
Property Owner
Date: January 17, 1984

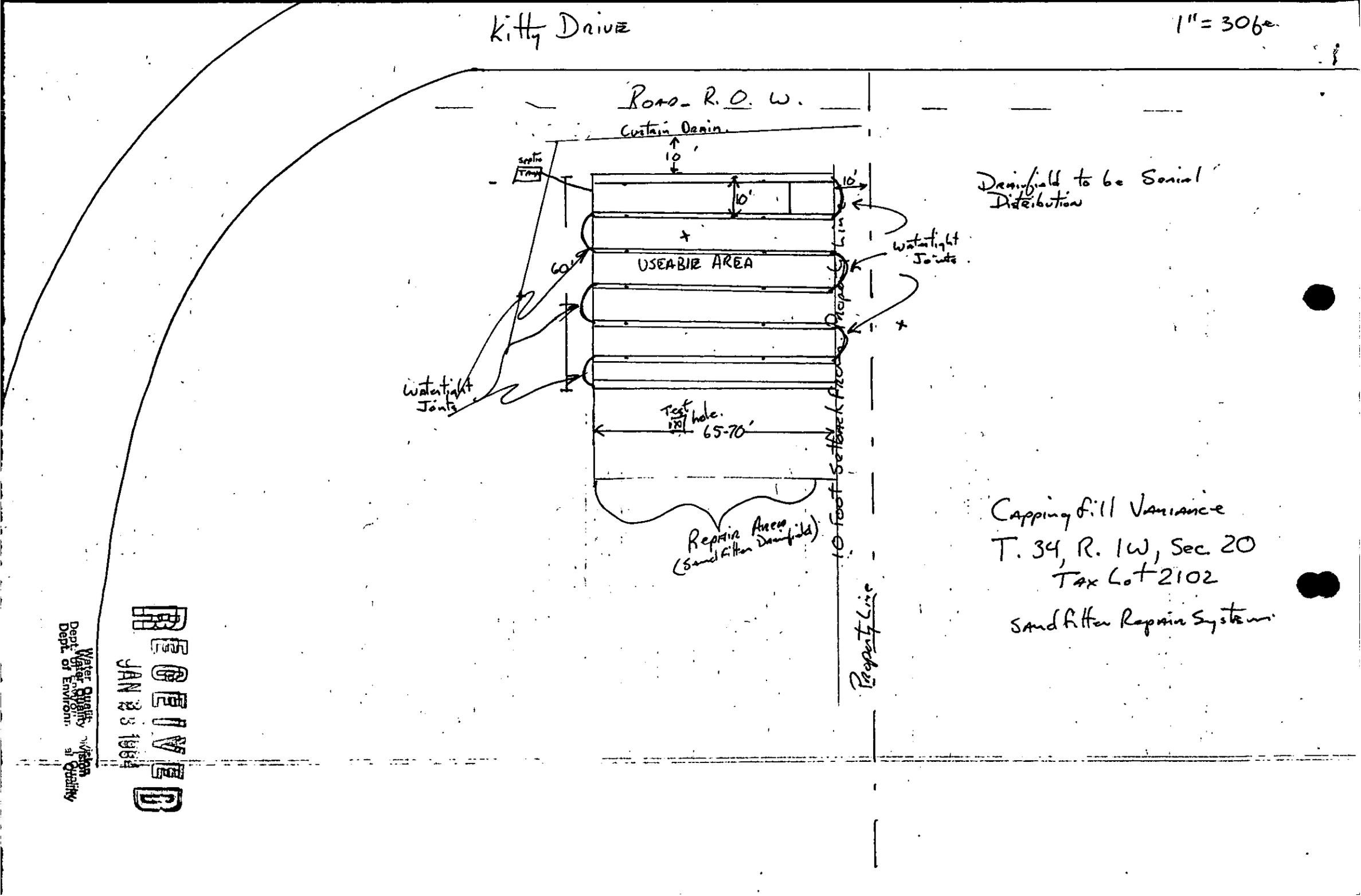


TYPICAL Cross Section of Drainline.



Kitty Drive

1" = 30 ft.



Capping fill Variance
T. 34, R. 1W, Sec. 20
Tax Lot 2102
Sand filter Repair System

site #7

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
~~WEST Sixth Street~~
Medford, Oregon 97501 - 776-7551

Owner Ervin House Twp. 34 Range 1W Section 20
Tax Lot 2102 ~~000~~ Acreage 5
Address/Directions to Property Rogue River Dr & Kitty

(ALL FEES ARE NON-REFUNDABLE)

X Site Evaluation Fee 540.00 Receipt # 9877 No. of Sites 3 Date: 5-27-83
___ Permit Application Fee___ Receipt #___ Date:___
___ New Installation___ Repair/Alteration___ Sewage Connection___
___ Well Permit Fee___ Receipt #___ Date:___

Proposed Use of Property SFR Test Holes Ready 5-27-83
Zoning Cleared___ Number of Bedrooms 3 each.
Comments: Lots 1-, 2, & 4 of Longbranch Subdivision

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

Date: MAY 27, 1983 Signature: Ervin House
1225 Crater Lake Ave. Medford, Oregon 97504 772-1388
Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * *

Site Evaluation:
Based upon information provided us including a soils and topographic report made by Dick Florey on June 9 and June 22, 1983, we have found your drainfield sites to conform with minimum standards for the issuance of a permit to install a Sand Filter alternative sewage disposal system. An installation permit can be issued provided no conflicts exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report. This approval is for sites #2 and #4. Site #1 is approved for a Capping Fill initial system with a Sand Filter repair system.
By: Florey Date: 7/14/83
Re-eval 8-11-83

WELL PERMIT: Approved___ Not Approved___ Date___ By:___
Comments:___ WELL PERMIT #___

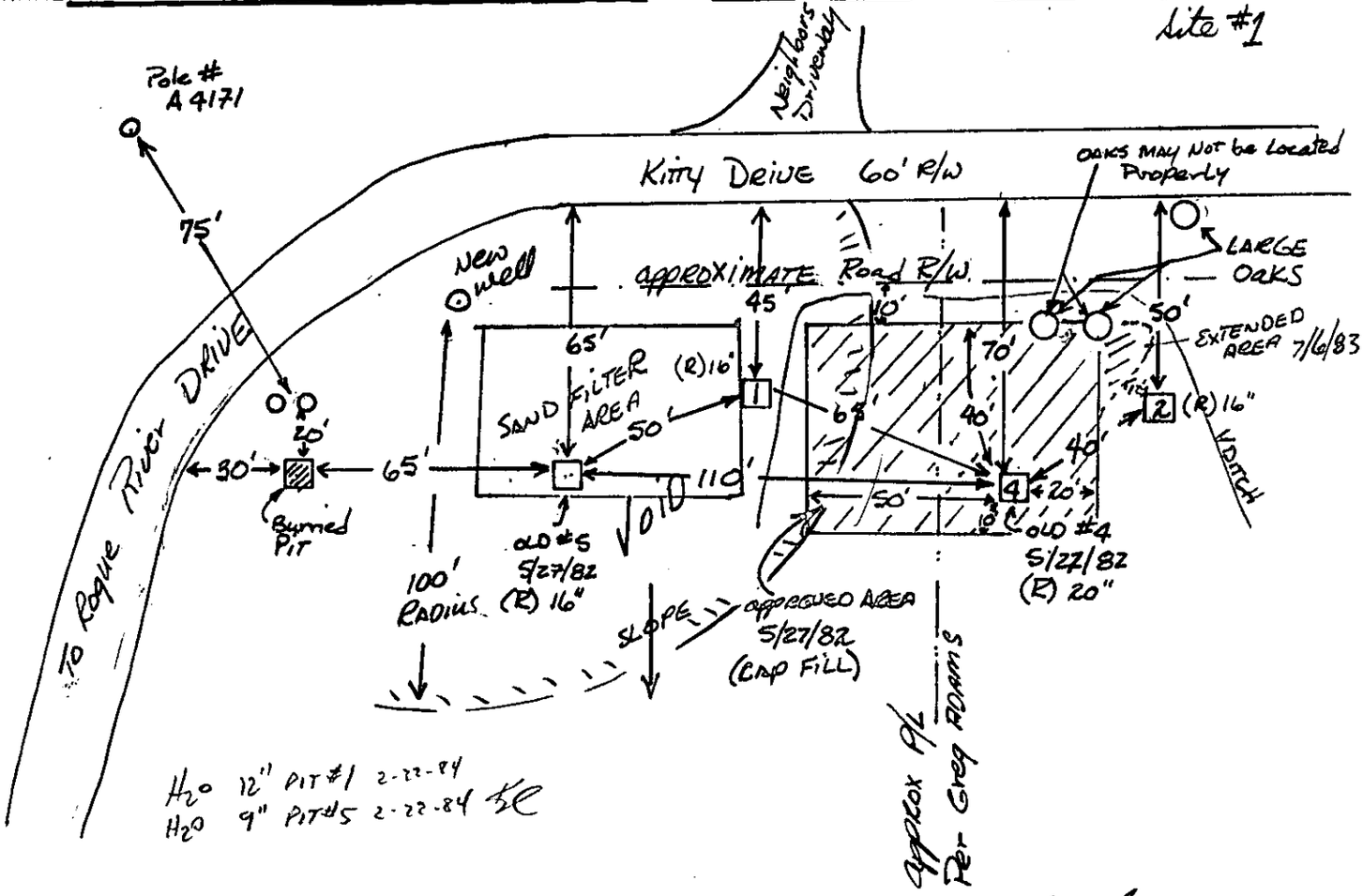
SEPTIC PERMIT INSTALLATION SPECIFICATIONS: ___Gallon Septic Tank (1250 gallon recommended)
___Square Feet of Drainfield:___

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:___ #___
Date:___ EXPIRES___ Final Inspection On:___
Certificate of Satisfactory Completion Issued:___ By:___
Installer:___

NAME Erwin House T 34 R 1W Sec. 20 T.L. 2102

Site #1



Any Special Conditions for Permit: Cap System Must be Staked before Construction 450 Gal/day. 150 lineal/150 gal, 12" trench depth, 18" Cap 12" V ditch

Position: Ft. Slope, Side Slope, Top, Fan, Hi Terrace, Lo Terrace, Btm, Other

Relief: Smooth, Undlt, Concave, Convex, Hmky.

Scale 1" = 40

Depth	Texture	Structure	Pores	Mottling	Notes: (%co Frags., Rooting, Depth, R or I, etc.)	Water Table
P 0-5	Lt CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 9% (R)16"; Down ___ (14-16")
I 5-16	CL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	15-16" ave to Sub	
II 16-32	Cem Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Cemented Sub	
		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Cement is C&Ca?	
P 0-4	Lt CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up 9; Down ___ (R)16" AVE
I 4-12	CL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
II 12-16	CL Hi S	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	70% P&K	
2 16+	Cem Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P		Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up ___; Down ___
I		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
II		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
3		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P		Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth ___; Type- P TP; Slope %; Up ___; Down ___
I		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
II		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
4		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		

Additional Notes: * P/L Must be Re-routed To North at least 10' from USEABLE AREA. Most Likely Pump will be Required.

SITE SUITABILITY: Cap fill, initial & Sand Filter Repair USEABLE AREA: 75' x 50' ave. initial

Site Evaluation By: [signature] Date: 6/9/83 Second Visit 6/22/83

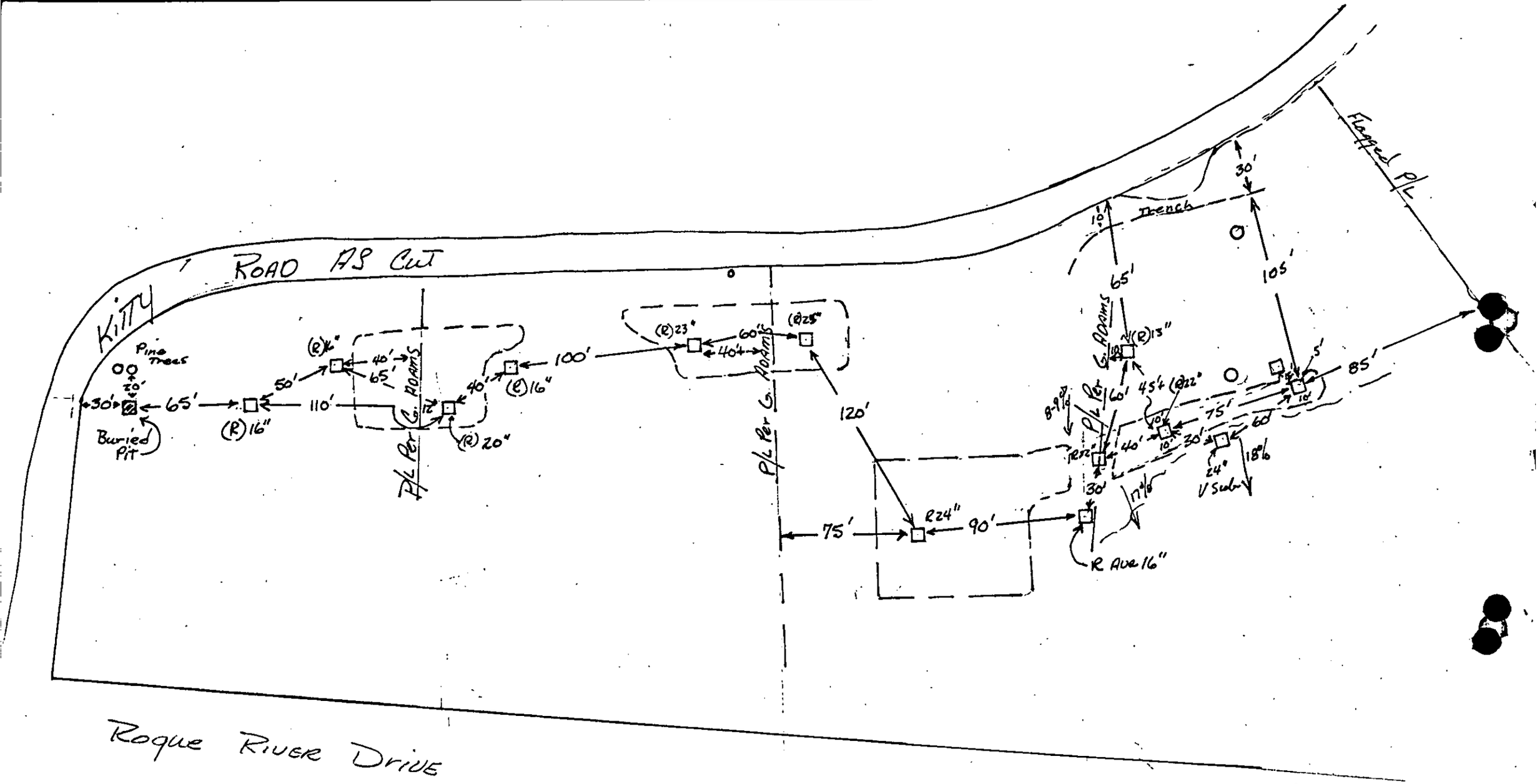
Drawn 7/6/83

See new approval 7/30/84

Abbreviations

Lt. - light	C - clay	W - Weathered	Seds - Sedimentary
H - heavy	L - loam	Rx - Rocks	HW - Highly Weathered
F - fine	P - pebbles (2mm.-3")	Sub - Substrata	DG - Decomposing Granite
Co. - coarse	K - cobbles (3"-10")	Vol - Volcanic	RDM - Rapidly Draining material
S - sand(y)	St.- stones (+10")	Meta - Metamorphic	
Si. - silt(y)	V - very		

Copies: Yes X No ___



Red = Capping fill AREAS if Enough useable area - STAKING will be Required

Lot Line adjustments or easements will be needed on Some Lots

S. FILTERS OK

SEE Individual Work Sheets for dimensions

ZONING CLEARANCE SHEET
JACKSON COUNTY, OREGON

5/81

This clearance sheet is supplied for informational purposes and indicates a staff opinion or interpretation with regard to uses permitted within county zoning districts. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance Chapter 285.020. Furthermore, zoning requirements are subject to change. When a change does occur it may invalidate the zoning clearance or alter conditions of the clearance.

PROPERTY LEGAL DESCRIPTION: Township 34, Range 1W, Section 20, Tax Lot 2102, Code ____

PROPERTY ADDRESS: Rogue River Dr. Kitty Dr ACREAGE: 5 DATE RECORDED: ____

APPLICANT: Erwin House, ADDRESS: ____

Proposed use: [X] First dwelling [ ] Additional dwelling [ ] Commercial (explain)

[X] Other (explain) 4 S/E Lots 1, 2, 4 of Longbranch Subd. See File 69-11-3 Long Branch Subdivision

****

This property is zoned: RR-5 Minimum parcel size and density requirements: ____

[X] This zone permits your proposed use. [ ] Your use requires a site plan review.

[ ] This zone requires a conditional use permit for your proposed use.

[ ] This zone does NOT provide for your proposed use. Alternate zone would be: ____

SETBACKS: [X] Minimum setbacks for structures not requiring site plan review are:

Front yard: 30' Side yard: 20' Rear yard: 20'

[X] This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless a variance is approved. See "comments" below.

Before clearance can be granted for the issuance of permits, evidence must be presented indicating compliance with the following:

[X] New tax lot number must be assigned. [ ] County recognized access requirements.

[ ] Major partition approval. [ ] Minor partition approval. [ ] Subdivision approval.

[ ] Parcel dimension requirement. [ ] Parcel size requirement. [ ] Setback requirements.

[ ] Site plan review requirements - special permit issued by Planning Department.

[ ] Variance requirements. [ ] Floodplain regulations.

[ ] Conditional use permit approval. [ ] Alteration of nonconforming use approval.

Comments by Staff: Lot number 4 abuts WR zoning. Therefore a buffer setback must be obtained from the northwest property line. In fire district and within 5 road miles of responding station.

[ ] NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the zoning ordinance. Falsification of information renders this zoning clearance null and void.

****

CERTIFICATION: The statements and information herein contained and supplied by myself are, in all respects, true and accurate to the best of my knowledge and belief. I am aware that the above information supplied by Staff is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

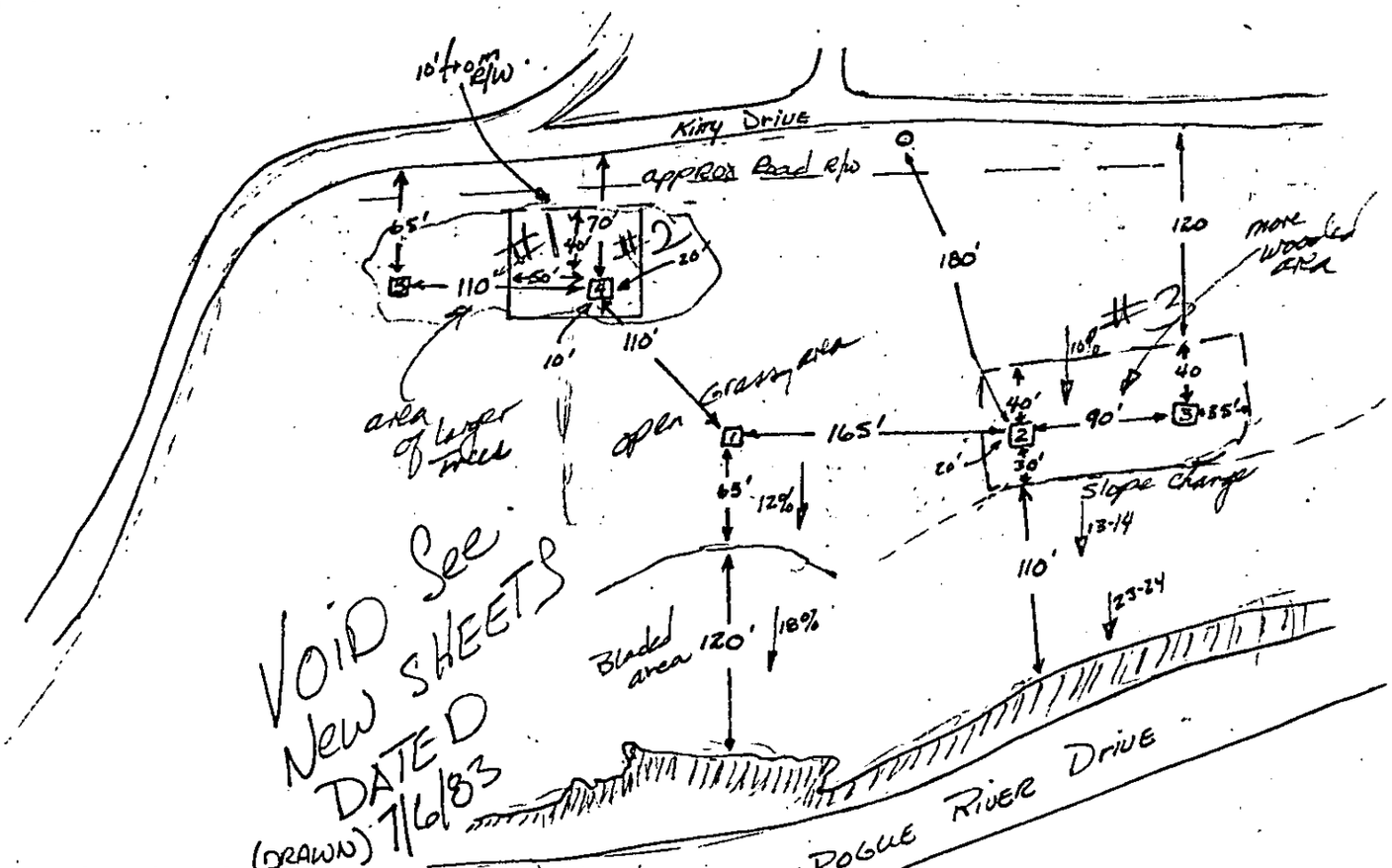
Signature of Applicant: Erwin House Date: May 27, 1983

Signature of Staff member: Dorothy Tulbatt Date: 5-27-83

Copy of this zoning clearance [ ] handgiven [ ] mailed to applicant on: ____

White copy - Central File Pink copy - Applicant

NAME Violet Farris / Erwin Hau[redacted] T 34 R 10[redacted] Sec. 20 T.L. 2102



Any Special Conditions for Permit:

Position: Ft. Slope, Side Slope, Top, Fan, Hi Terrace, Lo Terrace, Btm, Other

Relief: Smooth, Undlt., Concave, Hmky, Convex

Depth	Texture	Structure	Pores	Mottling	Notes: (%co Frags., Rooting, Depth, R or I, etc.)	Water Table
P 0-12	Gr CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Hi S	Depth 12; Type- P TP; Slope %; Up 9-10; Down 12/18% (R) 12"
I 12-21	Cemented	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
#	Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
1		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P 0-7	Lr CL	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth; Type- P TP; Slope %; Up 10; Down 13-14/23-24 (R) 16" Cwe on Record 6/9/83
I 7-24	CL	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
# 24-34	Fx V Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro	Volcanic Substrata	
2		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P 0-6		Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth; Type- P TP; Slope %; Up 9-10; Down 16-17
I 6-20	Similar	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
# 20-44	to #2	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P 0-20	CL 16's	Wk Mod St SG; Sa Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Depth; Type- P TP; Slope %; Up 8; Down 6 (R) 20"
I 20-35	Cemented	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
#	Sub	Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
4		Wk Mod St SG; Sa Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		

Additional Notes: #5 6-7% Down 0-16 to 18" CL
16 to 18"-35" C & Sub (R) 16"
Many Litho Colors in Sub

SITE SUITABILITY: Suitable for Capping fill
USABLE AREA: 2 areas 50x70' & 125x60' + see map
Site Evaluation By: Haley Date: 5/27/82
Drawn 7/1/82

Abbreviations

Lt. - light
H - heavy
F - fine
Co. - coarse
S - sand(y)
Si. - silt(y)
C - clay
L - loam
P - pebbles (2mm.-3")
K - cobbles (3"-10")
St. - stones (+10")
V - very

Copies: Yes ✓ No ___

2/25

JACKSON [redacted] DEPARTMENT OF PLANNING & D[redacted]ENT
32 West Sixth Street
Medford, OR 97501 / 776-7554

Owner Violet I. Farris Twp. 34 Range 1W Section 20
Tax Lot 1-22323-2102 Acreage 5

Address/Directions to property 1½ Miles (app) from Shadycove on Rouge River Drive. Corner Kitty Dr + Rogue River Dr

PRELIMINARY SITE INSPECTION

COUNTER WORK
Soil Map Number, Series & Chances 1½ 55B Ruch silt loam 2-7
64D Carney Clay 5-20

Comments 1st Dwelling

Fee: $50.00 per site FEE: 50.00 #SITES 1 Receipt Number 9800 Date 2/25/82

Violet I Farris PO Box 183 Shady Cove Or. 878-2523
Signature of Owner or authorized representative (in writing) Mailing Address Telephone
~~Ter~~ → 878-2633
Ervin House

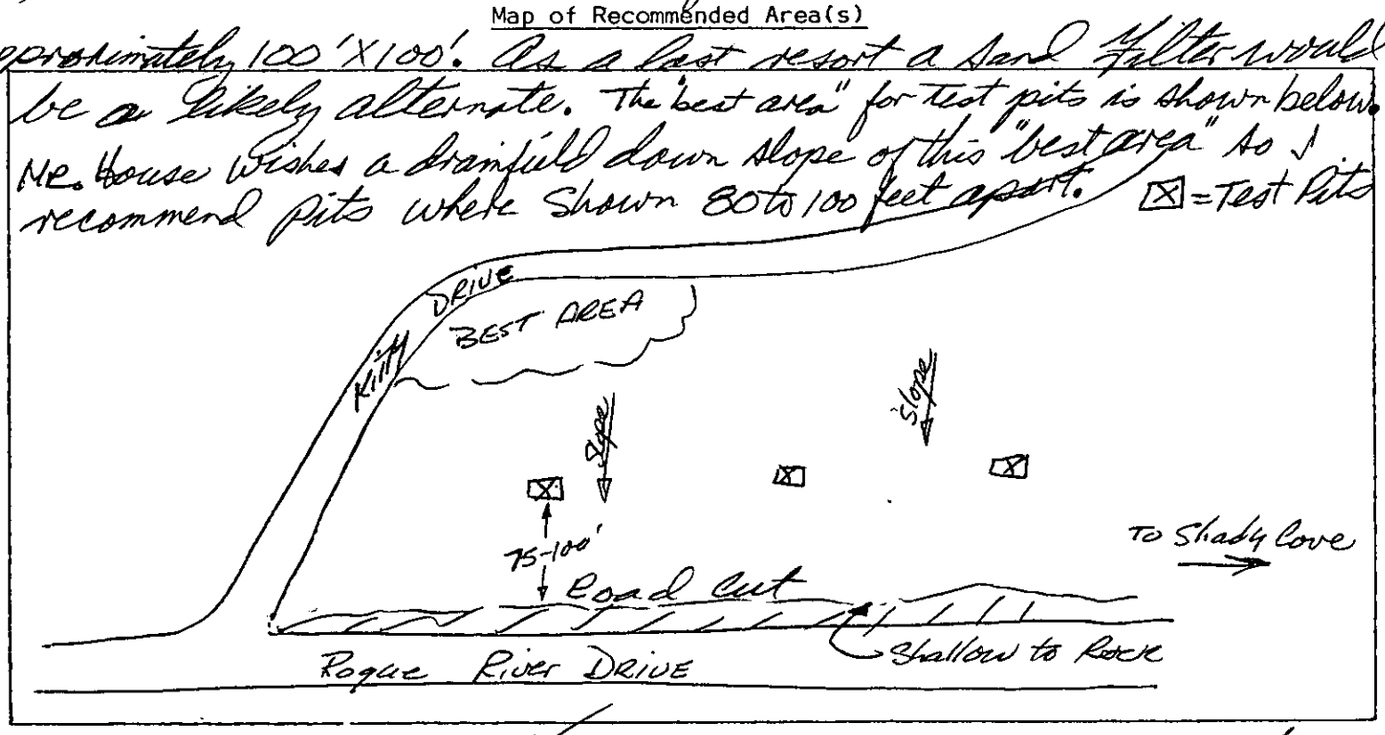
DO NOT WRITE BELOW THIS LINE

FIELD WORK
Appointment date & time 3/3/82 11 A.M.

Comments Met on Site with MR. ERVIN HOUSE. The Lot Consists of a gentle footslope/High terrace position with shallow Clay loam soils over Cemented pan and/or Volcanic rock. Chances for a standard system are very slim. The possibilities of a Capping-Fill system are good based on old soil work on this lot. For a Capping-Fill approval we need 18" minimum of good permeable soil before encountering anything restrictive such as Clay, rock, or the cemented pan. The slope must be less than 12%, and we need a suitable area of approximately 100'X100'. As a last resort a Sand Filter would be a likely alternate. The "best area" for test pits is shown below. Mr. House wishes a drainfield down slope of this "Best area" so I recommend pits where shown 80 to 100 feet apart. ☒ = Test Pits

Time spent on site 20 minutes

Map of Recommended Area(s)



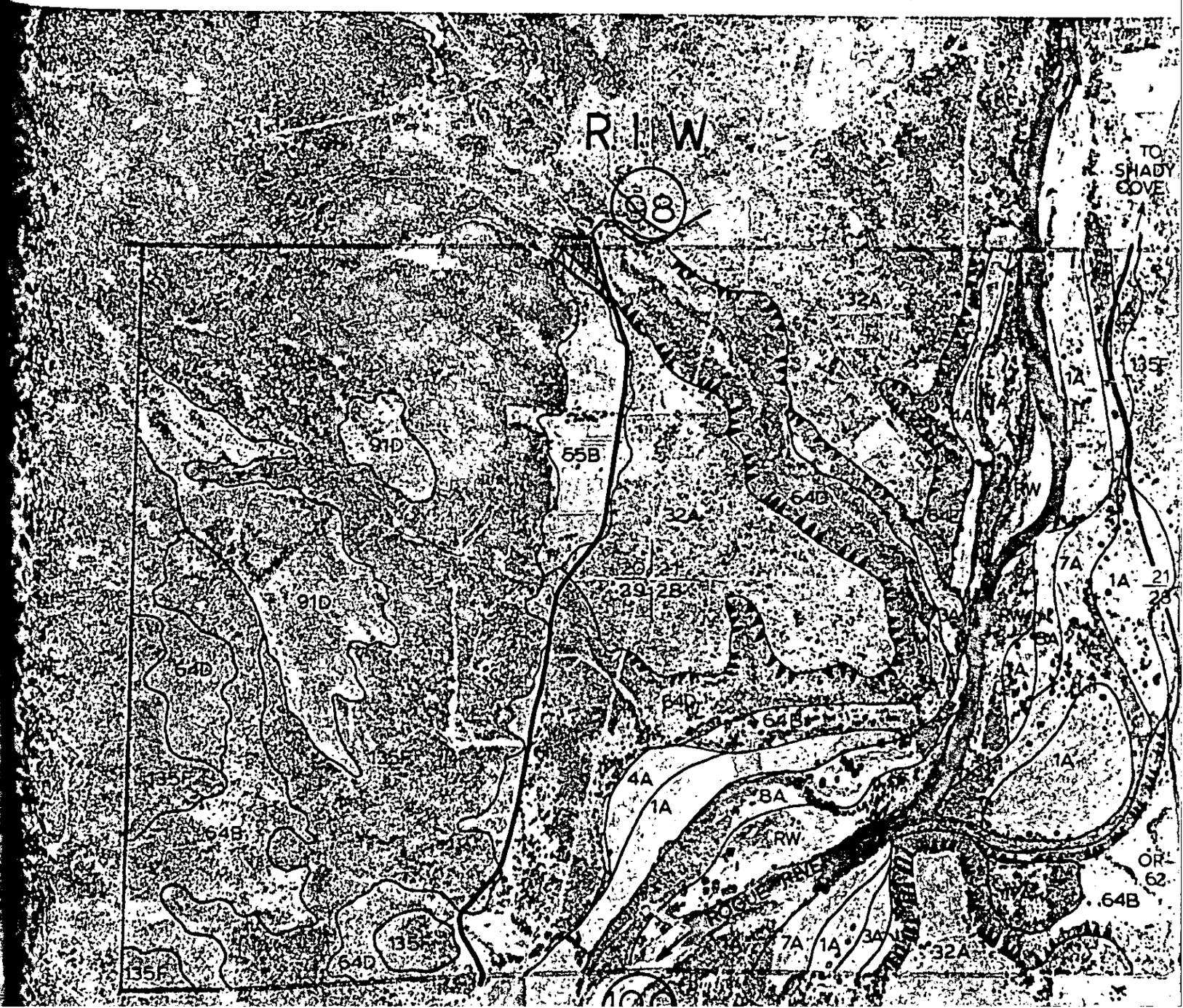
Suggested digging test pits (Yes) ✓ (No) Number of possible sites 1
Standard ETA SAND FILTER ✓
Capping Fill ✓ Other
Field work by [illegible] Date March 3, 82

NOTE: IF YOU APPLY FOR A FORMAL SITE EVALUATION WITHIN 90 DAYS OF THE DATE OF THE PRELIMINARY SITE INSPECTION, THE NORMAL SITE EVALUATION FEE WILL BE REDUCED BY THE PRELIMINARY FEE. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.

PL 115

CE SHEET (subject to change)

JACKSON AREA,



2/25
5/81

ZONING CLEARANCE SHEET
JACKSON COUNTY, OREGON

This clearance sheet is supplied for informational purposes and indicates a staff opinion or interpretation with regard to uses permitted within county zoning districts. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance Chapter 285.020. Furthermore, zoning requirements are subject to change. When a change does occur it may invalidate the zoning clearance or alter conditions of the clearance.

PROPERTY LEGAL DESCRIPTION: Township 34, Range 1W, Section 20, Tax Lot 2102, Code ____

PROPERTY ADDRESS: KITTY DR & ROGUE RIVER DR ACREAGE: 5 DATE RECORDED: Pre existing

APPLICANT: VIOLET FARRIS, ADDRESS: Box 183, SHADY COVE, OR

Proposed use: [X] First dwelling [ ] Additional dwelling [ ] Commercial (explain)

[ ] Other (explain) PSI

****

This property is zoned: RR-5 Minimum parcel size and density requirements: 5 Acre

[X] This zone permits your proposed use. [ ] Your use requires a site plan review.

[ ] This zone requires a conditional use permit for your proposed use.

[ ] This zone does NOT provide for your proposed use. Alternate zone would be: ____

SETBACKS: Minimum setbacks for structures not requiring site plan review are:

Front yard: 30' Side yard: 20' Rear yard: 20'

[ ] This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless a variance is approved. See "comments" below.

Before clearance can be granted for the issuance of permits, evidence must be presented indicating compliance with the following:

[ ] New tax lot number must be assigned. [ ] County recognized access requirements.

[ ] Major partition approval. [ ] Minor partition approval. [ ] Subdivision approval.

[ ] Parcel dimension requirement. [ ] Parcel size requirement. [ ] Setback requirements.

[ ] Site plan review requirements - special permit issued by Planning Department.

[ ] Variance requirements. [ ] Floodplain regulations.

[ ] Conditional use permit approval. [ ] Alteration of nonconforming use approval.

Comments by Staff: ____

[X] NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the zoning ordinance. Falsification of information renders this zoning clearance null and void.

****

CERTIFICATION: The statements and information herein contained and supplied by myself are, in all respects, true and accurate to the best of my knowledge and belief. I am aware that the above information supplied by Staff is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

Signature of Applicant: ____ Date: ____

Signature of Staff member: Robert E Olson Date: 2-25-82

Copy of this zoning clearance [ ] handgiven [ ] mailed to applicant on: ____

White copy - Central File Pink copy - Applicant

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.

DEQ
State of Oregon Department of Environmental Quality

Water Quality
Onsite Program
Eugene, OR 97401
Phone: 541-686-7905
www.oregon.gov/deq

Be Septic Smart

DEQ
State of Oregon Department of Environmental Quality

What to consider BEFORE Buying a Home

Don't Take Chances…

Know Before You Buy!

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.

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!

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.

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!

Seller's Disclosures

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524
10223231 (the "Property")

INSTRUCTIONS TO THE SELLER

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

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

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

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

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

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

Initial only the exclusion you wish to claim.

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

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

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

_____ This sale or transfer is by a governmental agency.

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

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

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

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524
10223231 (the "Property")

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

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

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 130 Kitty Dr, Eagle Point, OR 97524 (THE "PROPERTY").

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

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

Seller (*select one*) ☑ is ☐ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

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

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

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

1. TITLE

A. Do you have legal authority to sell the Property? ☑ Yes ☐ No ☐ Unknown

B. *Is title to the Property subject to any of the following?* ☐ Yes* ☑ No ☐ Unknown
☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

C. *Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☑ No ☐ Unknown

D. *Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☑ No ☐ Unknown

E. *Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☐ Yes* ☑ No ☐ Unknown

F. *Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☑ No ☐ Unknown

G. *Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☐ Yes* ☑ No ☐ Unknown

H. *Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☑ No ☐ Unknown

I. *Are there any zoning violations or nonconforming uses?* ☐ Yes* ☑ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials LKP / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524 10223231 (the "Property")

J. *Is there a boundary survey for the Property?* ☐ Yes* ☑ No ☐ Unknown

K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property?* ☐ Yes* ☑ No ☐ Unknown

L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?* ☐ Yes* ☑ No ☐ Unknown

2. WATER

A. Household water

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

(2) Water source information:

a. *Does the water source require a water permit?* ☐ Yes* ☑ No ☐ Unknown
If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☐ N/A

b. Is the water source located on the Property? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☑ N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?* ☐ Yes* ☑ No ☐ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☑ No ☐ Unknown ☐ N/A
☐ Flow test ☐ Bacteria test ☐ Chemical contents test

e. *Are there any water source plumbing problems or needed repairs?* ☐ Yes* ☑ No ☐ Unknown

(3) Are there any water treatment systems for the Property? uv light ☑ Yes ☐ No ☐ Unknown
☐ Leased ☑ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ☐ Yes ☑ No ☐ Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period?* ☐ Yes* ☐ No ☐ Unknown ☑ N/A

(3) *Is there a water rights certificate or other written evidence available?* ☐ Yes* ☐ No ☐ Unknown ☑ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☑ No ☐ Unknown

(2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☑ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? ☐ Yes ☑ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☑ No ☐ Unknown

C. Is the Property connected to an on-site septic system? ☑ Yes ☐ No ☐ Unknown

(1) If yes, when was the system installed? _____ ☑ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DKP / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524 10223231 (the "Property")

(2) *If yes, was the system installed by permit? ☐ Yes* ☐ No ☑ Unknown ☐ N/A

(3) *Has the system been repaired or altered? ☐ Yes* ☐ No ☑ Unknown ☐ N/A

(4) *Has the condition of the system been evaluated and a report issued? ☐ Yes* ☐ No ☑ Unknown ☐ N/A

(5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☑ Unknown ☐ N/A

If yes, when? _____ ☑ N/A

(6) Does the system have a pump? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☑ Yes ☐ No ☐ Unknown ☐ N/A

(8) *Is a service contract for routine maintenance required for the system? ☐ Yes* ☑ No ☐ Unknown ☐ N/A

(9) Are all components of the system located on the Property? ☑ Yes ☐ No ☐ Unknown ☐ N/A

D. *Are there any sewage system problems or needed repairs? ☐ Yes* ☑ No ☐ Unknown

E. Does your sewage system require on-site pumping to another level? ☐ Yes ☐ No ☑ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling? ☑ Yes ☐ No ☐ Unknown

(2) Exterior walls? ☑ Yes ☐ No ☐ Unknown

(3) Floors? ☑ Yes ☐ No ☐ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☑ No ☐ Unknown

5. DWELLING STRUCTURE

A. *Has the roof leaked? ☐ Yes* ☑ No ☐ Unknown

If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☑ N/A

B. Are there any additions, conversions or remodeling? agriculture building ☑ Yes ☐ No ☐ Unknown

If yes, was a building permit required? ☑ Yes ☐ No ☐ Unknown ☐ N/A

If yes, was a building permit obtained? ☑ Yes ☐ No ☐ Unknown ☐ N/A

If yes, was final inspection obtained? ☑ Yes ☐ No ☐ Unknown ☐ N/A

C. Are there smoke alarms or detectors? ☑ Yes ☐ No ☐ Unknown

D. Are there carbon monoxide alarms? ☑ Yes ☐ No ☐ Unknown

E. Is there a woodstove or fireplace insert included in the sale? ☑ Yes ☐ No ☐ Unknown

*If yes, what is the make? Quadra-fire pellet stove model outfitter-II

If yes, was it installed with a permit? ☑ Yes ☐ No ☐ Unknown ☐ N/A

If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☑ Yes ☐ No ☐ Unknown ☐ N/A

F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes* ☑ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DKP / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524
10223231 (the "Property")

G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? Repaired - See attached ☑ Yes* ☐ No ☐ Unknown
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

H. Is there a sump pump on the Property? ☐ Yes ☐ No ☑ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what are the materials? _____

(1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____ ☑ N/A

(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

6. DWELLING SYSTEMS AND FIXTURES

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

A. Electrical system, including wiring, switches, outlets and service ☑ Yes ☐ No ☐ Unknown

B. Plumbing system, including pipes, faucets, fixtures and toilets ☑ Yes ☐ No ☐ Unknown

C. Water heater tank ☑ Yes ☐ No ☐ Unknown

D. Garbage disposal ☑ Yes ☐ No ☐ Unknown ☐ N/A

E. Built-in range and oven ☑ Yes ☐ No ☐ Unknown ☐ N/A

F. Built-in dishwasher ☑ Yes ☐ No ☐ Unknown ☐ N/A

G. Sump pump ☐ Yes ☐ No ☑ Unknown ☐ N/A

H. Heating and cooling systems

(1) Heating systems ☑ Yes ☐ No ☐ Unknown ☐ N/A

(2) Cooling systems ☑ Yes ☐ No ☐ Unknown ☐ N/A

I. Security system ☐ Owned ☐ Leased ☐ Yes ☐ No ☐ Unknown ☑ N/A

J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what product? _____

(1) Are there problems with the product? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DKP / _____ / _____ / _____

G. We have had two water-related incidents:

1) In June 2023 the floor in front of the kitchen sink was damp. We hired a contractor who said the metal clamp holding the water line had loosened allowing water to seep out from under the sink and floor nearby. It impacted a few square feet. Repairs were made and American Modern Insurance paid the $3,065.70 claim. There have been no further problems.

2) In March 2025 an area of the floor in the guest bath felt soft underfoot. We hired a contractor who repaired the water line feeding into that room and repaired all damage in this room. American Modern Insurance paid the claim for $9,343.31. There have been no further problems.


new
insulation
in guest
bath
March
2025

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524
10223231 (the "Property")

(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____

(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

7. COMMON INTEREST

A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☑ No ☐ Unknown
Name of Association or Other Governing Entity: _____
Contact Person: _____
Address: _____
Phone Number: _____

B. Regular periodic assessments: $_____ per ☐ Month ☐ Year ☐ Other _____

C. **Are there any pending or proposed special assessments?* ☐ Yes* ☑ No ☐ Unknown

D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☑ No ☐ Unknown

E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? ☐ Yes ☑ No ☐ Unknown ☑ N/A

F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☑ No ☐ Unknown ☑ N/A

8. SEISMIC

A. Was the house constructed before 1974? ☐ Yes ☑ No ☐ Unknown
If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☐ Unknown ☑ N/A

9. GENERAL

A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? ☐ Yes ☑ No ☐ Unknown

B. Does the Property contain fill? ☐ Yes ☐ No ☑ Unknown

C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☑ No ☐ Unknown

D. Is the Property in a designated floodplain? ☐ Yes ☑ No ☐ Unknown
Note: Flood insurance may be required for homes in a floodplain.

E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☑ No ☐ Unknown

F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?* ☐ Yes* ☑ No ☐ Unknown

G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property? Septic ☑ Yes ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials RKP / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524
10223231 (the "Property")

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

10. FULL DISCLOSURE BY SELLER(S)

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

VERIFICATION

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

Total number of pages attached, including all addenda, reports, or any other documents. (*complete even if zero*) 2

Seller Linda Kaye Perdue Date/Time May 19, 2026 ← 1:35 pm
Print Linda K Perdue

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 130 Kitty Dr, Eagle Point, OR 97524 10223231 (the "Property")

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

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

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

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

Date received by Agent _____

Seller Initials LKP / _____ / _____ / _____

Home Inspection

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

INSPECTION REPORT

130 Kitty Dr
Eagle Point, OR 97524

Jim & Linda Perdue
06/04/2026

Inspector
Travis Hand
OCHI #2150
5415077674
travis@rogueinspection.com

Agent
Ashley Lacer
(541) 231-7788
ashley@martinoutdoorproperties.com

TABLE OF CONTENTS

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.

11	7	1
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.

Inspection Type
Pre-Listing

Building Type
Manufactured

Structure Faces
South

Orientation
Cover Photo

Occupancy
Occupied, Furnished

Attendance
Inspector, Seller

Utilities
All Utilities On

Weather
Clear

Temperature
80-90 F

Structures Inspected
Home

Photos Are Representative

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

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

GROUNDS OVERVIEW

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

Lot Type
Slight Slope

Soil Conditions
Dry

Driveway Material
Gravel

Walkway Material
Concrete

Patio Material
Concrete

Fence Material
Woven Wire

Deck Material
Wood

Retaining Walls
N/A

Sprinkler System
None Observed

Hot Tub
No

Pool
No

Deficiencies

2.7.1 Grading & Drainage

Moderate

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

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

Minor

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 & Fascias

Minor

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.

Inspection Method
Fully Traversed

Roof Style
Gable

Pitch
3:12

Roofing Material
Asphalt Shingle

Gutter Material
Metal

Flashing Material
Metal

Skylights
None

Ventilation Type
Pan vents, Soffit Vents

Chimney Exterior
Metal Flue Pipe

Life Expectancy

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

Life Expectancy 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

Minor

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

4.1.2 Asphalt Shingles

Minor

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

Minor

GUTTER - DEBRIS

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project

5: STRUCTURE

Information

STRUCTURE OVERVIEW

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

Foundation Type
Crawlspace

Foundation Material
Masonry Block

Foundation Tie Downs
Not Visible

Floor Structure
Steel I-Beams, 2x6

Floor Support
Masonry Block

Sub-floor
Particle Board

Wall Structure
Wood, Concealed

Ceiling Structure
Not Visible

Roof Structure
Not Visible

Roof Sheathing
Not Visible

CRAWLSPACE OVERVIEW

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

Crawlspace Entry
Exterior - Right of Home

Crawlspace Observation
Crawled

Percent of Crawlspace Traveled
100%

Crawlspace Ventilation
Vented

Crawlspace Floor
Vapor Retarder

Insulation
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. Crawlspaces should be checked annually at a minimum to look for moisture, structural and pest issues etc.

Attic

NO ACCESS - MANUFACTURED HOME

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

Wall Structure

NOT VISIBLE

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

Floor Structure

MANUFACTURED HOME - INSULATION BARRIER

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

Roof Structure

NOT VISIBLE

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

Deficiencies

5.2.1 Crawlspace

Minor

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:

Type
Pellet burning

Certified
Yes

Cleanout
Bottom Tray

Controls
Thermostat

Chimney Liner
Metal Flue

Level of Cleanliness
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.

Brand
Coleman

Location
Hallway

Energy Source
Electric

Filter Location
Forced Air Unit

Filter Type
Washable

Heat Type
Heat Pump

Ductwork
Insulated, Rigid

Thermostat
Digital

Manufacture Date
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.

Brand
Payne

Location
Exterior - Left of Home

Energy Source
Electric

Configuration

Thermostat

Manufacture Date

Central | Shared with Heating | 2001 Manufacture Year

Life Expectancy

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

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

System Service

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

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

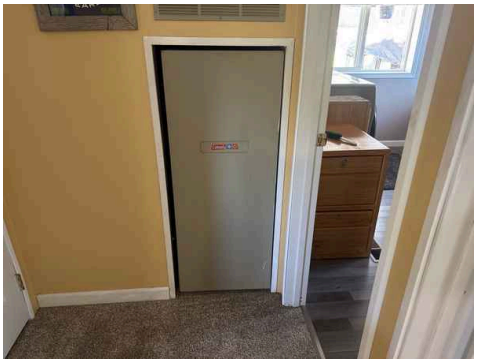
We were unable to find a data plate on the heating equipment at time of inspection. We were unable to gather information such as, when the unit was manufactured.

Deficiencies

7.1.1 Forced Air Furnaces

Minor

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

Minor

AIR CONDITIONER - END OF ESTIMATED LIFE EXPECTANCY

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

Moderate

COOLANT - R-22

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

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

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

Service Type
Overhead

Service Size
240 Volts

Service Conductors
Aluminum

Main Panel Location
Utility Pole

Panel Type
Circuit Breakers

Panel Capacity
200 AMP

Panel Manufacturer
Crouse-Hinds

Wiring Method
Romex

Branch Wiring
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

PLUMBING OVERVIEW

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

Water Source
Well

Water Shut-Off
Pump House

Water Supply Material
PVC

Distribution Material
Pex, Polybutylene

Drain Size
2", 3”

Drain Material
ABS

Water Treatment
Sediment Filter, Pressure Tank

Clean-out Location
Crawlspace

Sump Pump
None Found

Gas Service
Propane

Gas Shut-Off
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.

Location
Exterior Closet

Energy Source
Electric

Type
Tank

Capacity
50 Gallon

Drain Pan
None

Seismic Straps
Yes

Manufacturer
Bradford White

Manufacture Date
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

Minor

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

Moderate

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

Minor

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

Significant

WATER LINES - POLYBUTYLENE

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

Recommendation

Contact a qualified plumbing contractor.

9.8.1 Sinks & Components

Moderate

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

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

10.8.1 Smoke & CO Detectors

Moderate

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.

Cooking Equipment Type
Range

Cooking Energy Source
Electric

Anti-Tip Bracket
No

Cooking Vent Type
Vented

Built-in Microwave
No

Dishwasher
Yes

Garbage Disposal
Yes

Trash Compactor
No

Hot Water Dispenser
No

Refrigerator
Yes, Freestanding

Refrigerator Water Connection
Yes

Washer Hookups
Yes

Dryer Vent
Metal Pipe, Metal Flex

Dryer Energy Source
220 Volts

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

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

Deficiencies

11.2.1 Ranges

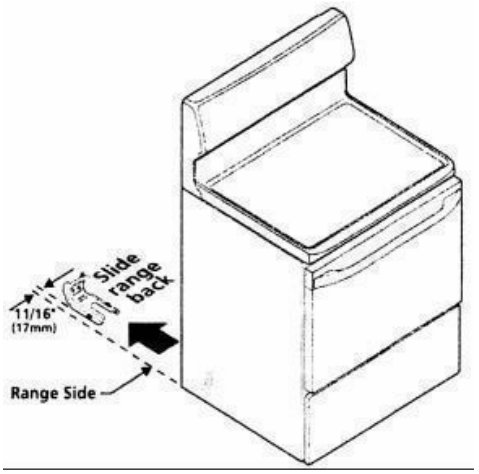
Minor

RANGE - ANTI-TIP BRACKET MISSING

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

Recommendation

Contact a qualified handyman.



11.6.1 Laundry Connections

Moderate

LAUNDRY - DISCHARGE LEAK

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

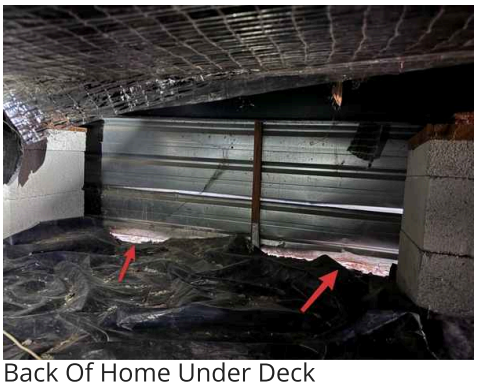
Moderate

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.



Back Of Home Under Deck

13: ADDITIONAL INFORMATION

Information

Recommended Professionals

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

Questions or Concerns

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

The Final Walk-Through

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

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

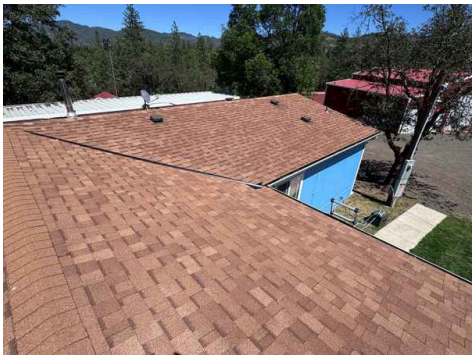
Exterior Photos

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




Roof Photos

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

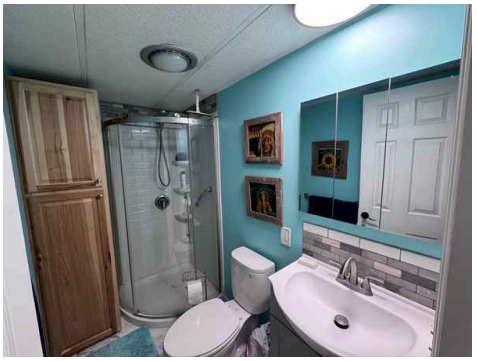


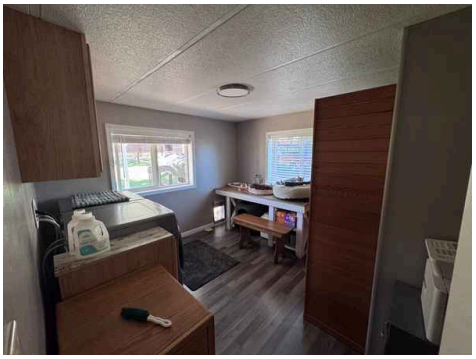

Interior Photos

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



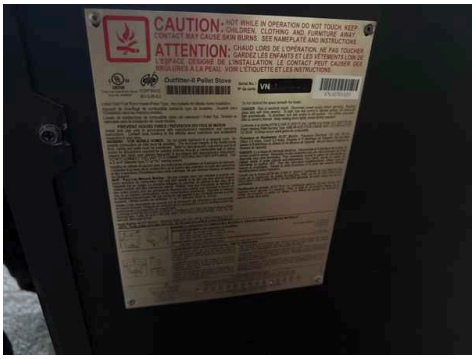




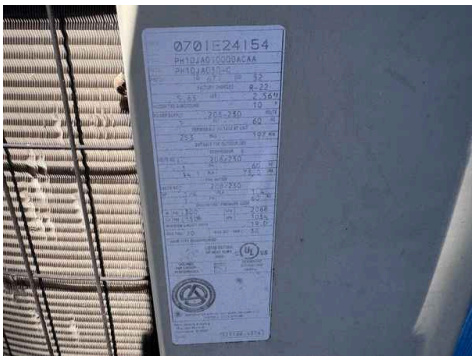
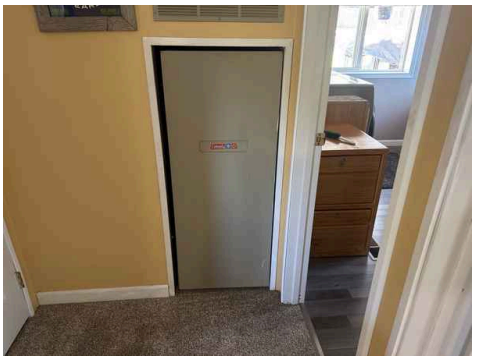

Fireplace Photos

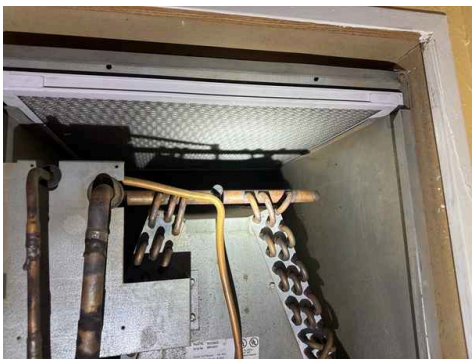
The following photos are general views of the fireplace, taken at the time of inspection for your reference.

HVAC Photos

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

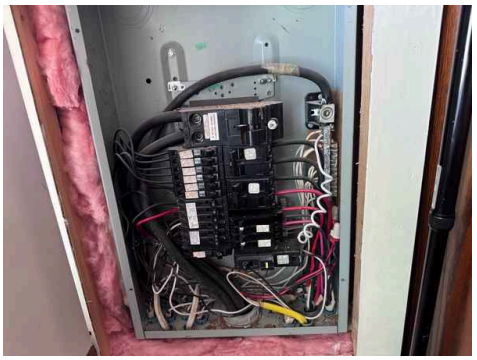







Electrical Photos

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



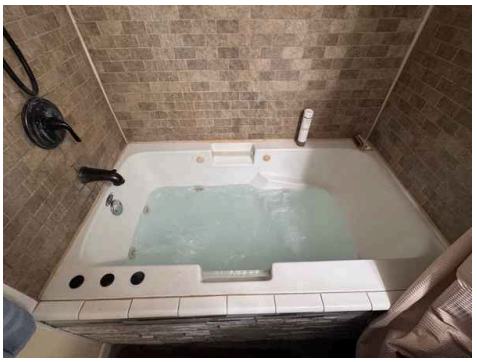



Plumbing Photos

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







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.






Continuous insulation
infiltration and the
Excellent Versa
Lightweight & Recyclable
Uses: