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



Mapping

2564 Old Military Road
Oregon, AC +/-



 Boundary

2564 Old Military Road
Oregon, AC +/-



 Boundary

2564 Old Military Road

Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

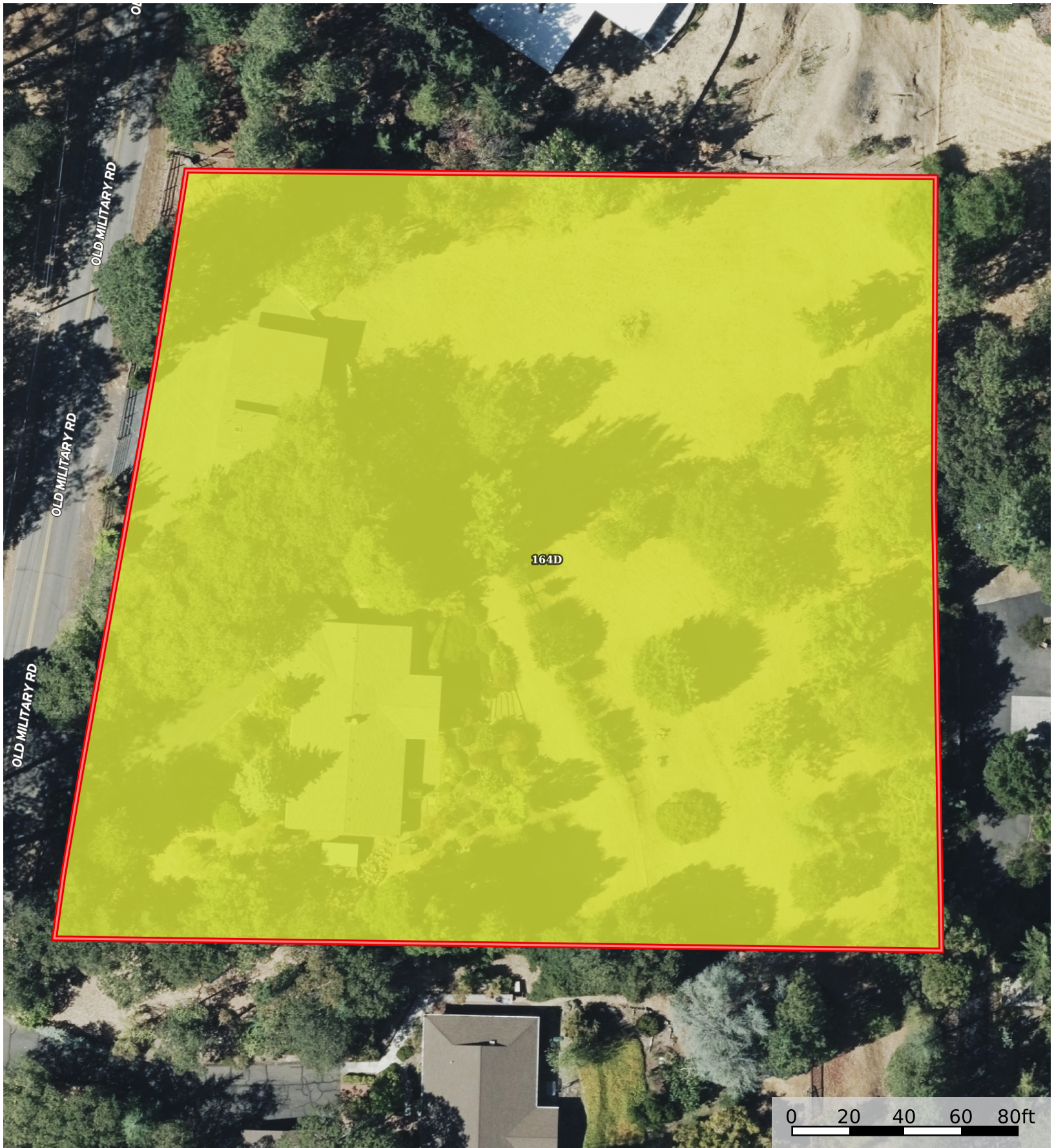
2564 Old Military Road
Oregon, AC +/-



-  Boundary
-  Wetlands
-  Riparian

2564 Old Military Road

Oregon, AC +/-



 Boundary

|  Boundary 1.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
164D	Shefflein loam, 7 to 20 percent slopes	1.82	100	0	65	4e
TOTALS		1.82(*)	100%	-	65.0	4

(*) 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.

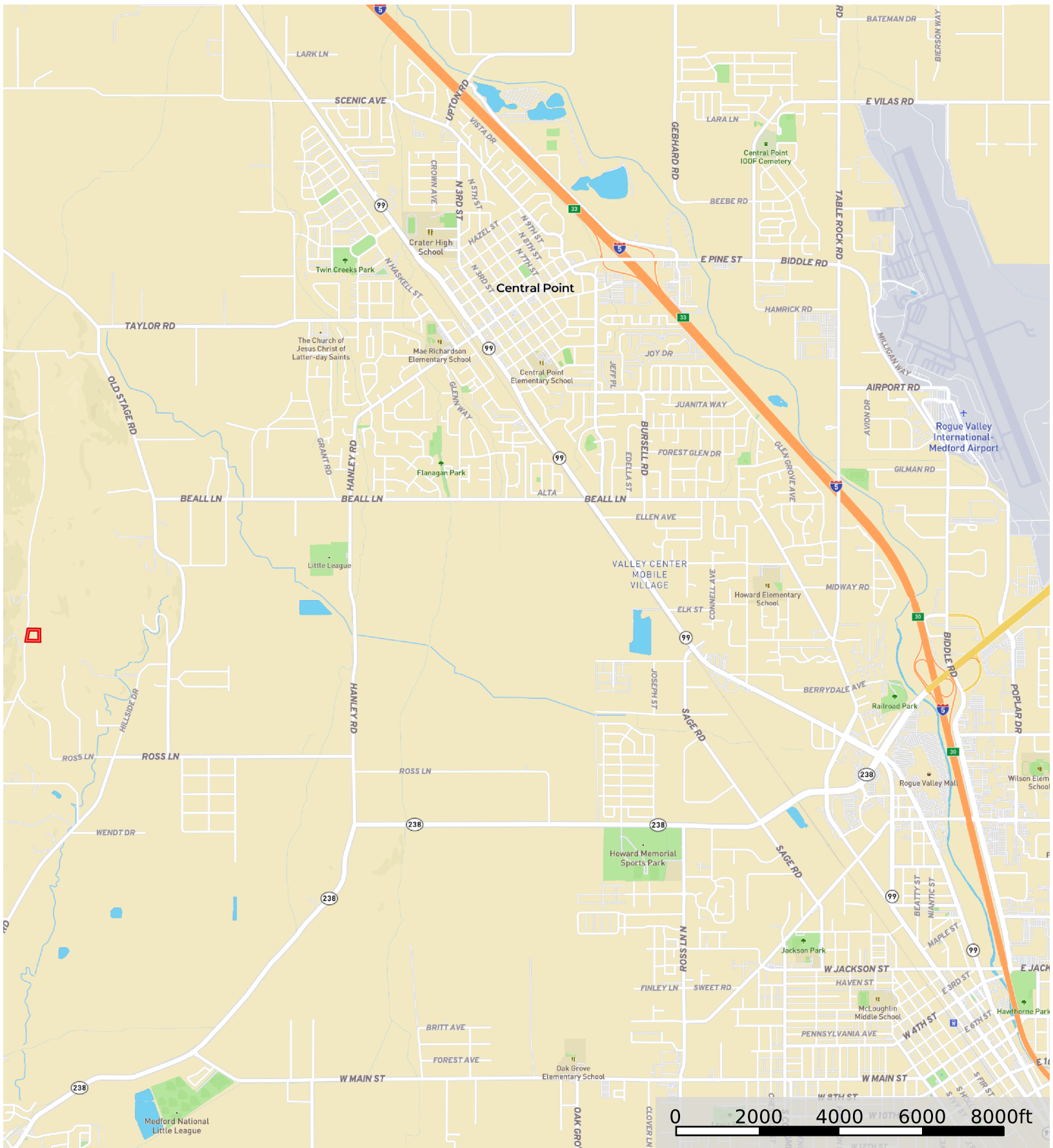


2564 Old Military Road Oregon, AC +/-



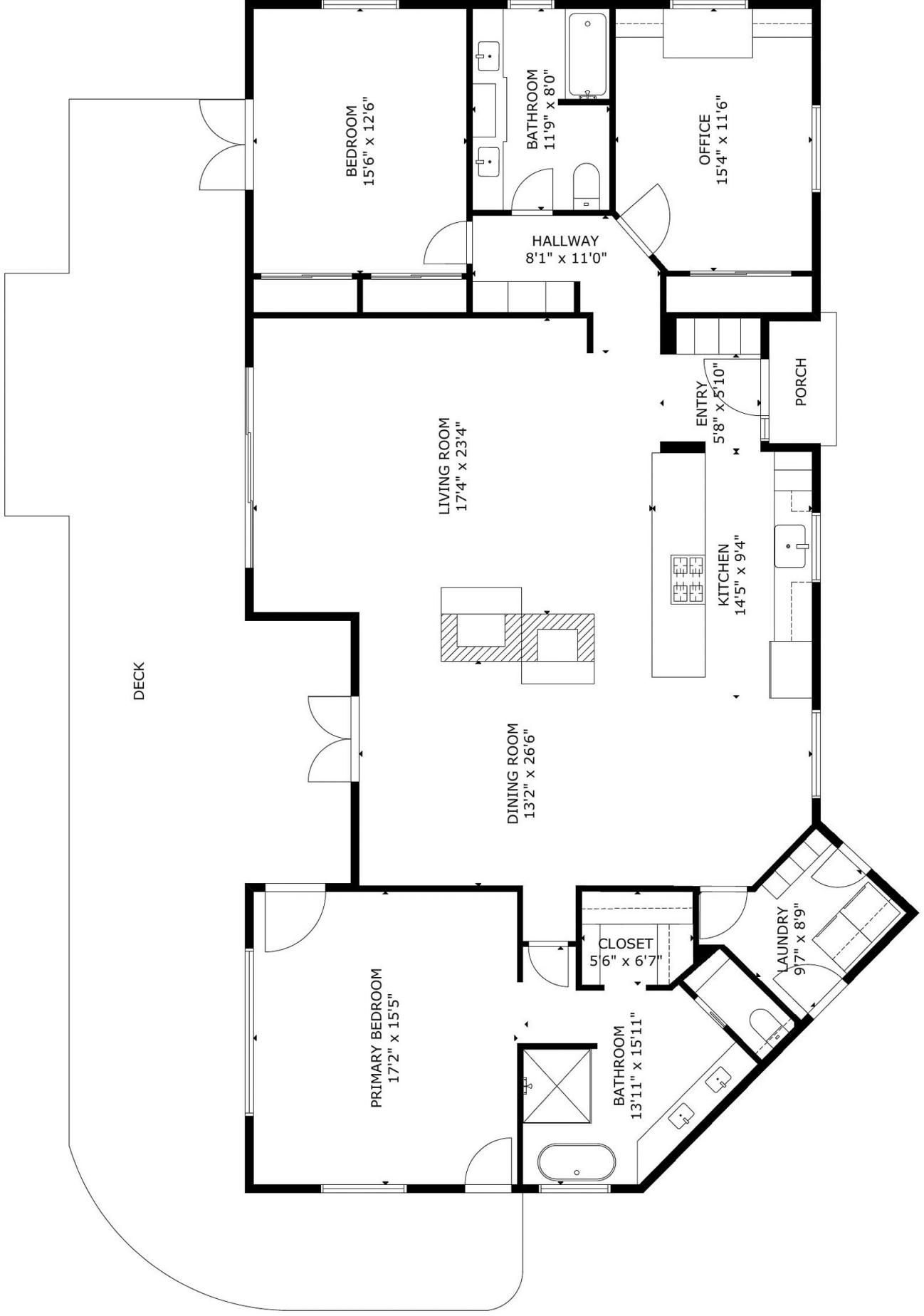
 Boundary

2564 Old Military Road Oregon, AC +/-



 Boundary

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 2109 sq.ft
 FLOOR 1: 2109 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Tax Records & Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4390234
June 10, 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:

Regina Cranston, Title Officer
Phone: (541)779-7250 - Email: rcranston@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:

2564 Old Military Road, Central Point, OR 97502

2021 ALTA Owners Standard Coverage	Liability \$ 1,295,000.00	Premium \$	2,543.00
2021 ALTA Owners Extended Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	Premium \$	TBD
Endorsement 9.10, 22 & 8.1		Premium \$	100.00
Govt Service Charge		Cost \$	30.00
Other		Cost \$	

Proposed Insured Lender: Lender To Be Determined and ISAOA that are defined as an Insured in the Conditions of the Policy ATIMA

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 June 04, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Wesley D. Walton, Trustee of The Walton Trust dated November 23, 2004

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

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

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

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

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Taxes for the year 2025-2026

Tax Amount	\$	5,809.66
Unpaid Balance:	\$	5,809.66 , plus interest and penalties, if any
Code No.:		4915
Map & Tax Lot No.:		372W17A 4200

Property ID No.: [1-046432-1](#)

9. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Easement, including terms and provisions contained therein:
Recording Information: [Volume 278, Page 112](#)
In Favor of: PacifiCorp, an Oregon corporation, or its predecessor in interest
For: Transmission and distribution of electricity, and for other purposes (Specific location not given)
12. Terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument recorded November 07, 1958 as [Volume 463, Page 418](#).
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 December 09, 1999 as Document No. [99-60449](#), Official Records of Jackson County, Oregon.
14. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Wesley D. Walton, Trustee of The Walton Trust dated November 23, 2004
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for MUFG Union Bank, N.A., a National Banking Association, its successors and assigns
Trustee: Unionbanca Mortgage Corporation
Amount: \$143,500.00
Recorded: July 12, 2021
Recording Information: Document No. [2021-030492](#)
15. The Company will require a Certification of Trust from the vestees named herein, providing information about the Wesley D. Walton, Trustee of The Walton Trust dated November 23, 2004 and confirming the powers of the trustees and the continuing existence of the trust.

- 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: 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!**

REGINA CRANSTON

TITLE OFFICER

rcranston@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:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; WHICH POINT BEARS SOUTH 0°21' WEST, 212.0 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE AT RIGHT ANGLES TO SAID WEST LINE SOUTH 89°39' EAST, 385.0 FEET; THENCE SOUTH 0°21' WEST, 275.0 FEET; THENCE NORTH 89°39' WEST, 385.0 FEET TO THE SAID WEST LINE; THENCE ALONG SAID LINE NORTH 0°21' EAST, 275.0 FEET TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.



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.

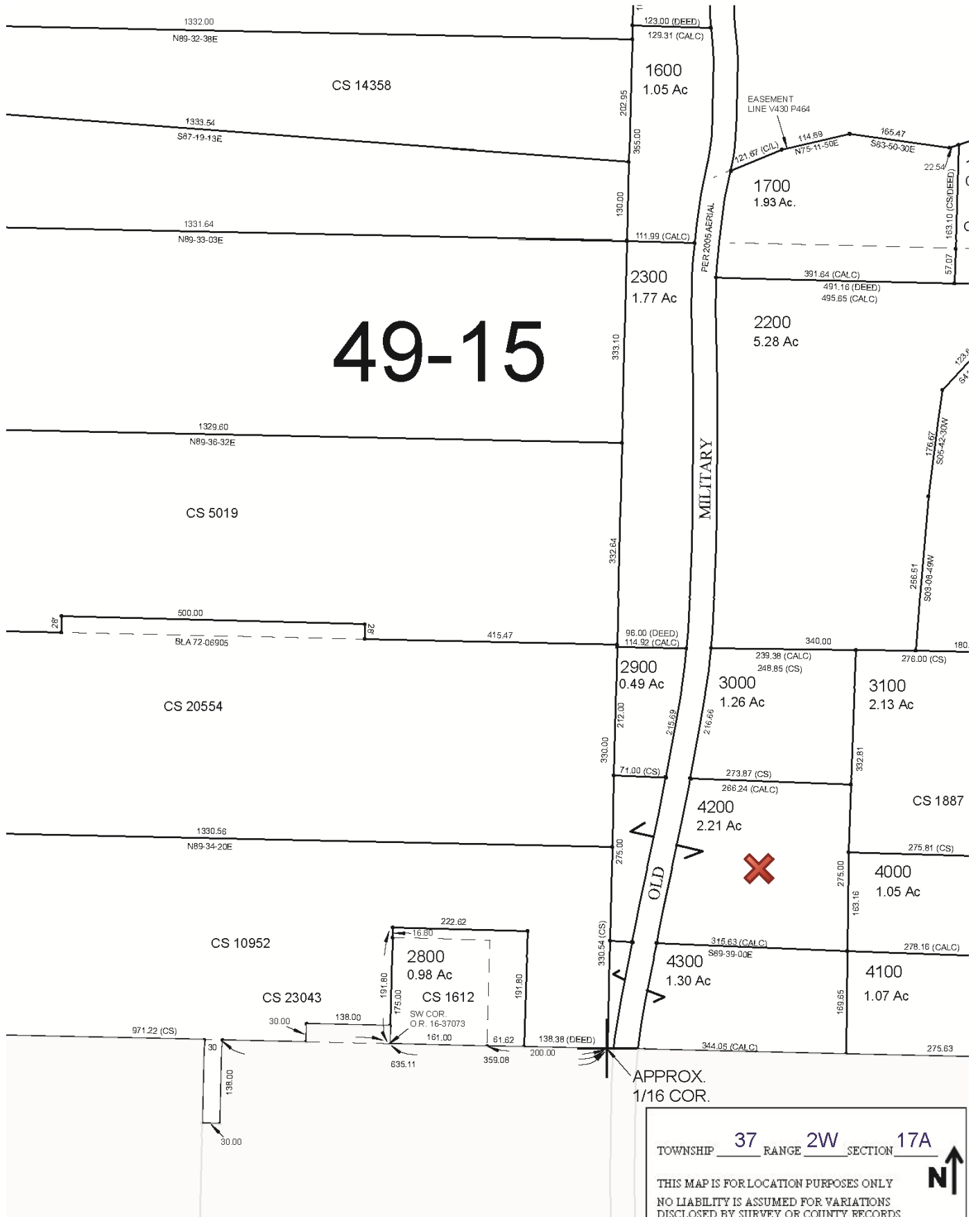
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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.

49-15



TOWNSHIP 37 RANGE 2W SECTION 17A

THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS

FIRST AMERICAN TITLE

N ↑

Account Sequence	Map TL Sequence	Assessment Year 2026 ▼	Print Window	Close Window
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Assessment Info for Account 1-046432-1 Map 372W17A Taxlot 4200
Report For Assessment Purposes Only Created April 22, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-046432-1	Pay Taxes Online		Tax Code	49-15
Map	372W17A 4200	Tax Report	Details	Acreage	2.21
Owner	WALTON WESLEY D TRUSTEE WALTON TRUST	TAX Statement	Details	Zoning	RR-2.5
Situs Address	2564 OLD MILITARY RD MEDFORD/COUNTY R	SECOND TRI Statement	Details	Land Class	HS 0.00 Ac RT 2.21 Ac
Mailing Address	WALTON WESLEY D TRUSTEE ET AL 2564 OLD MILITARY RD CENTRAL POINT OR, 97502-1105	Tax History	Details	Property Class	401
Appraiser	167	Tax Details	Details	Unit ID	170846-1
		Tax Rates	Details	Maintenance Area	5
				Neighborhood	401
				Study Area	40
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	May 23, 2019	2019-14430	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
49-15	LAND	2.21	\$ 231,720	\$ 231,720		
49-15	IMPR	0.00	\$ 435,010	\$ 435,010		
PSO Value History Details			Total:	\$ 666,730	\$ 666,730	\$ 453,550

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	49-15	1960	1980	141	One story	RESIDENCE	2143	100 %	Details
2	49-15	2000	2000	137	Area over Garage/Shop	RESIDENCE	720	100 %	Details

Photos and Scanned Documents

Type	Files	
ACCOUNT PHOTO	7	PDF
APEX DRAWINGS	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal) Portal

Improvement Comments

Account Comments

(1) VIEW PARTLY BLOCKED BY VEGETATION >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>> 8/26/09 NLC #154>>> 4/25/2016 ADD OSD1 FOR STAT 137. RMV ONLY # 167>>> 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	2.21
2026	39	FIRE IMPROVEMENT SURCHARGE	\$58.00	0.00

Notations			
Description	Tax Amount	Year Added	Value Amount
CARTOGRAPHIC ACTIVITY		2011	
STATE FIRE PROTECTION		2023	

Location Map



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

[Close Window](#)
[Print Window](#)

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

22-Apr-2026

WALTON WESLEY D TRUSTEE ET AL
2564 OLD MILITARY RD
CENTRAL POINT OR 97502-1105

Tax Account #	10464321	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	2564 OLD MILITARY RD MEDFORD/COUNTY OR	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$6,016.22	\$5,809.66	\$206.56	\$0.00	\$5,809.66	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,685.70	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,512.06	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,317.38	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,182.98	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,060.13	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,943.74	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,819.06	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,739.90	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,650.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,032.56	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,973.19	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,724.40	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,602.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,538.50	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,473.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,296.29	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,170.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,780.59	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,694.67	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,634.65	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,561.20	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,459.70	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,116.46	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,118.63	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,015.16	Nov 15, 1999
1999	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$17.00	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,946.59	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,873.81	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,118.90	Nov 15, 1996
	Total	\$6,016.22	\$5,809.66	\$206.56	\$0.00		

Jackson County Official Records **2019-014430**
R-BSD
Stn=10 SHINGLJS **05/29/2019 12:45:30 PM**
\$15.00 \$10.00 \$8.00 \$11.00 \$60.00 **\$104.00**

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

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Huycke O'Connor Jarvis, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Wesley D. Walton
2564 Old Military Rd.
Central Point, OR 97502

GRANTEE:

Wesley D. Walton, Trustee of the Walton Trust
2564 Old Military Rd.
Central Point, OR 97502

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, WESLEY D. WALTON, Grantor, does hereby grant, bargain, sell and convey unto, WESLEY D. WALTON, Trustee of the WALTON TRUST dated November 23, 2004, Grantee, all that certain real property located in Jackson County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 23rd day of May 2019.

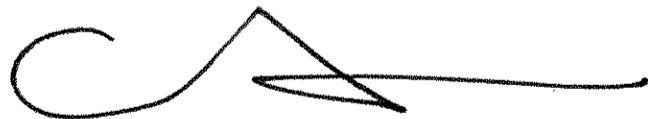
GRANTOR:



 WESLEY D. WALTON

STATE OF OREGON)
) ss.
 County of Jackson)

On this 23rd day of May 2019, before me, the undersigned Notary Public in and for said State, personally appeared WESLEY D. WALTON, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



 Notary Public for the State of Oregon

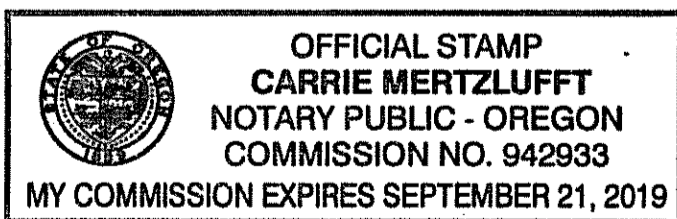


EXHIBIT A

Beginning at a point on the west line of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 17, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon; which point bears South 0°21' West, 212.0 feet from the northwest corner thereof; thence at right angles to said west line South 89°39' East, 385.0 feet; thence South 0°21' West, 275.0 feet; thence North 89°39' West, 385.0 feet to the said west line; thence along said line North 0°21' East, 275.0 feet to the Point of Beginning.

(Account 1-046432-1, Levy Code 49-15, Map 372W17 3400)

Well Information



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: 2564 Old Military Rd
Sample ID #: 22601782
Project Name: None Provided

Analysis Report

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

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

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

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

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

Sincerely,

Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	22601782	Collectors Name:	Ryan Buma
Address of Source:	2564 Old Military 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 3:00 PM					
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	Absent	100ml	6/5/2026 4:23:47 PM	ADS	AA	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.

DEFINITIONS AND DATA FLAGS

<p>A Analysis is covered under ORELAP scope of Accreditation</p> <p>AA Analysis is covered under ISO scope of Accreditation</p> <p>C Sample did not meet acceptance criteria</p> <p>H Analysis performed outside method hold time</p> <p>ID Subsample identifier for each Sample number</p> <p>M Matrix Spike recovery is out of control limits due to matrix interference</p> <p>The LCS was in acceptance limits showing the analysis is in control and the data is acceptable</p>	<p>E Estimated Value</p> <p>LOQ Reporting Limit</p> <p>N/A Not Applicable</p> <p>ND None Detected</p> <p>S Sample Outsourced</p>
--	--

Results Color Key
White - No EPA Limit
Low Risk within EPA Limit
Medium Risk
High Risk Exceeds EPA Limit
Call the Lab to Discuss



B3 Pump - Well Inspection & Flow Test

Phone: (541)-630-0800

CCB# 240724

Customer Information

Property Address	2564 Old Military Rd	Date	5/6/2026
Technician	Ryan Buma		

Elapsed (Hr)	Flow (GPM)	Water Level (ft)	Notes
0	11.75	148	
0.25	11.75	151	
0.5	11.75	151	
0.75	11.75	153	
1	11.75	153	
1.25	11.75	153	
1.5	11.75	153	
1.75	11.75	153	
2	11.75	153	
2.25	11.75	153	
2.5	11.75	153	
2.75	11.75	153	
3	11.75	153	
3.25	11.75	153	
3.5	11.75	153	
3.75	11.75	153	
4	11.75	153	

Summary

Avg Flow GPM	11.8
Min Flow GPM	11.8
Max Flow GPM	11.8

Well Information

Well Depth (ft)	NA	Static Water Level	148	Pump Depth (ft)	NA
Casing Size	6"	Well Type	Domestic	Wellhead Condition	Good

Pump System

Pump Type	Submersible	Pump HP	1.5 HP	Voltage	240 V
Control Type	Pressure Switch	Tank Size	NA	Tank Condition	NA
Motor AMP's	NA				

Flow Test Summary

Test Duration (hrs)	4 HR	Flow Rate (GPM)	11.75	Static (ft)	148
Drawdown (ft)	5	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

NA

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

Septic Information

JACKSON COUNTY HEALTH & HUMAN SERVICES DEPARTMENT
1005 E. MAIN STREET, MEDFORD, OR 97504
RURAL PROPERTY EVALUATION APPLICATION
INDIVIDUAL WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

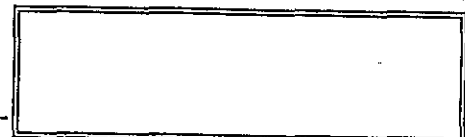
FHA _____ Township 31 Range 2W Section 17 Tax Lot# 3400
State VA _____ Application No. 88-91
Other _____ Fee Received \$15.00 (Bact. _____ Nitrate _____ Chem. _____) (_____)
Handwritten: #1234, 600, \$15.00

I. PROPERTY INFORMATION:

Property Address 2564 OLD MILITARY RD. CENTRAL POINT OR 97502
Street City Zip

Directions to Property West on Ross Lane to Old Military
1/4 mile on Right or East side of RD. - Blue House

Are there guard dogs? NO Are there locked gates? NO
Is the pumphouse or pressure tank room locked? NO
Other special circumstance? _____



Owner of Record DONALD D. NELSON

Current Occupants Name(s) DONALD D. & MARY M. NELSON

Number of living Units 1 (Homes, Mobile Homes, Guest Houses, Apartments)

Number of septic systems 1, Separate gray waste disposal systems? NO

Lot or Acreage Size 2.3 ACRES

II. WATER SUPPLY INFORMATION:

Source: Drilled Well , Dug Well _____, Other _____

Date of System Construction 1960 (Specify Other Source)

Depth of Well 200', Depth of Casing ?, Type of Casing ?

Casing extends above ground level ? inches

(Attach a copy of well log, if available)

Is there a storage tank or reservoir? NO If yes, please give gallonage _____

Date when flow rate was last tested? 6-18-91

Date when last bacteriological test was done? 6-18-91 (Did it pass ?-or- fail ?)

III. SEWAGE DISPOSAL INFORMATION:

UNKNOWN AS OF THIS DATE

Type of system installed (standard) (ETA) (sandfilter) (other)? STANDARD

Date of installation 1960 Septic tank gallonage ?

Drainfield length ? Number of lines 1

Do all plumbing drains from sinks, showers, baths, kitchens and clothes washers connect to drain into the inlet side of the septic tank? YES (If not, please explain)

Does the system drain slowly or "back-up" during the winter months? NO

Has liquid been observed on the ground surface in the drainfield area? NO

Does the system discharge liquids into an open ditch, creek or onto the surface of the ground? NO
Cleaned line from tank

Date sewage disposal system was last repaired or changed to Drain Field - 12-1990

Date septic tank was last pumped 6-21-91

Is there a swimming or spa pool or hot tub? NO Where does the pool backwash water drain? _____

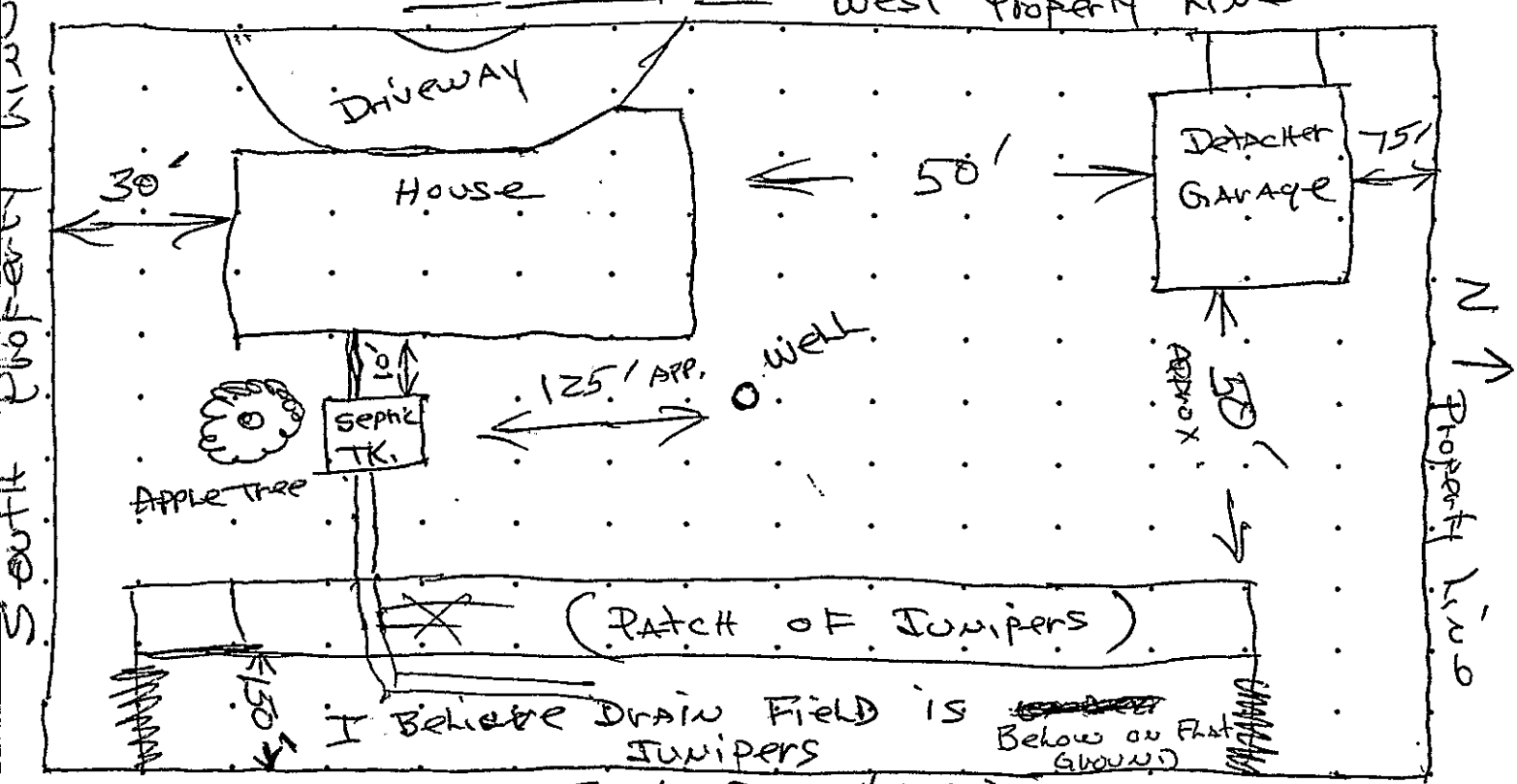
JACKSON COUNTY HEALTH DEPARTMENT & HUMAN SERVICES DEPARTMENT
 RURAL PROPERTY EVALUATION APPLICATION
 INDIVIDUAL WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

Page 2

Application No. 88-91

PLOT PLAN: Show Well, Septic Tank, and Drainfield locations and where they are located from dwellings and other structures, driveways and property lines. (Please try to be as precise as possible.)

OLD MILITARY RD - west Property line



IV. REPORT DISPOSITION:

Mail Report to -or- call: DONALD D. NELSON

Phone # 772-2808 2564 OLD MILITARY RD.
 Day 826-4511 CENTRAL POINT, OR. 97502
 ext 270

I certify the above information to be true at the time of this application

Applicant is the Owner Buyer Agent

Applicant's Signature Donald D. Nelson Date 6-20-91

Address 2564 OLD MILITARY RD. CENTRAL POINT 97502
 Street City Zip

Phone Number 772-2808

JACKSON COUNTY HEALTH DEPARTMENT
REPORT ON INVESTIGATION OF LOCAL WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

T 37S R 2W SEC 17 TL# 3400 APP# 101-87

RECEIVED

Owner's Name Mrs. Glenna Trish

Property located at: 2564 Old Military Road, Central Point, Oregon 97502

The following findings are based on representations by the applicant and the field investigation(s), research, and/or samples by Health Department staff.

- WATER SUPPLY -

- Bacteriological sample collected: 5/5/87 (Does) ~~(XXXXXX)~~ conform to APHA standards.
_____ (Does) (Does Not) conform to APHA standards.
_____ (Does) (Does Not) conform to APHA standards.

The most recent water sample, as indicated above, appears to conform with the minimum purity standards established by the American Public Health Association.

Sample(s) collected to date appear to indicate a water contamination problem.

Comments: _____

Construction appears to comply with accepted public health standards.

Construction at variance with Jackson County Health Department water system guidelines as revised 11-3-77 (see comments)

Comments: The well head is buried. Recommended construction guidelines specify well casing should terminate above ground level. A well seal with a ^{screened} return bend vent should be installed on the well casing. Also recommend installation of a pressure relief valve on on line between well pump and pressure tank.

- SEWAGE DISPOSAL -

- The sewage disposal system appears to be functioning satisfactorily at the time of field investigation.
- The system was malfunctioning at the time of the field investigation. (see comments..)
- There are indications that the system may not function satisfactorily during the winter and/or irrigation season. (see comments.)
- The house was vacant and the system was not in operation at the time of the field investigation.

Other See attached 1960 Sewage Installation Inspection Report

Comments: Juniper type shrubs appear to be planted over a section of the drainfield. They do not appear to be impacting the drainfield function at this time.

Recommend septic tanks be check for condition and need to pump every 2-5 years.

Action on this report was completed on 5/12/87 by John Manning

NELSON RESEARCH CORPORATION

446 Highland Drive • Medford, Oregon 97504
 Telephone (503) 770-5678
 EPA, OREGON & CALIFORNIA CERTIFIED LABORATORY

Print or type applicable information in box below

NRC Sample No. 7-1839
 Date Received 5/5/87
 Time Received 1:30 □ AM □ PM
 Date Reported 5/8/87
 P B C N G P.O.
 Cash Check

Telephone No. 2316 Sample Bottle Number 1491 Time Collected 11:30 □ AM □ PM Date Collected 5/5/87
 Mailing Address: ENVIRONMENTAL HEALTH SECTION
JACKSON COUNTY HEALTH DEPT.
1313 MAPLE GROVE DR. 776-7316
MEDFORD, OREGON 97501 State OR Zip 97501
 Name FRISCH EPA #
 Street 2564 Old Military Rd
 City Central Point State OR Zip 97501
 Water Source: Spring Irrigation Surface Well Residual 0.0
 Sample Type: Routine Check Special
 Collector's Name

TOTAL COLIFORM BACTERIA TEST

Media	MOST PROBABLE NUMBER				Positive Tubes
	10 ml	10 ml	10 ml	10 ml	
LST	24	48	48	48	0
BGBB	24	48	48	48	
EC	24				

Media	Volume Filtered	Colony Count	FECAL CONFIRMATION		Coliform Colonies
			% Actual Coliforms	%	
LST	24	48			
BGBB	24	48			

SM 908 A.3

Media	24	48
LST	24	48

Media	VERIFICATION									
	1	2	3	4	5	6	7	8	9	10
LST	48									
BGBB	48									

Analysis Started: Date 5/5/87 Time 4:01 □ AM □ PM
 Analysis Completed: Date 5/7/87 Time 3:15 □ AM □ PM
 TOTAL coliforms per 100 ml sample < 2.2
 FECAL coliforms per 100 ml sample

SAMPLE (DOES) (DOES NOT) CONFORM TO FEDERAL/STATE DRINKING WATER REGULATIONS

Microbiologist A. G. Gagnand

5-4-87
C/WH
15915
out #
1-046432 #1

COUNTY HEALTH DEPARTMENT
RURAL PROPERTY EVALUATION APPLICATION
INDIVIDUAL WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

FHA _____ T 37 R 2W Sec. 17 TL# 3400

State VA _____ Application No. 101-87

Other FED UA Fee Received \$ 75.00 for W X S X

I APPLICANT: Owner GLENNA Buyer _____ Agent _____ Phone # 772-5823

Owner's Name MRS CHESTER IRISH Phone # 772-5823

Address 2564 old military Rd Central Point, OR 97502
Street City Zip

II PROPERTY INFORMATION: (Draw sketch on back of white sheet)

Number of dwellings on system: 1 Septic System _____ Water System _____
Number of Bedrooms 2 Lot or Acreage Size _____

Property Address 2564 old military Road Central Point OR 97502
Street City Zip

Directions to Property Ross LANE to military 1/2 mi on
Right with Circle black TOP drive near Road

Name of Occupants Mrs Chester Irish - GLENNA

III WATER SUPPLY INFORMATION:

Drilled Well _____ Dug or Bored Well _____ Other Source _____
Date of System Construction _____
Depth of Well 180 Depth of Casing _____
(Please attach a copy of well log, if available.)

IV SEWAGE DISPOSAL INFORMATION:

Date of Installation 12-14-68 Drainfield Length See attached
Septic Tank Size 900 Number of Lines _____
Does the system drain slowly or back up during the winter months? _____
Has water been observed on the ground surface in the drainfield area? _____
Does the system discharge liquids to a ditch, creek or onto the surface of the ground? NO
Sewage disposal permit # _____

V I CERTIFY THE ABOVE INFORMATION TO BE TRUE AT THE TIME OF THIS APPLICATION.

Applicant's Signature Glenna Irish for Don Ashpole 5-4-87
Date

VI REPORT DISPOSITION:

Mail report to or call: Don Ashpole White-Env. Health
779-5895 Yellow-Accounting
Pink-Applicant

SEWAGE INSTALLATION INSPECTION REPORT

Owner Chastar Crick Address 254 Old Mill Road Mission
Builder H. Dots Installer LeRoy Collins

Tank size 900 gal.
Distance from foundation 11 ft.

Number of tile lines 1
Length 67 29 ft.
Width 36 inches
Depth 30 inches

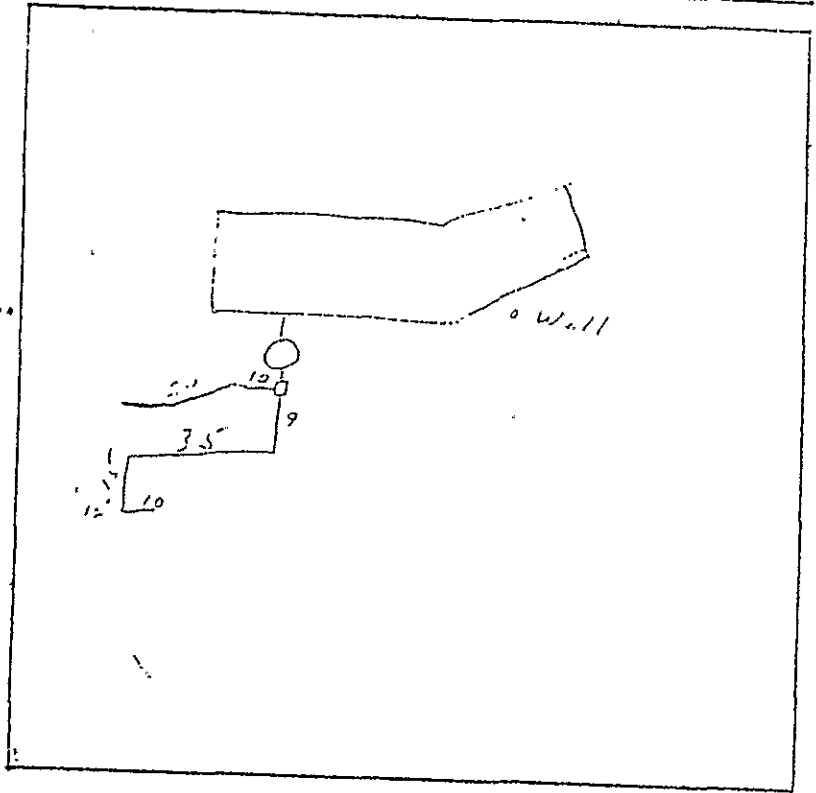
Distance to well 60 ft.
Distance to property lines 13 ft.

Sq. ft. bedroom 162

JACKSON COUNTY HEALTH DEPARTMENT

Date AM

Signed 12-14-40



NAME OF ESTABLISHMENT OR	OWNER	OR	DATE CHANGED
	Chester Irish	Installer	Le Roy, Pa.
ADDRESS: 2564 Old Military Rd	CITY: C.P.	FILE CODE:	

TYPE OF ESTABLISHMENT OR FACILITY: (SPECIFY EXACT TYPE; I.E., GROUP CARE - HOSPITAL, DAY NURSERY, ETC.)

- A—DISPOSAL SITE _____
- B—FOSTER HOME _____
- C—GROUP CARE _____
- D—ICE PLANT _____
- E—INDUSTRIAL PREMISE _____
- F—INSTITUTION _____
- G—LABOR CAMP _____
- H—PRIVATE PREMISE _____
- I—PROPOSED BLDG. SITE _____
- J—PUBLIC PREMISE _____
- K—PUBLIC WATER SYSTEM _____
- L—SCHOOL _____
- M—SUMMER CAMP _____
- N—SWIMMING POOL _____
- O—MILK ESTABLISHMENT _____
- P— _____

SAMPLES COLLECTED	DATE	RESULT	TESTS PERFORMED	DATE	RESULT

COMPLAINT REGISTERED BY _____ ON _____
 COMPLAINANT'S REMARKS _____

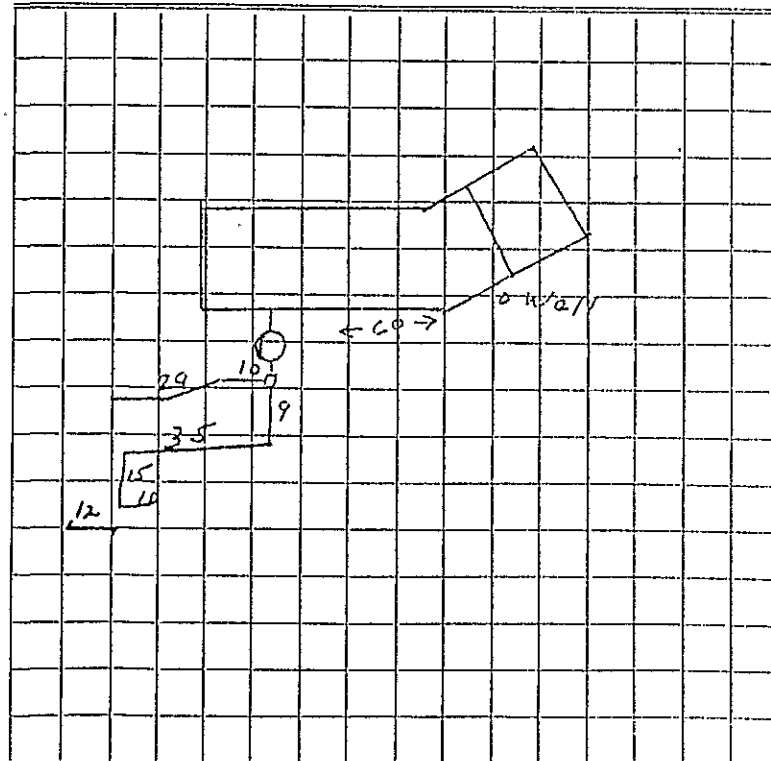
SANITATION SERVICE RECORD LHS-8 REV. 10-58

FIELD INSPECTION RECORD COMPLETED:

RECORD CODE	TITLE OF FORM
1	ICE FACTORY INSPECTION FORM
2	SCHOOL AND INSPECTION FORM
3	SCHOOL PLANT SURVEY REPORT
4	REPORT ON PROPOSED SCHOOL SITE
5	FOSTER HOME REPORT
6	VA HOME LOAN REPORT
7	STATE VET LOAN REPORT
8	FHA HOME LOAN REPORT
9	OTHER HOME LOAN REPORT
10	
11	
12	

RECORD CODE	DATE FORM COMPLETED

SKETCHES, GRAPH, DIAGRAM (SHOW LOCATION)



Ch. J. Smith

DATE

ENTER VERY BRIEFLY—OFFICE AND FIELD VISIT DATA, PHONE CALL DATA, TRANSCRIPT OF LETTERS

WORKER

12-14-60

2 Bedrooms - 900 gal Tank - 2 Lines - 69' x 39' x 3'
Decomposed granite - beginning to get tight in bottom of French
162 sq ft per bedroom

0271

SEWAGE INSTALLATION INSPECTION REPORT

Owner Walter Smith

Address 25-4 Old Millway, N. Miss.

Builder H. Davis

Installer Walter Smith

Tank size 900 gal.
Distance from foundation 11 ft.

Number of tile lines 1
Length 69 ft.
Width 39 inches
Depth 30 inches

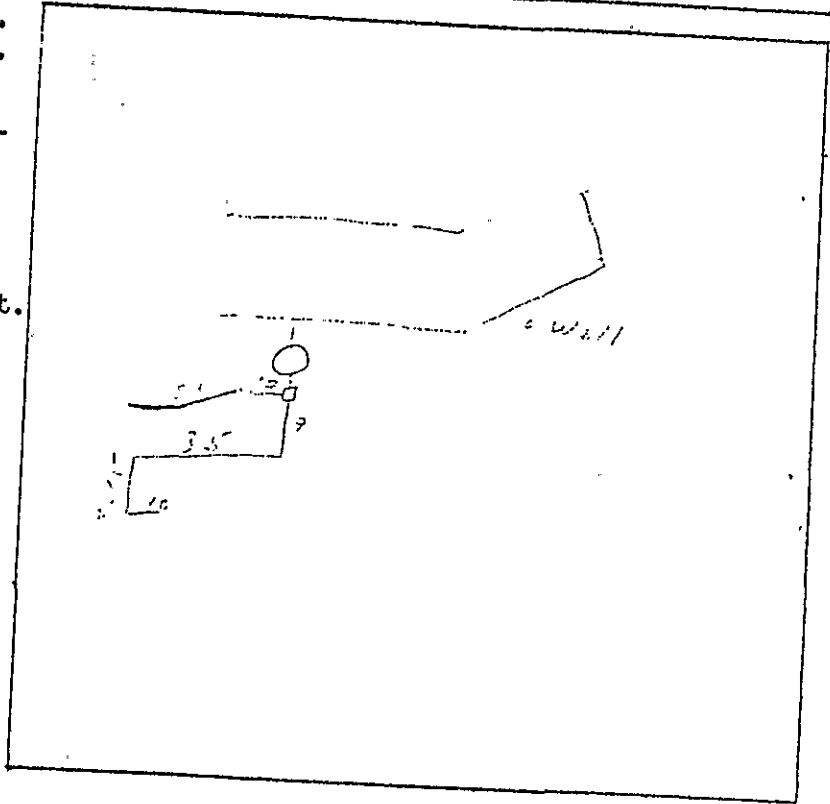
Distance to well 60 ft.
Distance to property lines ... ft.

Sq. ft. bedroom 162

JACKSON COUNTY HEALTH DEPARTMENT

Date DM

Signed 12-14-60



Seller's Disclosures

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
2 10464321 (the "Property")

INSTRUCTIONS TO THE SELLER

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

6 Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
7 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

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

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470**Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

12 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
13 of this form completely.

14 *Initial only the exclusion you wish to claim.*

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

17 _____ 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.

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

19 _____ This sale or transfer is by a governmental agency.

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

21 Seller _____ Date/Time _____ ←

22 Print _____

23 Seller _____ Date/Time _____ ←

24 Print _____

25 Seller _____ Date/Time _____ ←

26 Print _____

27 Seller _____ Date/Time _____ ←

28 Print _____

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

30 Buyer _____ Date/Time _____ ←

31 Print _____

32 Buyer _____ Date/Time _____ ←

33 Print _____

34 Buyer _____ Date/Time _____ ←

35 Print _____

36 Buyer _____ Date/Time _____ ←

37 Print _____

38 **LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
40 10464321 (the "Property")

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

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

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 2564 Old Military Rd, Central Point, OR 97502 (THE "PROPERTY").

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

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

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

I. SELLER'S REPRESENTATIONS

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

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

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

59 **1. TITLE**

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

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

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

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

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

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials WW / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

73 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
74 10464321 (the "Property")

- 75 J. *Is there a boundary survey for the Property? Yes* No Unknown
- 76 K. *Are there any covenants, conditions, restrictions or private assessments that affect
77 the Property? Yes* No Unknown
- 78 L. *Is the Property subject to any special tax assessment or tax treatment that may
79 result in levy of additional taxes if the Property is sold? Yes* No Unknown

80 **2. WATER**

81 A. Household water

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

83 (2) Water source information:

- 84 a. *Does the water source require a water permit? Yes* No Unknown
- 85 If yes, do you have a permit? Yes No Unknown N/A
- 86 b. Is the water source located on the Property? Yes No Unknown N/A
- 87 *If not, are there any written agreements for a shared water source? Yes* No Unknown N/A
- 88 c. *Is there an easement (recorded or unrecorded) for your access to or
89 maintenance of the water source? Yes* No Unknown
- 90 d. If the source of water is from a well or spring, have you had any of the
91 following in the past 12 months? Yes No Unknown N/A
- 92 Flow test Bacteria test Chemical contents test
- 93 e. *Are there any water source plumbing problems or needed repairs? Yes* No Unknown
- 94 (3) Are there any water treatment systems for the Property? Yes No Unknown
- 95 Leased Owned

96 B. Irrigation

- 97 (1) Are there any water rights or other irrigation rights for the Property? Yes No Unknown
- 98 (2) *If any exist, has the irrigation water been used during the last five-year period? Yes* No Unknown N/A
- 99 (3) *Is there a water rights certificate or other written evidence available? Yes* No Unknown N/A

100 C. Outdoor sprinkler system

- 101 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown
- 102 (2) Has a back flow valve been installed? Yes No Unknown N/A
- 103 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

104 **3. SEWAGE SYSTEM**

- 105 A. Is the Property connected to a public or community sewage system? Yes No Unknown
- 106 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown
- 107 C. Is the Property connected to an on-site septic system? Yes No Unknown
- 108 (1) If yes, when was the system installed? Jan 2014 Unknown N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials NW / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
10464321 (the "Property")

- 111 (2) *If yes, was the system installed by permit? Yes* No Unknown N/A
- 112 (3) *Has the system been repaired or altered? Yes* No Unknown N/A
- 113 (4) *Has the condition of the system been evaluated and a report issued? Yes* No Unknown N/A
- 114 (5) Has the septic tank ever been pumped? Yes No Unknown N/A
- 115 If yes, when? 5/20/25 N/A
- 116 (6) Does the system have a pump? Yes No Unknown N/A
- 117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? Yes No Unknown N/A
- 118 (8) *Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
- 119 (9) Are all components of the system located on the Property? Yes No Unknown N/A
- 120 D. *Are there any sewage system problems or needed repairs? Yes* No Unknown
- 121 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

4. DWELLING INSULATION

- 122 A. Is there insulation in the:
- 123 (1) Ceiling? Yes No Unknown
- 124 (2) Exterior walls? Yes No Unknown
- 125 (3) Floors? Yes No Unknown
- 126 B. Are there any defective insulated doors or windows? Yes No Unknown

5. DWELLING STRUCTURE

- 129 A. *Has the roof leaked? Yes* No Unknown
- 130 If yes, has it been repaired? Yes No Unknown N/A
- 131 B. Are there any additions, conversions or remodeling? Yes No Unknown
- 132 If yes, was a building permit required? Yes No Unknown N/A
- 133 If yes, was a building permit obtained? Yes No Unknown N/A
- 134 If yes, was final inspection obtained? Yes No Unknown N/A
- 135 C. Are there smoke alarms or detectors? Yes No Unknown
- 136 D. Are there carbon monoxide alarms? Yes No Unknown
- 137 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 138 *If yes, what is the make? _____
- 139 *If yes, was it installed with a permit? Yes* No Unknown N/A
- 140 *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
- 141
- 142 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
- 143 last three years? Yes* No Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials MM / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
145 10464321 (the "Property")

- 146 G. *Are there any moisture problems, areas of water penetration, mildew odors or
147 other moisture conditions (especially in the basement)? Yes* No Unknown
148 *If yes, explain on attached sheet the frequency and extent of problem and any insurance
149 claims, repairs or remediation done.
- 150 H. Is there a sump pump on the Property? Yes No Unknown
- 151 I. Are there any materials used in the construction of the structure that are or have been
152 the subject of a recall, class action suit, settlement or litigation? Yes No Unknown
153 If yes, what are the materials? _____
- 154 (1) Are there problems with the materials? Yes No Unknown N/A
155 (2) Are the materials covered by a warranty? Yes No Unknown N/A
156 (3) Have the materials been inspected? Yes No Unknown N/A
157 (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
158 If yes, when? _____ N/A
159 (5) Was money received? Yes No Unknown N/A
160 (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

161 **6. DWELLING SYSTEMS AND FIXTURES**

- 162 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?
- 163 A. Electrical system, including wiring, switches, outlets and service Yes No Unknown
164 B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
165 C. Water heater tank Yes No Unknown
166 D. Garbage disposal Yes No Unknown N/A
167 E. Built-in range and oven Yes No Unknown N/A
168 F. Built-in dishwasher Yes No Unknown N/A
169 G. Sump pump Yes No Unknown N/A
170 H. Heating and cooling systems
- 171 (1) Heating systems Yes No Unknown N/A
172 (2) Cooling systems Yes No Unknown N/A
173 I. Security system Owned Leased Yes No Unknown N/A
174 J. Are there any materials or products used in the systems and fixtures that are or have
175 been the subject of a recall, class action suit settlement or litigation? Yes No Unknown
176 If yes, what product? _____
- 177 (1) Are there problems with the product? Yes No Unknown N/A
178 (2) Is the product covered by a warranty? Yes No Unknown N/A
179 (3) Has the product been inspected? Yes No Unknown N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials WW / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
10464321 (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown N/A
- 183 If yes, when? _____
- 184 (5) Was money received? Yes No Unknown N/A
- 185 (6) Were any of the materials or products repaired or replaced? Yes No Unknown N/A

7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
- 188 Name of Association or Other Governing Entity: _____
- 189 Contact Person: _____
- 190 Address: _____
- 191 Phone Number: _____
- 192 B. Regular periodic assessments: \$ _____ per Month Year Other _____
- 193 C. *Are there any pending or proposed special assessments? Yes* No Unknown
- 194 D. Are there shared "common areas" or joint maintenance agreements for facilities
- 195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
- 196 undivided interest with others? Yes No Unknown
- 197 E. Is the Home Owners' Association or other governing entity a party to pending
- 198 litigation or subject to an unsatisfied judgment? Yes No Unknown N/A
- 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
- 200 violation of other bylaws or governing rules, whether recorded or not? Yes No Unknown N/A

8. SEISMIC

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

9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
- 206 or in the immediate area? Yes No Unknown
- 207 B. Does the Property contain fill? Yes No Unknown
- 208 C. Is there any material damage to the Property or any of the structure(s) from fire,
- 209 wind, floods, beach movements, earthquake, expansive soils or landslides? Yes No Unknown
- 210 D. Is the Property in a designated floodplain? Yes No Unknown
- 211 Note: Flood insurance may be required for homes in a floodplain.
- 212 E. Is the Property in a designated slide or other geologic hazard zone? Yes No Unknown
- 213 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
- 214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
- 215 soil or water? Yes* No Unknown
- 216 G. Are there any tanks or underground storage tanks (for example septic, chemical, fuel,
- 217 etc.) on the Property? Yes No Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials MM / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
219 10464321 (the "Property")

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

222 **10. FULL DISCLOSURE BY SELLER(S)**

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

VERIFICATION

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

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

231 Seller  Date/Time 6/9/26 10:00 AM ←
232 Print The Walton Trust

233 Seller _____ Date/Time _____ ←
234 Print _____

235 Seller _____ Date/Time _____ ←
236 Print _____

237 Seller _____ Date/Time _____ ←
238 Print _____

II. BUYER'S ACKNOWLEDGMENT

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
254 10464321 (the "Property")

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

256 Buyer _____ Date/Time _____ ←
257 Print _____

258 Buyer _____ Date/Time _____ ←
259 Print _____

260 Buyer _____ Date/Time _____ ←
261 Print _____

262 Buyer _____ Date/Time _____ ←
263 Print _____

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

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

266 Date received by Agent _____

Seller Initials _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 2564 Old Military Rd, Central Point, OR 97502
2 10464321 (the "Property")

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

4 Question # 216/217 (Lines)
5 Details: There are 2 septic tanks and a old buried water storage
6 tank that is no longer in use.

9 Attachment Identified as: _____

10 Question # Line 224
11 Details: The guest quarters have not been permitted as an ADU.
12 The original building and guest suite have been permitted.

15 Attachment Identified as: _____

16 Question # Line 108
17 Details: The septic system was fully upgraded in 2014. The septic line from the
18 residence to the original septic tank was replaced. The original septic tank
19 remains in use. A new line was installed from original tank to a new septic
20 tank that is located down slope and a new drain field was installed.
21 Attachment Identified as: The guest qtrs are also connected to the new septic
tank via a new line. The whole system is gravity flow.

22 Question # _____

23 Details: _____

27 Attachment Identified as: _____

28 Question # _____

29 Details: _____

33 Attachment Identified as: _____

34 Seller  Date/Time 6/11/26 6³⁰pm ←
35 Print The Walton Trust

36 Seller _____ Date/Time _____ ←
37 Print _____

38 Seller _____ Date/Time _____ ←
39 Print _____

40 Seller _____ Date/Time _____ ←
41 Print _____

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

NORTHWEST DEVELOPMENT & CONSTRUCTION

541-761-2323

CCB#165606

1033 Black Oak Drive
Medford, Or. 97504

Invoice

Bill To:

WES WALTON
2564 OLD MILITARY RD
CENTRAL POINT OR. 97502

Date	Invoice No.	Project
01/02/14	2014096	Septic

Description	Amount
Instalation of septic system	6,250.00
Extras: 114' of sewer line installed	1,140.00
Septic pump 1000 Gallons	310.00
Down payment for materials	-3,000.00

Thank you for your business.

Balance Due

\$4,700.00



A-AFFORDABLE ROYAL FLUSH

P.O. Box 2868

White City, OR 97503

Grants Pass (541) 479-6935 Medford (541) 772-3389

FAX (541) 830-0617 DEQ # 36391

CUSTOMER'S ORDER NO.		PHONE	DATE
NAME		5-20-25	
ADDRESS		Wes WALTON, 2569 Old Military	
QTY.	DESCRIPTION	PRICE	AMOUNT
1	900 gal pumping 1 st TANK IS 15' OFF back sliding door 1000 gal - 2 nd Tank is in FIELD NOT SURE OF SIZE Paid check # 2594		400.00
RECEIVED BY		TAX	
		TOTAL	400.00

Payment Terms: Due at time of service
A Finance charge of 1.5% per month will be charged
on the past due balance if not paid within 30 days.

71106

All claims and returned goods MUST be accompanied by this bill.

CUSTOMER COPY

Thank You



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

June 02, 2025

Wesley Walton
Walton Residence
2564 Old Military Rd
Central Point, OR 97502
TEL: (541) 840-8685
FAX

RE: 2564 Old Military Rd

Order No.: 25051035

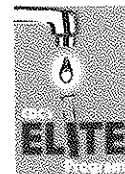
Dear Wesley Walton:

Neilson Research Corporation received 1 sample(s) on 5/21/2025 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Director of Project Management
245 S Grape St
Medford, OR 97501



Original



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: 25051035
Date: 6/2/2025

CLIENT: Walton Residence
Project: 2564 Old Military Rd

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 25051035
 Date Reported: 6/2/2025

Walton Residence
 2564 Old Military Rd
 Central Point, OR 97502

Lab ID: 25051035-01
 Collection Date: 5/21/2025 2:15:00 PM
 Received Date: 5/21/2025 3:16:00 PM

Sample Information:
 2564 Old Military Rd
 Central Point, OR 97502

Client Sample ID: Top 35
 Sample Collector: Wes Walton
 Matrix: DRINKING WATER
 Source: Well-Raw
 Sample Location: Pressure Tank

Top 35 Analysis TM

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Aluminum	E200.7	A	2.23	*	1	0.0200	mg/L	0.200	05/27/25 17:05	CJS
Antimony	E200.8	A	ND		1	0.000500	mg/L	0.00600	05/22/25 18:35	KN
Arsenic	E200.8	A	0.00110		1	0.00100	mg/L	0.0100	05/22/25 18:35	KN
Barium	E200.8	A	0.00887		1	0.00200	mg/L	2.00	05/22/25 18:35	KN
Beryllium	E200.7	A	0.00210		1	0.00200	mg/L	0.00400	05/27/25 17:05	CJS
Boron	E200.7	A	1.29		1	0.0500	mg/L		05/27/25 17:05	CJS
Cadmium	E200.8	A	ND		1	0.000500	mg/L	0.00500	05/22/25 18:35	KN
Calcium	E200.7	A	112		2	2.00	mg/L		05/28/25 17:36	CJS
Chloride	E300.0	A	9.63		1	0.500	mg/L	250	05/21/25 20:22	KDV
Chromium	E200.8	A	ND		1	0.00200	mg/L	0.100	05/22/25 18:35	KN
Copper	E200.8	A	0.00660		1	0.00200	mg/L	1.30	05/22/25 18:35	KN
Fluoride	E300.0	A	0.625		1	0.200	mg/L	4.00	05/21/25 20:22	KDV
Hardness, Total (As CaCO3)	A2340B	A	568	*	2	13.2	mg/L	250	05/28/25 17:36	CJS
Iron	E200.7	A	4.36	*	1	0.0150	mg/L	0.300	05/27/25 17:05	CJS
Lead	E200.8	A	ND		1	0.000500	mg/L	0.0100	05/22/25 18:35	KN
Lithium	E200.7	A	0.143		1	0.100	mg/L		05/27/25 17:05	CJS
Magnesium	E200.7	A	69.8		1	1.00	mg/L		05/27/25 17:05	CJS
Manganese	E200.8	A	2.95	*S1	10	0.0500	mg/L	0.0500	05/28/25 17:56	KN
Molybdenum	E200.8	A	ND		1	0.00100	mg/L		05/22/25 18:35	KN
Nickel	E200.8	A	0.0334		1	0.00100	mg/L	0.100	05/22/25 18:35	KN

QUALIFIERS	* Value exceeds Maximum or Minimum Contaminant Level.	CI Sample container temperature is out of limit as specified at testcode
	DF Dilution Factor	E Value above quantitation range
	H Holding times for preparation or analysis exceeded	J Analyte detected below quantitation limits
	MI Recovery outside control limits due to Matrix Interference	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Limit

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 25051035
 Date Reported: 6/2/2025

Walton Residence
 2564 Old Military Rd
 Central Point, OR 97502

Lab ID: 25051035-01
 Collection Date: 5/21/2025 2:15:00 PM
 Received Date: 5/21/2025 3:16:00 PM

Sample Information:
 2564 Old Military Rd
 Central Point, OR 97502

Client Sample ID: Top 35
 Sample Collector: Wes Walton
 Matrix: DRINKING WATER
 Source: Well-Raw
 Sample Location: Pressure Tank

Top 35 Analysis TM

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Nitrogen, Nitrate	E300.0	A	ND		1	0.200	mg/L	10.0	05/21/25 20:22	KDV
Nitrogen, Nitrite	E300.0	A	ND		1	0.0500	mg/L	1.00	05/21/25 20:22	KDV
pH	A4500-H+B	A	7.00		1	0.10	pH Units	6.50-8.50	05/21/25 17:30	JRD
Potassium	E200.7	A	3.33		1	1.00	mg/L		05/27/25 17:05	CJS
Selenium	E200.8	A	ND		1	0.00100	mg/L	0.0500	05/22/25 18:35	KN
Silica	E200.7	A	40.6		1	2.14	mg/L		05/27/25 17:05	CJS
Silver	E200.8	A	ND		1	0.00100	mg/L	0.100	05/22/25 18:35	KN
Sodium	E200.7	A	17.7		1	1.00	mg/L	200	05/27/25 17:05	CJS
Specific Conductance	A2510B	A	1060		1	1.00	µmhos/cm		05/23/25 15:59	EGR
Sulfate	E300.0	A	473	*	6	3.00	mg/L	250	05/23/25 13:28	KDV
Thallium	E200.8	A	ND		1	0.000500	mg/L	0.00200	05/22/25 18:35	KN
Turbidity	A2130	A	13.3	*	1	0.100	NTU	5.00	05/21/25 17:39	JRD
Uranium	E200.8	A	0.00124		1	0.000100	mg/L	0.0300	05/22/25 18:35	KN
Vanadium	E200.8	A	ND		1	0.00500	mg/L		05/22/25 18:35	KN
Zinc	E200.7	A	0.123		1	0.0500	mg/L	5.00	05/27/25 17:05	CJS

QUALIFIERS	* Value exceeds Maximum or Minimum Contaminant Level.	C1 Sample container temperature is out of limit as specified at testcode
	DF Dilution Factor	E Value above quantitation range
	H Holding times for preparation or analysis exceeded	J Analyte detected below quantitation limits
	MI Recovery outside control limits due to Matrix Interference	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Limit

NELAP NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028

Client Name: Walton_Wesley

Work Order Number: 25051035

RcptNo: 1

Logged by:	Johanna Owen	5/21/2025 3:16:00 PM	<i>JO</i>
Completed By:	Coni Boyko	5/23/2025 12:15:19 PM	<i>Coni Boyko</i>
Reviewed By:	Tamra Schmedemann	5/30/2025 8:21:37 AM	<i>Tamra Schmedemann</i>

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
 2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes No NA
 4. Shipping container/cooler in good condition? Yes No
 Custody seals intact on shipping container/cooler? Yes No Not Present NA
 No. Seal Date: Signed By:
 5. Was an attempt made to cool the samples? Yes No NA
 6. Were all samples received at a temperature of >0° C to 6.0°C Yes No NA
Samples were collected the same day and chilled.
 7. Sample(s) in proper container(s)? Yes No
 8. Sufficient sample volume for indicated test(s)? Yes No
 9. Are samples (except VOA and ONG) properly preserved? Yes No
 10. Was preservative added to bottles? Yes No NA
 11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes No No VOA Vials
 12. Were any sample containers received broken? Yes No
 13. Does paperwork match bottle labels? Yes No
 (Note discrepancies on chain of custody)
 14. Are matrices correctly identified on Chain of Custody? Yes No
 15. Is it clear what analyses were requested? Yes No
 16. Were all holding times able to be met? Yes No
 (If no, notify customer for authorization.)

Special Handling (if applicable)

17. Was client notified of all discrepancies with this order? Yes No NA

Person Notified:	<input type="text"/>	Date	<input type="text"/>
By Whom:	<input type="text"/>	Via:	<input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text"/>		
Client Instructions:	<input type="text"/>		

18. Additional remarks:
The sample submitted was orange in color and contained visible sediments.

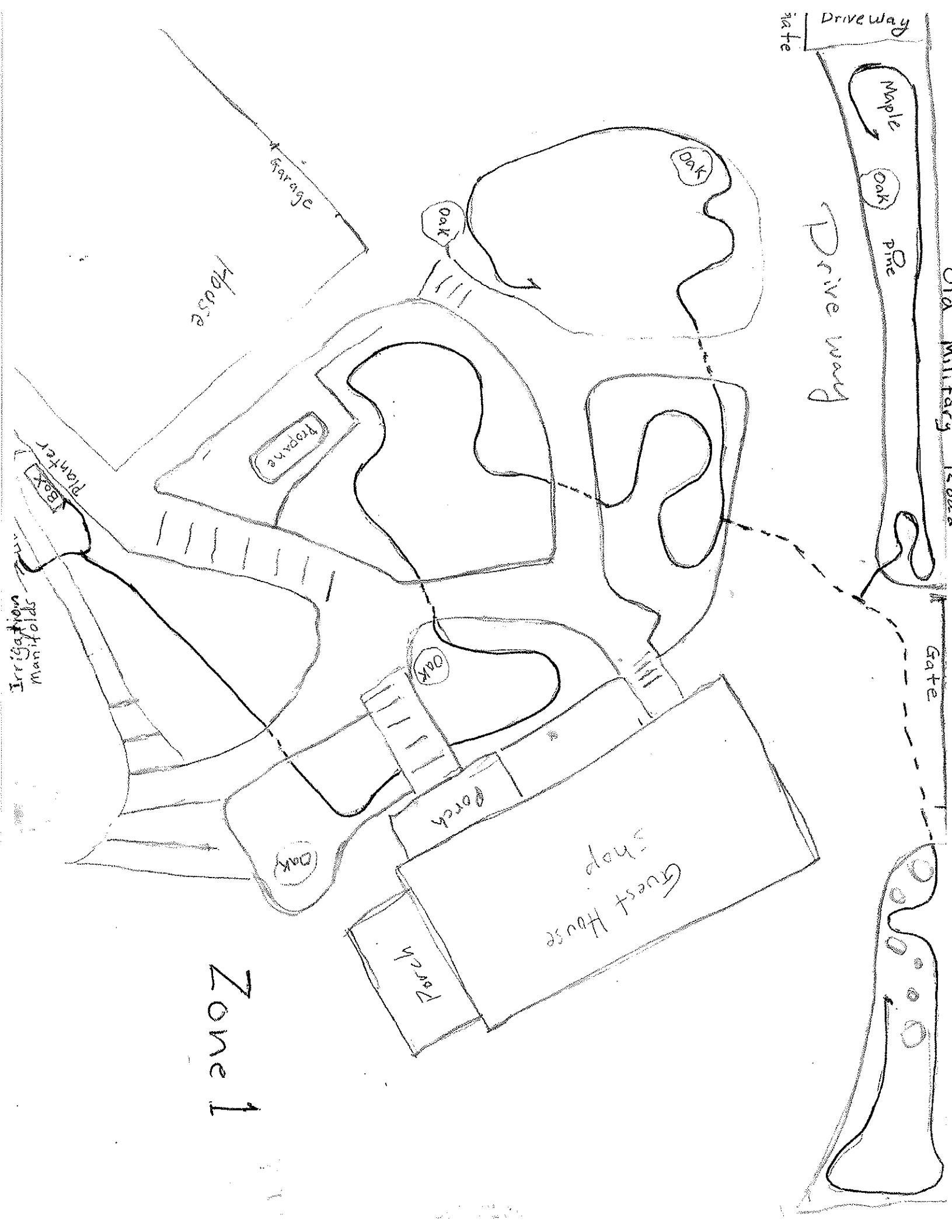
Cooler Information

Cooler No	Temp °C	Condition	Seal Intact	Seal No	Seal Date	Signed By
1	13.6	Good				JO

- A Total Alkalinity and Bicarbonate Alkalinity results are to a pH endpoint of 4.5. Carbonate Alkalinity result is to a pH endpoint of 8.3.
- A-LL The total low level alkalinity results are to a pH endpoint of 4.3-4.7 pH units per SM 2320 B.
- B Analyte detected in the associated method blank.
- C Sample(s) does not meet NELAP/ORELAP sample acceptance criteria. See Case Narrative.
- C1 Sample(s) does not meet NELAP/ORELAP sample acceptance criteria for temperature.
- CF Results confirmed by re-analysis.
- CU Cleanup performed as specified by method.
- E Estimated value.
- ER Elevated reporting limit due to matrix. Report limits (MDLs, MRLs & PQLs) are adjusted based on variations in sample preparation amounts, analytical dilutions, and percent solids, where applicable.
- FC Fecal Coliforms: Sample(s) received past 40 CFR Part 136 specified holding time. Results reported as estimated values.
- HP Sample re-analysis performed outside of method specified holding time.
- HR Sample received outside of method specified holding time.
- HS Sample analyzed for volatile organics contained headspace.
- HT At the client's request, the sample was analyzed outside of method specified holding time.
- H Analysis performed outside of method specified holding time.
- J Analyte detected below the Minimum Reporting Limit (MRL) and above the Method Detection Limit (MDL). The J flag result is an estimated value and the user should be aware that this data is of limited reliability.
- L Dissolved metals were not filtered within 15 minutes of collection per 40 CFR Part 136.
- MI Surrogate, Duplicate Sample (DUP) or Matrix Spikes recoveries are out of control limits due to matrix interference. Sample results may be biased.
- N See Case Narrative on page 2 of report.
- Q Initial calibration verification (ICV), continuing calibration verification (CCV) or laboratory control sample (LCS), and/or matrix spikes exceeded high recovery limits, but associated samples are non-detect and the sample results are not affected. Data meets EPA/NELAP requirements.
- R Relative percent difference (RPD) is outside of the accepted recovery limits.
- R1 The numerical difference between the parent sample and the duplicate (DUP) is outside of the accepted recovery limits. Greater than 5 degrees for Flashpoint, or greater than 0.1 pH units for pH.
- R3 The relative percent difference (RPD) and/or percent recovery for the duplicate (DUP) or matrix spike (MS)/matrix spike duplicate (MSD) cannot be accurately calculated due to the concentration of analyte already present in the sample.
- R4 The Relative percent difference (RPD) is not within control limits because the concentration of the sample result is too low to represent proper statistical error.
- R5 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30% because the results are too low to represent proper statistical error. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series. The sample results are not affected.
- R6 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30%. This may indicate a possible matrix interference. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series.
- S Surrogate and/or matrix spike recovery is outside of the accepted recovery limits. Sample results may be biased.
- S1 Surrogate or matrix spike recovery is outside of control limits due to dilution necessary for analysis.
- SC Sub-contracted to another laboratory for analysis.
- SP Sample(s) were not collected per EPA Method 5035A protocols. The results are considered minimum values.
- * Value exceeds Maximum Contaminant Level or is outside the acceptable range.<<>>
- ! Value exceeds one half of the Maximum Contaminant Level.



Well Head and line to House
Septic Tanks and connection lines
Septic Drain lines + Field



Driveway

Maple

Oak

Pine

Driveway

CIA Military 12022

Gate

Water

Garage

House

Propane

Box Planter

Irrigation Manifolds

Oak

Porch

Guest House

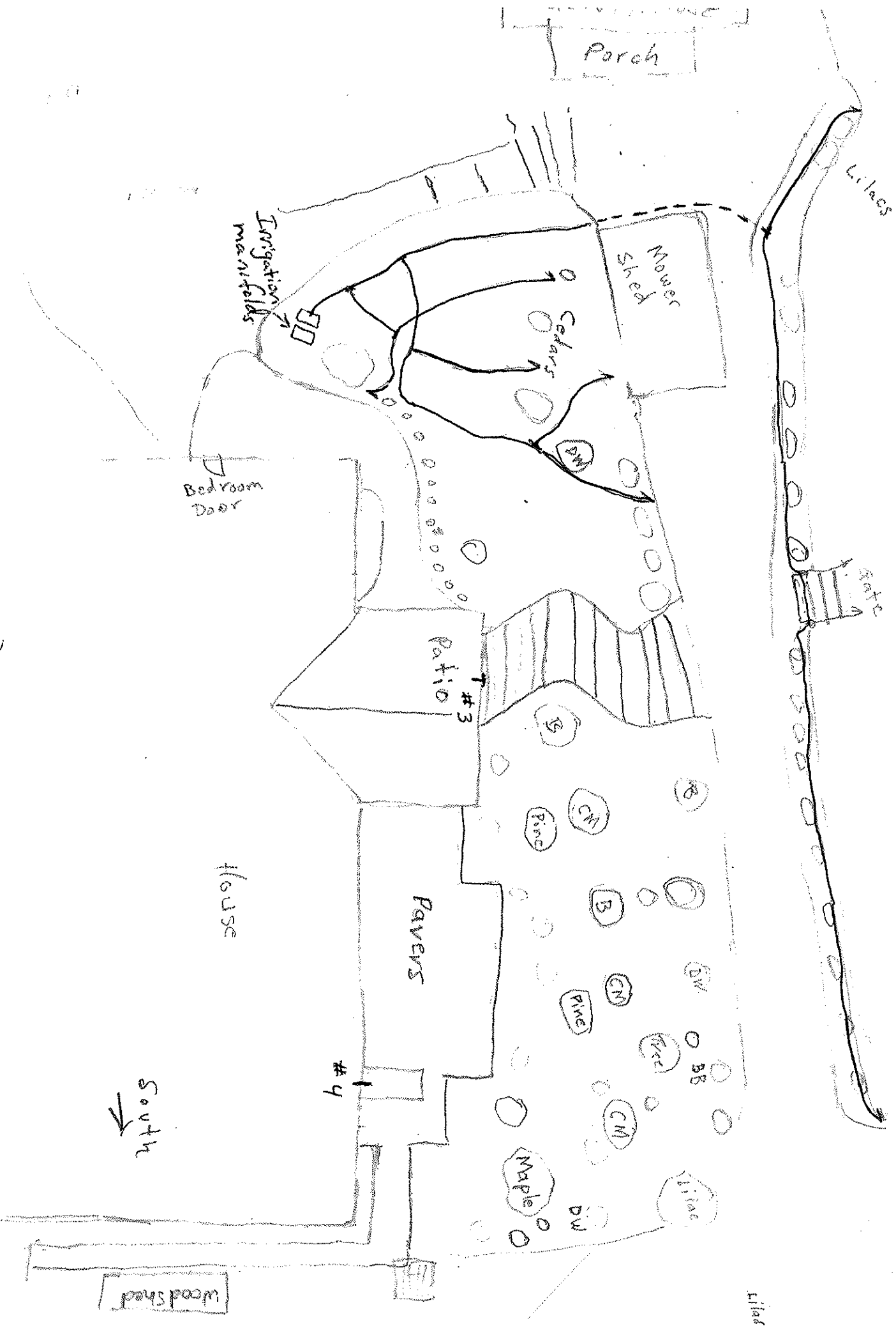
Porch

Oak

Oak

Oak

Zone 1



Lower Field

Zone 2

Wood Shed

South
↓

Bedroom Door

Porch

Mower Shed

Cedars

Irrigation manifolds

Patio #3

Bowers

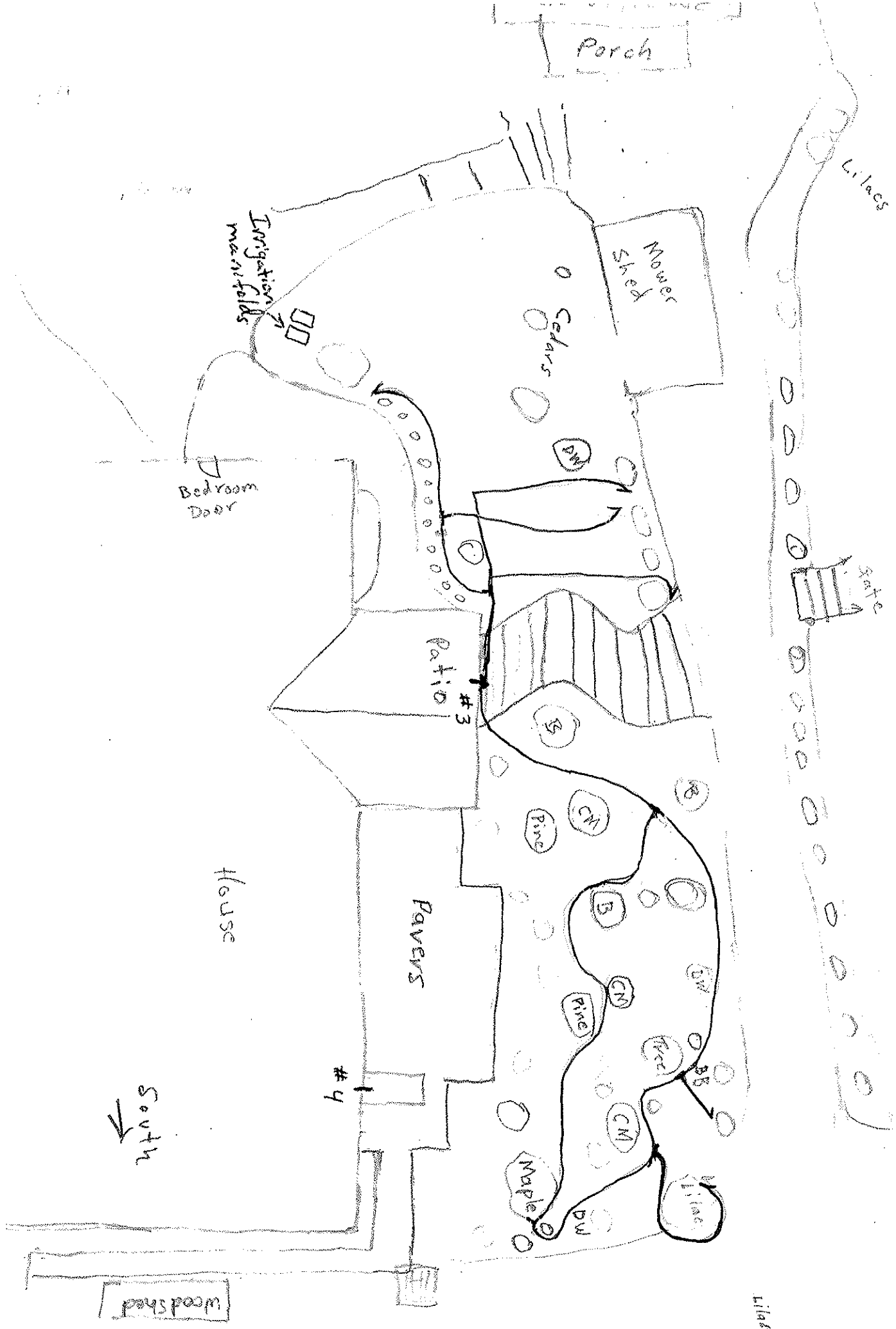
#4

House

Lilacs

Patio

Lilacs



Lower Field

Zone 3

South
↓

Porch

Mower Shed

Cedars

Irrigation main/folds

Bedroom Door

Patio #3

Pavers

House

Woodshed

Lilacs

Gate

Lilacs

#4

Pine

W

B

Pine

CN

CM

Maple

BW

R

S

Y

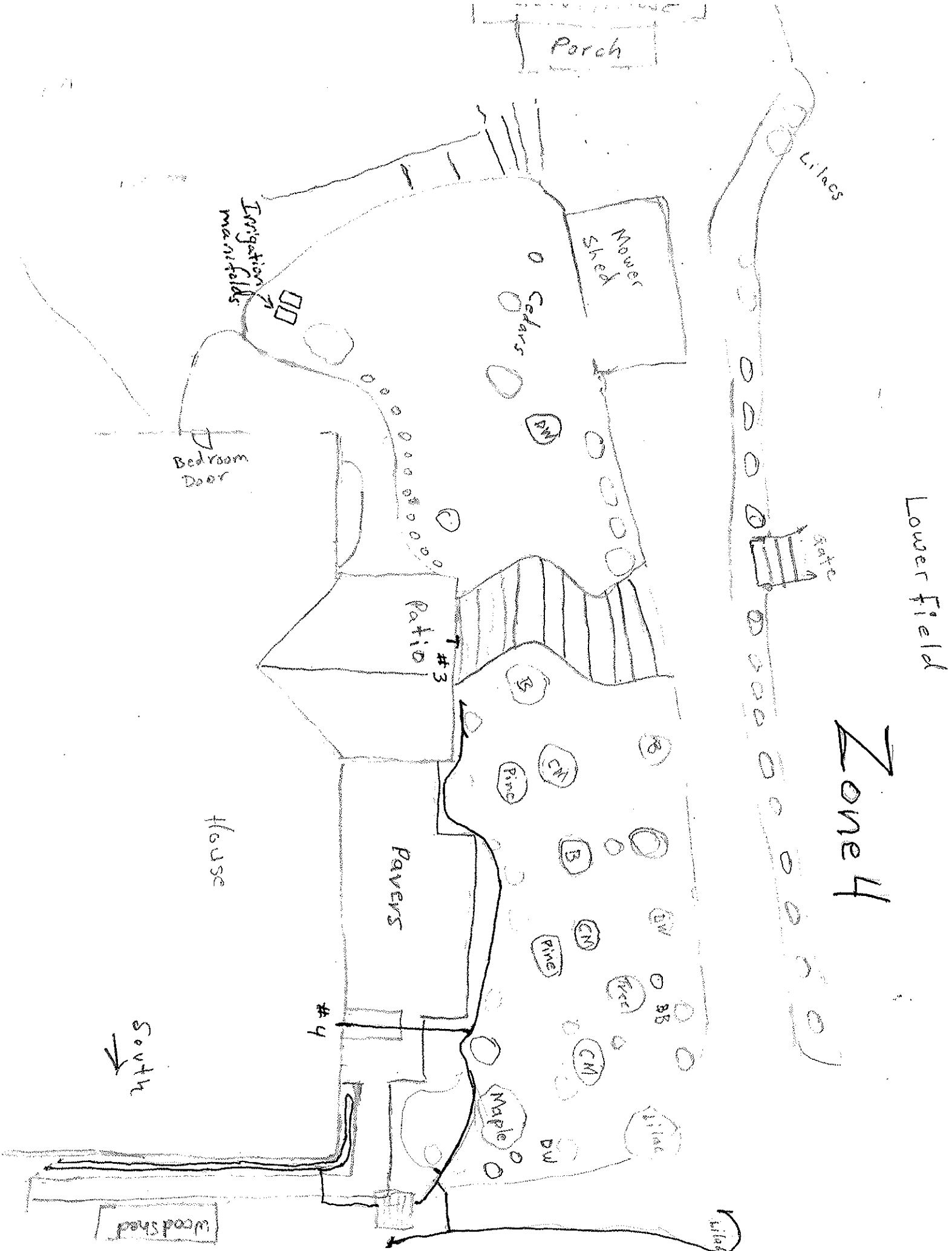
BW

Maple

S

Maple

BW



Porch

Lilacs

Mower Shed

Cedars

Irrigation Mainlines

Bedroom Door

Patio #3

Pavers

House

Wood Shed

South

Lower Field

Zone 4

Gate

Lilacs

Paint-M R10

Manifold

Front gate

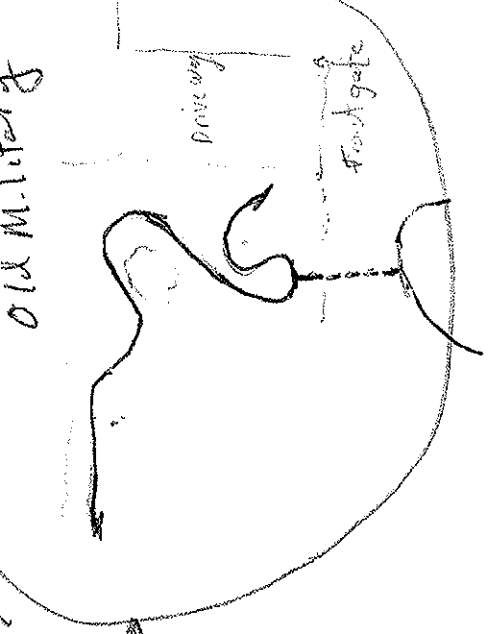
Zones

Garage

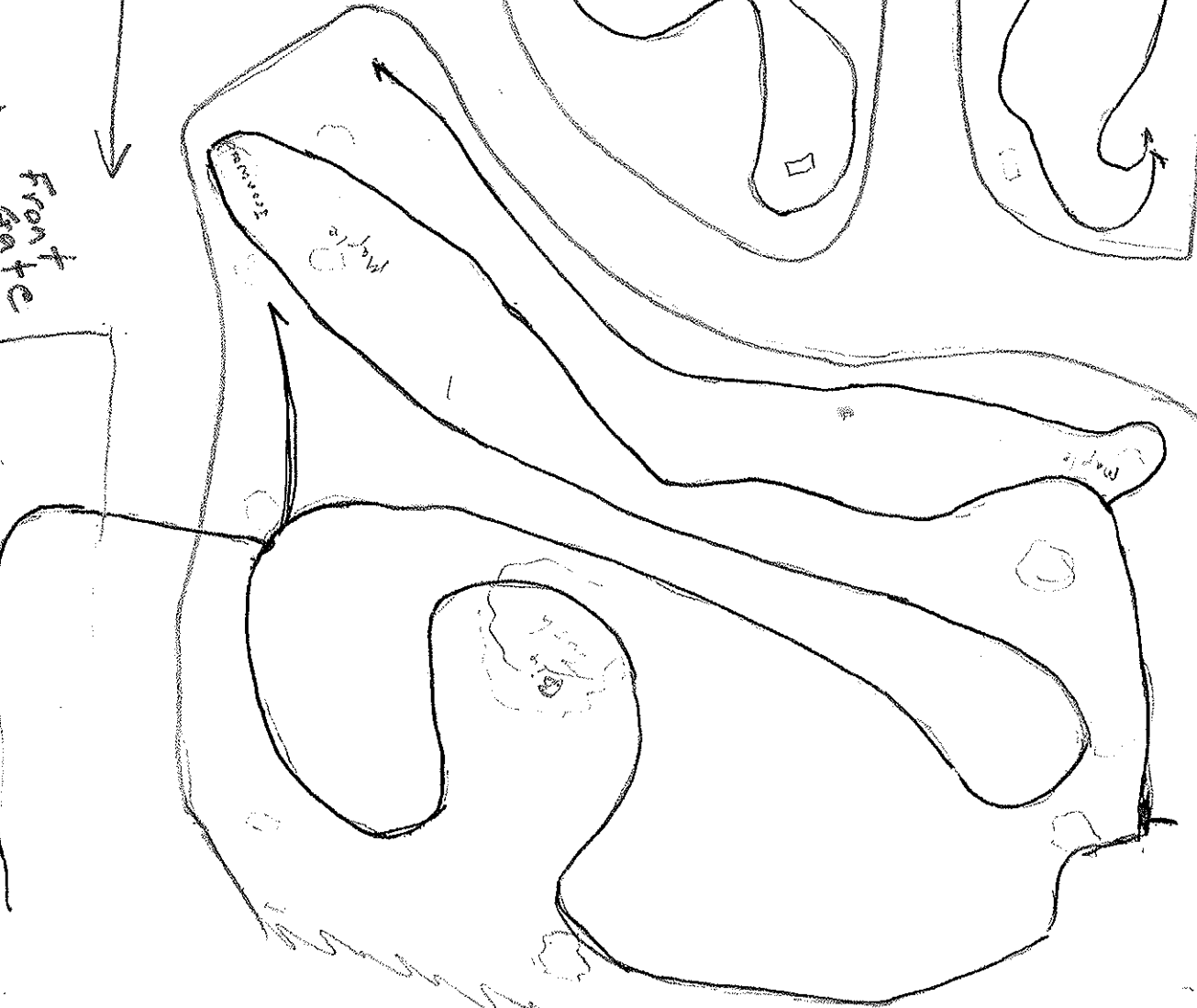
House

Front Door

Manifold Box



Front Gate



South

Paint-M R10

Home Inspection



ROGUE INSPECTION SERVICES

5415077674

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<http://www.rogueinspection.com>



INSPECTION REPORT

2564 Old Military Rd
Central Point, OR 97502

Wes Walton

04/29/2026



Inspector

Travis Hand

OCHI #2150

5415077674

travis@rogueinspection.com



Agent

Chris Martin

Land and Wildlife

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chris@martinoutdoorproperties.com

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

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

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

Scope:

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

Use of photos:

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

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

Comment Key or Definitions:

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

What really matters in a home inspection:

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



MINOR



MODERATE

- ⊖ 2.4.1 GROUNDS - Stairs, Steps & Ramps: Stairs - Rot / Decay
- ⊖ 3.3.1 EXTERIOR - Eaves, Soffits & Fascias: Soffit Vent - Damage
- ⊖ 3.5.1 EXTERIOR - Exterior Doors: Door - Glass Failed Seal
- ⊖ 4.1.1 ROOF - Asphalt Shingles: Shingle - Granule Loss (Moderate)
- ⊖ 5.2.1 STRUCTURE - Crawlspace: Insulation - Fallen
- ⊖ 5.2.2 STRUCTURE - Crawlspace: Vents - Screen Damage
- ⊖ 6.1.1 FIREPLACES - Masonry Chimneys: Chimney - Deterioration (Repair)
- ⊖ 6.1.2 FIREPLACES - Masonry Chimneys: Flashing - Loose / Separated
- ⊖ 6.4.1 FIREPLACES - Wood Fireplaces: Wood Fireplace - Damper Inoperable
- ⊖ 8.3.1 ELECTRICAL - Electrical Wiring : Wiring - Exposed Termination
- ⊖ 8.6.1 ELECTRICAL - Exhaust Fans: Exhaust Fan - Duct Disconnected (Attic)
- ⊖ 9.10.1 PLUMBING - Tubs & Showers: Tub - Unsecured (Freestanding)
- ⊖ 9.10.2 PLUMBING - Tubs & Showers: Valve - Leaks While Off
- 🔧 10.4.1 INTERIOR - Interior Doors: Door - Missing
- ⊖ 11.3.1 APPLIANCES - Cooking Ventilation: Downdraft - Duct Disconnected
- 🔧 12.2.1 PESTS - Rodents, Bats & Birds: Rodent - Activity (Minor)
- ⊖ 13.2.1 ADU - DECK: Handrail - Loose/Wobbly
- ⊖ 13.3.1 ADU - ROOF & GUTTER: Vent Boot - Cracked
- ⊖ 13.8.1 ADU - PLUMBING: Sink Drain - Leak
- ⊖ 13.9.1 ADU - INTERIOR: Smoke Alarm - Missing
- 🔧 13.9.2 ADU - INTERIOR: Door - Doesn't Latch
- 🔧 13.12.1 ADU - OVERHEAD DOOR: Weather Stripping Damaged

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

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

Inspection Type

Pre-Listing

Building Type

Single Family

Structure Faces

West

Orientation

Cover Photo

Occupancy

Occupied, Furnished

Attendance

Inspector, Seller

Utilities

All Utilities On

Weather

Clear

Temperature

60-70 F

Structures Inspected

Home, Attached Garage, ADU

Photos Are Representative

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

Pre - 1980 Construction

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

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
Sloped

Soil Conditions
Dry

Driveway Material
Asphalt

Walkway Material
Concrete

Patio Material
Pavers

Fence Material
Wood

Deck Material
N/A

Retaining Walls
Masonry Block

Sprinkler System
Yes

Hot Tub
No

Pool
No

Sprinkler System - Not Inspected

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

Deficiencies

2.4.1 Stairs, Steps & Ramps

Moderate

STAIRS - ROT / DECAY

BACK OF HOME

There was moisture damage observed at the stairs/steps. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



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

Open

Windows

Vinyl, Thermal

Exterior Doors

Wood

Window Information

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

Limitations

Exterior Information

EXTERIOR LIMITATIONS

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

Deficiencies

3.3.1 Eaves, Soffits & Fascias

Moderate

SOFFIT VENT - DAMAGE

The were damaged soffit vent(s) observed. Recommend repair/replacemend to help prevent pests from entering the attic.

Recommendation

Contact a qualified professional.



Back Of Home



Back Of Home

3.5.1 Exterior Doors

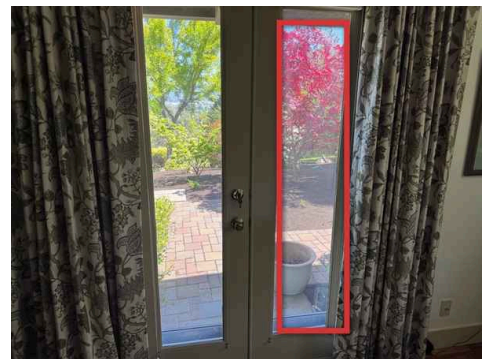
Moderate

DOOR - GLASS FAILED SEAL

The glass in the exterior door(s) appeared to have a failed hermetic seal. Recommend a qualified professional replace glass.

Recommendation

Contact a qualified professional.



Back Right Bedroom

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 4:12
Roofing Material Asphalt Shingle	Gutter Material Metal	Flashing Material Metal
Skylights None	Ventilation Type Pan vents, Soffit Vents, Ridge Vents, Gable Vents	Chimney Exterior Rock

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 5-7 Years

Roof covering was in good condition at the time of inspection. Estimate 5-7 years of remaining life.

Limitations

Roof Information

ROOF LIMITATIONS

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

Deficiencies

4.1.1 Asphalt Shingles

Moderate

SHINGLE - GRANULE LOSS (MODERATE)

There was moderate granule loss observed at the roof shingles. This is a normal process as the roof ages. Recommend monitoring for significant granular loss, at which point the shingles may need to be replaced.

Recommendation

Recommend monitoring.



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 Concrete	Foundation Tie Downs Yes
Floor Structure Wood I-Joists, 4x6	Floor Support Wood Piers, Cripple Walls	Sub-floor OSB, Plank
Wall Structure Wood, Concealed	Ceiling Structure 2x6	Roof Structure 2x6 Rafters
Roof Sheathing Skip Sheeting, OSB		

Foundation Elevation Survey - Acceptable

A foundation elevation survey was performed on the home. This is a level capable of taking measurements within 1/10th of an inch to show if settlement has occurred in any part of the house. Please keep in mind that houses are "rough framed" and that no home is level. The purpose of this survey is to look for out of the ordinary or large differences in the foundation of the home.

According to the measurements taken at time of inspection with our equipment, the foundation appears to be within normal tolerances. No recommendations noted.

ATTIC OVERVIEW

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

Attic Entry Master Closet, Bedroom Closet	Attic Observation Partially walked	Insulation Blown Northern White, Fiberglass Batt
---	--	--

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 Master Closet	Crawlspace Observation Crawled	Percent of Crawlspace Traveled 100%
Crawlspace Ventilation Vented	Crawlspace Floor Vapor Retarder	Insulation Fiberglass Batts

Limitations

Structure Information

STRUCTURE LIMITATIONS

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

Attic Information

ATTIC LIMITATIONS

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

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.

Wall Structure

NOT VISIBLE

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

Deficiencies

5.2.1 Crawlspace

INSULATION - FALLEN Moderate

The insulation has fallen in areas of the crawlspace. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



5.2.2 Crawlspace

Moderate

VENTS - SCREEN DAMAGE

There were damaged crawlspace vent screen(s) observed. Rodent or pests can enter the crawl space and nest, die and/or leave feces and urine. Rodents often damage under-floor insulation too. Recommend that a qualified person install or replace screens as necessary using 1/8-inch to 1/4-inch wire mesh.

Recommendation

Contact a qualified handyman.



Back Of Home



Left Of Home

6: FIREPLACES

Information

FIREPLACE OVERVIEW

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

Type Solid Fuel, Gas Start, Vented Gas Logs	Certified N/A	Cleanout N/A
	Controls Manual, Remote control, Gas Shutoff	Chimney Liner Clay, Metal Flue
		Level of Cleanliness Good

Gas Fireplace Operational

The gas fireplace was in good working condition at the time of inspection.

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

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

Deficiencies

6.1.1 Masonry Chimneys

CHIMNEY - DETERIORATION (REPAIR)

 Moderate

The chimney was deteriorated. This can cause the chimney to be unstable. Recommend evaluation and repairs as necessary by a qualified chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.



6.1.2 Masonry Chimneys

FLASHING - LOOSE / SEPARATED Moderate

The chimney flashing was loose/separated, which can lead to moisture intrusion. Recommend a licensed roofing professional repair.

Recommendation

Contact a qualified roofing professional.



6.4.1 Wood Fireplaces

WOOD FIREPLACE - DAMPER INOPERABLE Moderate

The fireplace damper was inoperable at time of inspection. Recommend repair as necessary by a fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



7: HVAC

Information

HEATING SYSTEM OVERVIEW

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

Brand Bryant	Location Attic	Energy Source Propane
Filter Location Master Bedroom, Hallway	Filter Size 14x25, 16x20	Filter Type Disposable
Heat Type Gas-Fired Heat	Ductwork Insulated, Flex	Thermostat Digital
Manufacture Date 2015 Manufacture Year	Air Conditioning System Yes	

Typical Life Expectancy

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

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

System Service

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

Furnace Operational

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

COOLING OVERVIEW

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

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

Central

Shared with Heating

2015 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.

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 Exterior - Left of Home	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Panel Manufacturer Square D	Wiring Method Romex	Branch Wiring Copper
Sub Panel Garage		

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.

Deficiencies

8.3.1 Electrical Wiring

Moderate

WIRING - EXPOSED TERMINATION

There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (live or not) in the home is recommended to either be removed, or terminated into a junction box by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Crawlspace

8.6.1 Exhaust Fans

Moderate

EXHAUST FAN - DUCT DISCONNECTED (ATTIC)

An exhaust vent is disconnected in the attic. Recommend repairs by a qualified professional.

Recommendation

Contact a qualified professional.



Above Master Bathroom

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 Garage	Water Supply Material Galvanized
Distribution Material Pex	Drain Size 2", 3"	Drain Material ABS
Water Treatment Sediment Filter, Water Softener, Whole house conditioner, Pressure Tank	Clean-out Location None Found	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.

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 Attic	Energy Source Propane	Type Tankless
Capacity On Demand	Drain Pan N/A	Seismic Straps N/A
Manufacturer Noritz	Manufacture Date 2015 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

9.10.1 Tubs & Showers

TUB - UNSECURED (FREESTANDING) Moderate

The free standing bathtub has excessive movement and is not properly secured. In order to prevent leaks in the drain lines from movement, I recommend having the tub evaluated and properly secured by a qualified contractor.

Recommendation

Contact a qualified professional.



Master Bathroom

9.10.2 Tubs & Showers

VALVE - LEAKS WHILE OFF Moderate

The valve was leaking while off. Recommend evaluation and repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

10: INTERIOR

Information

INTERIOR OVERVIEW

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

Wall Material

Drywall

Ceiling Material

Drywall

Floor Coverings

Hardwood, Tile

Interior Doors

Hollow Core, Raised Panel

Window Type

Thermal, Crank

Cabinetry

Wood

Countertops

Granite

Bath Exhaust Fans

Yes

Smoke Detectors

Yes, Hallway, Bedrooms

Carbon Monoxide Alarms

Yes, Hallway

Thermal Scan

Yes

Thermal Imaging Information

We scanned the interior of the structure with a thermal imaging camera to look for temperature anomalies. This can help give us more information about potential issues that cannot be seen otherwise such as, hidden moisture issues and missing insulation. Any anomalies found will be in the deficiencies area of this section below. Note: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.

Smoke Detector Information

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

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

Carbon Monoxide Alarm Information

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

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

- Where the manufacturer recommends. Every model of carbon monoxide detector is tested according to manufacturer specifications. Its important to take those specifications into account when youre deciding where to place your detectors.

GARAGE INTERIOR OVERVIEW

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

Walls

Drywall

Ceilings

Unfinished

Floor

Concrete

Occupant Door

Metal

Garage Doors

Automatic, Metal, Insulated

Limitations

Fire Separation

OCUPANT DOOR - FIRE RATING UNKNOWN

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

Deficiencies

10.4.1 Interior Doors

DOOR - MISSING



Minor

There were door(s) that were missing at the time of inspection. Recommend doors be installed in any missing areas as desired.

Recommendation

Contact a qualified handyman.



Master Bathroom Closet

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

Propane, Electric

Anti-Tip Bracket

Yes

Cooking Vent Type

Downdraft, 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 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

11.3.1 Cooking Ventilation

DOWNDRAFT - DUCT DISCONNECTED

 Moderate

The cooking exhaust duct was separated/disconnected. This may allow exhaust fumes to escape. Recommend repair by a qualified professional.

Recommendation

Contact a handyman or DIY project



12: PESTS

Information

PEST OVERVIEW

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

Deficiencies

12.2.1 Rodents, Bats & Birds

RODENT - ACTIVITY (MINOR)

ADDITION CRAWLSPACE

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

Recommendation

Contact a handyman or DIY project



13: ADU

		IN	NI	NP	DE
13.1	EXTERIOR	X			
13.2	DECK	X			X
13.3	ROOF & GUTTER	X			X
13.4	STRUCTURE	X			
13.5	ATTIC		X		
13.6	HVAC	X			
13.7	ELECTRICAL	X			
13.8	PLUMBING	X			X
13.9	INTERIOR	X			X
13.10	APPLIANCES	X			
13.11	PEST	X			
13.12	OVERHEAD DOOR	X			X

IN = Inspected NI = Not Inspected NP = Not Present DE = Defect

Information

Building Type

Shop, ADU

Structure Type

Wood Framed

EXTERIOR: EXTERIOR OVERVIEW

The following information pertains to the exterior. 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.

EXTERIOR: Siding

Engineered Wood

EXTERIOR: Soffits

Open

EXTERIOR: Windows

Vinyl, Thermal

EXTERIOR: Exterior Doors

Fiberglass

EXTERIOR: 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.

ROOF & GUTTER: 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.

ROOF & GUTTER: Inspection

Method

Fully Traversed

ROOF & GUTTER: Roof Style

Gable

ROOF & GUTTER: Pitch

4:12

ROOF & GUTTER: Roofing Material

Asphalt Shingle

ROOF & GUTTER: Gutter Material

Metal

ROOF & GUTTER: Flashing**Material**

Metal

ROOF & GUTTER: Skylights

Three

ROOF & GUTTER: Ventilation Type

Soffit Vents, Pan vents, Gable Vents

ROOF & GUTTER: Chimney**Exterior**

N/A

ROOF & GUTTER: 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.

ROOF & GUTTER: 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.

STRUCTURE: 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.

STRUCTURE: Foundation Type

Slab on Grade

STRUCTURE: Foundation Material

Concrete

STRUCTURE: Foundation Tie**Downs**

Not Visible

STRUCTURE: Foundation

Concrete Slab

STRUCTURE: Wall Structure

Wood, Concealed

STRUCTURE: Ceiling Structure

2x4

STRUCTURE: Roof Structure

2x4 Rafters

STRUCTURE: Roof Sheathing

Plywood

ATTIC: ATTIC OVERVIEW

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

ATTIC: Attic Entry

No Access

ATTIC: Attic Observation

From Entry

ATTIC: Insulation

Not Visible

HVAC: HVAC SYSTEM OVERVIEW

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

HVAC: Brand

Daikin

HVAC: Heater Location

Exterior - Right of Shop

HVAC: Energy Source

Electric

HVAC: Filter Location

In Head Unit

HVAC: Filter Type

Washable

HVAC: Heat Type

Heat Pump

HVAC: Ductwork

Ductless

HVAC: Thermostat

Digital, Remote Control

HVAC: Unit Manufacture Date

2018

HVAC: Air Conditioning System

Yes, Combination Unit

HVAC: 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.

HVAC: 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.

HVAC: Ductless System Operational

The ductless system appeared to be in good functioning condition at time of inspection. Recommend regularly cleaning the filter(s) as needed for improved performance and to extend service life.

ELECTRICAL: 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. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

ELECTRICAL: Panel Capacity

200 Amp

ELECTRICAL: Panel Manufacturer

Siemens

ELECTRICAL: Panel Type

Circuit Breaker

ELECTRICAL: Panel Location

Shop

ELECTRICAL: Power Supply

Overhead

PLUMBING: PLUMBING OVERVIEW

The following information pertains to the plumbing system of the home. 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.

PLUMBING: WATER HEATER OVERVIEW

The following information pertains to the homes 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.

PLUMBING: Water Heater Location

Shop

PLUMBING: Water Source

Well

PLUMBING: Water Heater Energy Source

Electric

PLUMBING: Water Shut-Off

Garage

PLUMBING: Water Heater Type

Tank

PLUMBING: Water Supply Material

Not Visible

PLUMBING: Distribution Material

Not Visible

PLUMBING: Drain Size

2", 3"

PLUMBING: Water Heater Capacity

30 Gallon

PLUMBING: Drain Material

ABS

PLUMBING: Water Heater Drain**Pan**

Yes

PLUMBING: Water Heater Seismic**Straps**

Yes

PLUMBING: Clean-out Location

Left of Shop

PLUMBING: Water Heater**Manufacturer**

AO Smith

PLUMBING: Sump Pump

None Found

PLUMBING: Water Heater**Manufacture Date**

2026 Year

PLUMBING: Gas Service

None

PLUMBING: Gas Shut-Off

N/A

PLUMBING: 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.](#)

PLUMBING: Operational

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

PLUMBING: 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.

INTERIOR: INTERIOR OVERVIEW

The following information pertains to the interior of the home. We inspected the interior of the home 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 home. 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 house new again.

INTERIOR: Wall Material

Drywall

INTERIOR: Ceiling Material

Drywall

INTERIOR: Floor Coverings

Hardwood

INTERIOR: Interior Doors

Hollow Core, Raised Panel

INTERIOR: Window Type

Thermal, Sliders

INTERIOR: Cabinetry

Wood

INTERIOR: Countertops

Granite

INTERIOR: Bath Exhaust Fans

Yes

INTERIOR: Smoke Detectors

Yes, Bedrooms, Living Room

INTERIOR: Carbon Monoxide**Alarms**

Yes, Living Room

INTERIOR: Thermal Scan

Yes

INTERIOR: Thermal Imaging Information

We scanned the interior of the home with a thermal imaging camera to look for temperature anomalies. This can help give us more information about potential issues that cannot be seen otherwise such as, hidden moisture issues and missing insulation in the home. Any anomalies found will be in the deficiencies area of this section below. Note: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.

APPLIANCES: APPLIANCE OVERVIEW

The following information pertains to the homes 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.

APPLIANCES: Cooking Energy Source

Electric

APPLIANCES: Cooking Vent Type

Microwave Exhaust, Recirculate

APPLIANCES: Built-in Microwave

Yes

APPLIANCES: Dishwasher

No

APPLIANCES: Garbage Disposal

No

APPLIANCES: Trash Compactor

No

APPLIANCES: Hot Water Dispenser

No

APPLIANCES: Refrigerator

Yes, Freestanding

APPLIANCES: Refrigerator Water Connection

No

APPLIANCES: Washer Hookups

No

APPLIANCES: Dryer Vent

None Found

APPLIANCES: Dryer Energy Source

None Found

PEST: PEST OVERVIEW

Inspecting for pests, rodents, termites, etc. is outside the scope of a typical home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring a licensed pest controller to further evaluate and having routine pest management is advised. However, as a courtesy, any evidence or damage caused by rodents, wood destroying organisms, or hazardous pests are reported on if observed.

OVERHEAD DOOR: Overhead Doors

Metal, Manual

Deficiencies

13.2.1 DECK

HANDRAIL - LOOSE/WOBBLY

 Moderate

The handrail and balusters are loose. This is a safety concern and injury can occur. Recommend repair by a qualified deck professional.

Recommendation

Contact a qualified deck contractor.



13.3.1 ROOF & GUTTER

VENT BOOT - CRACKED

 Moderate

The vent boot is cracked and in need of replacement. Recommend replacing to prevent water from entering the attic.

Recommendation

Contact a qualified roofing professional.



13.8.1 PLUMBING

 Moderate**SINK DRAIN - LEAK**

The sink drain in the outbuilding was leaking at the time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

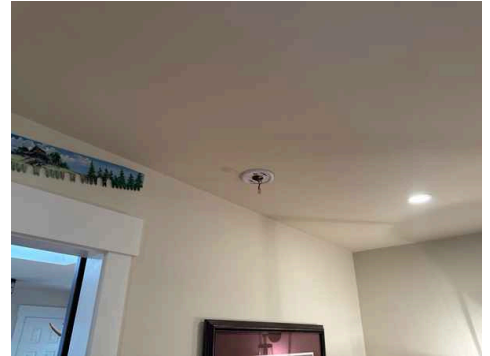
13.9.1 INTERIOR

 Moderate**SMOKE ALARM - MISSING**

There was missing smoke alarm(s) observed. Recommend installation of smoke alarms where necessary.

Recommendation

Recommended DIY Project



13.9.2 INTERIOR

 Minor**DOOR - DOESN'T LATCH**

One or more interior doors does not latch when closed. Recommend evaluation and repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



Bathroom

13.12.1 OVERHEAD DOOR

 Minor**WEATHER STRIPPING DAMAGED**

The weather stripping on the overhead door was insufficient and can allow rodents/insects to enter the building. Recommend replacement for a tight seal.

Recommendation

Contact a qualified professional.



14: 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

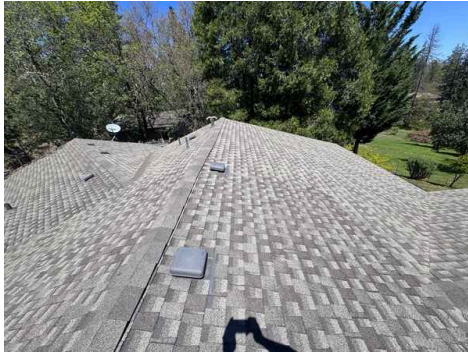
The following photos are general views of the exterior, taken at time of inspection for your reference.





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.





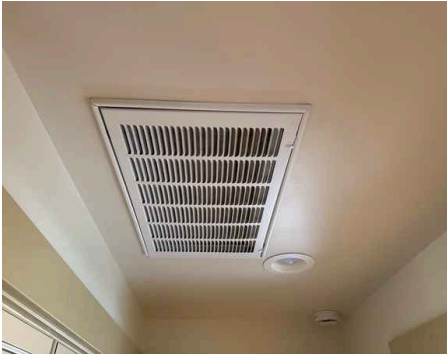
Fireplace Photos

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



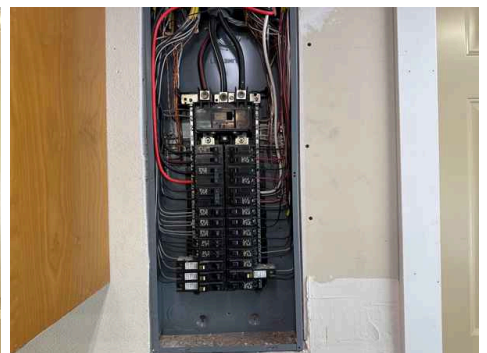
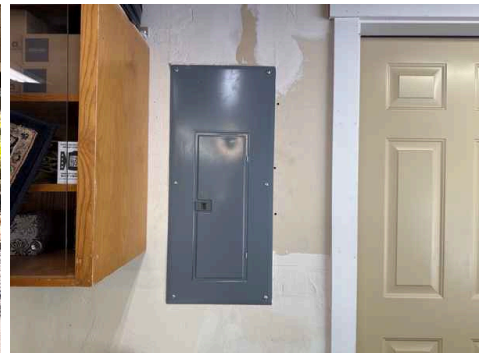
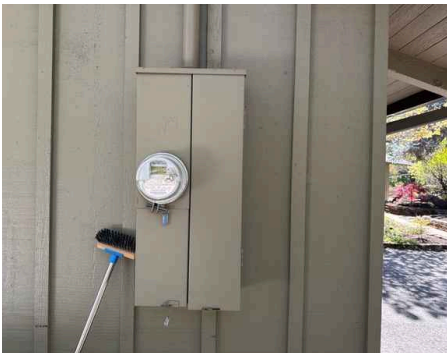
HVAC Photos

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.





Attic Photos

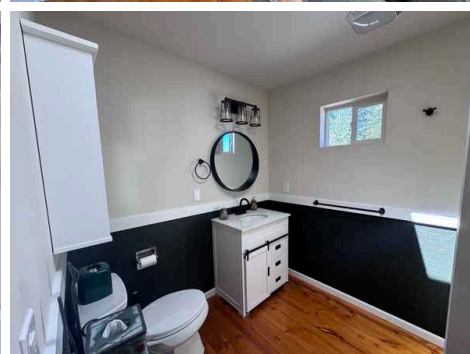
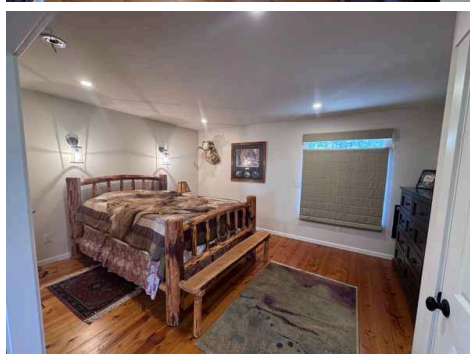
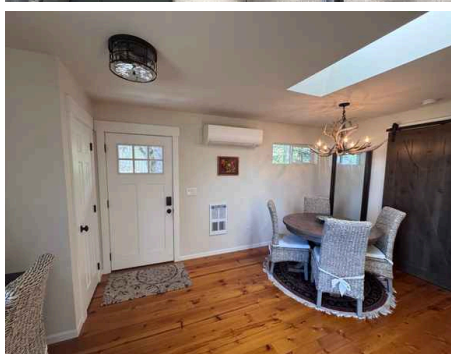
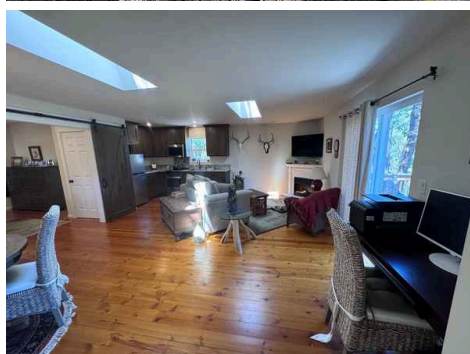
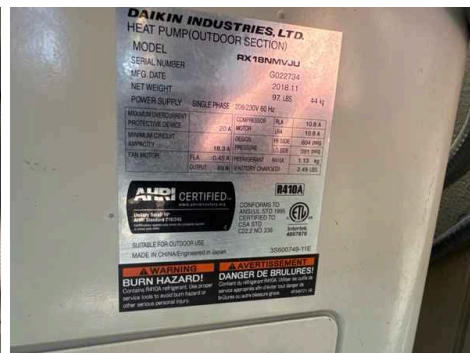
The following photos are general views of the attic, taken at time of inspection for your reference.

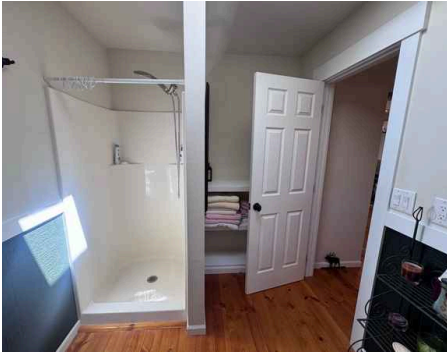




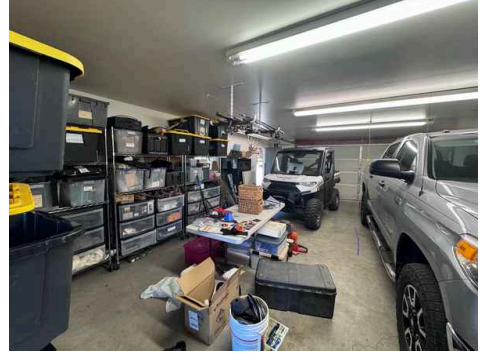
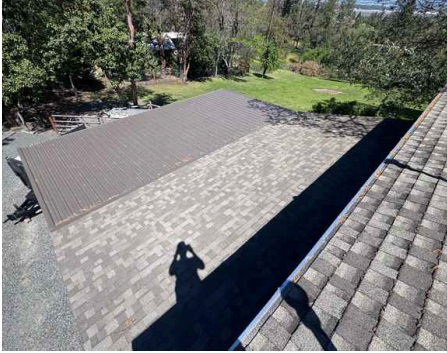
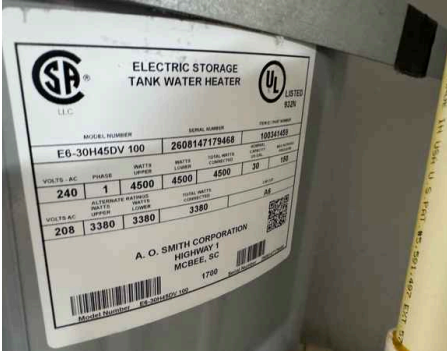
ADU Photos

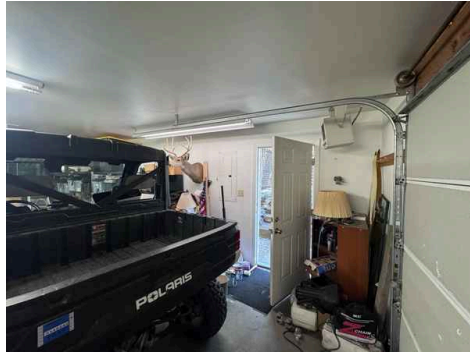
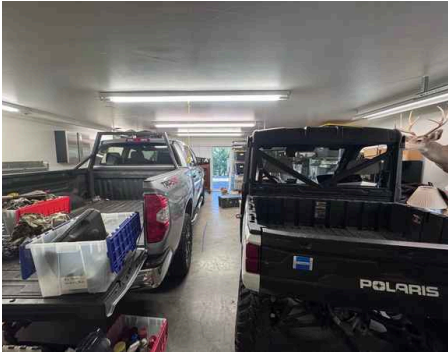
The following are photos taken of the outbuilding at time of inspection that maybe useful for your reference.





200	220	2
COMPRESSOR	1st Floor Heater	4
220	220	6
3rd HEATER	1st Floor Heater	8
220	1st Floor Ceiling Plug	10
11	WEST HEATER	12
13	2nd Floor Plug	14
15	KIT Bath Plug	16
17	EXTRA FAN	18
19	KIT Bath Ed Switch	20
21	MINI SPLIT	22
23		24
25		26
27		28
29		30





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.

