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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

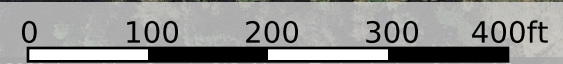
541.660.5111

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



# Mapping

# 8489 Redwood Hwy Oregon, AC +/-



Imagery © 2023 Josephine County GIS, Maxar Technologies, State of Oregon

Google

Boundary

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


8489 Redwood Hwy  
Oregon, AC +/-



Google

0 1000 2000 3000 4000ft  
Imagery ©2023 Josephine County GIS, Maxar Technologies, State of Oregon

 Boundary

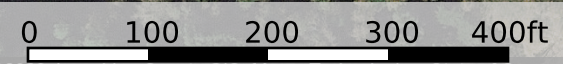
 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# 8489 Redwood Hwy Oregon, AC +/-



Boundary

# 8489 Redwood Hwy Oregon, AC +/-



Imagery © 2023 Josephine County GIS, Maxar Technologies, State of Oregon

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

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


# 8489 Redwood Hwy Oregon, AC +/-



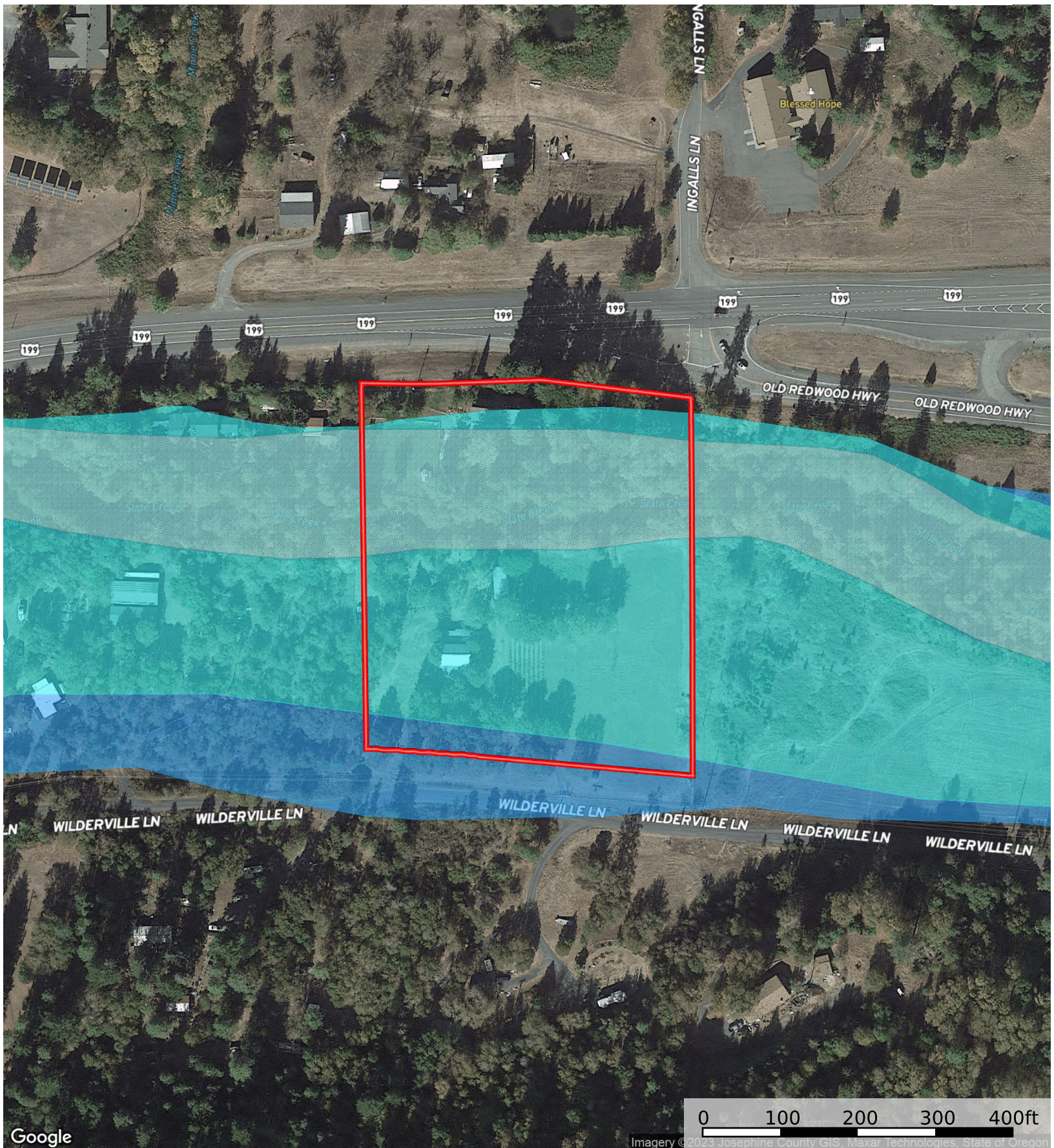
Google

Imagery © 2023 Josephine County GIS, Maxar Technologies, State of Oregon

-  Boundary
-  Wetlands
-  Riparian

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

# 8489 Redwood Hwy Oregon, AC +/-



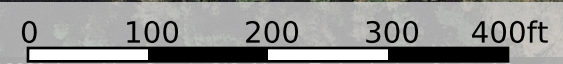
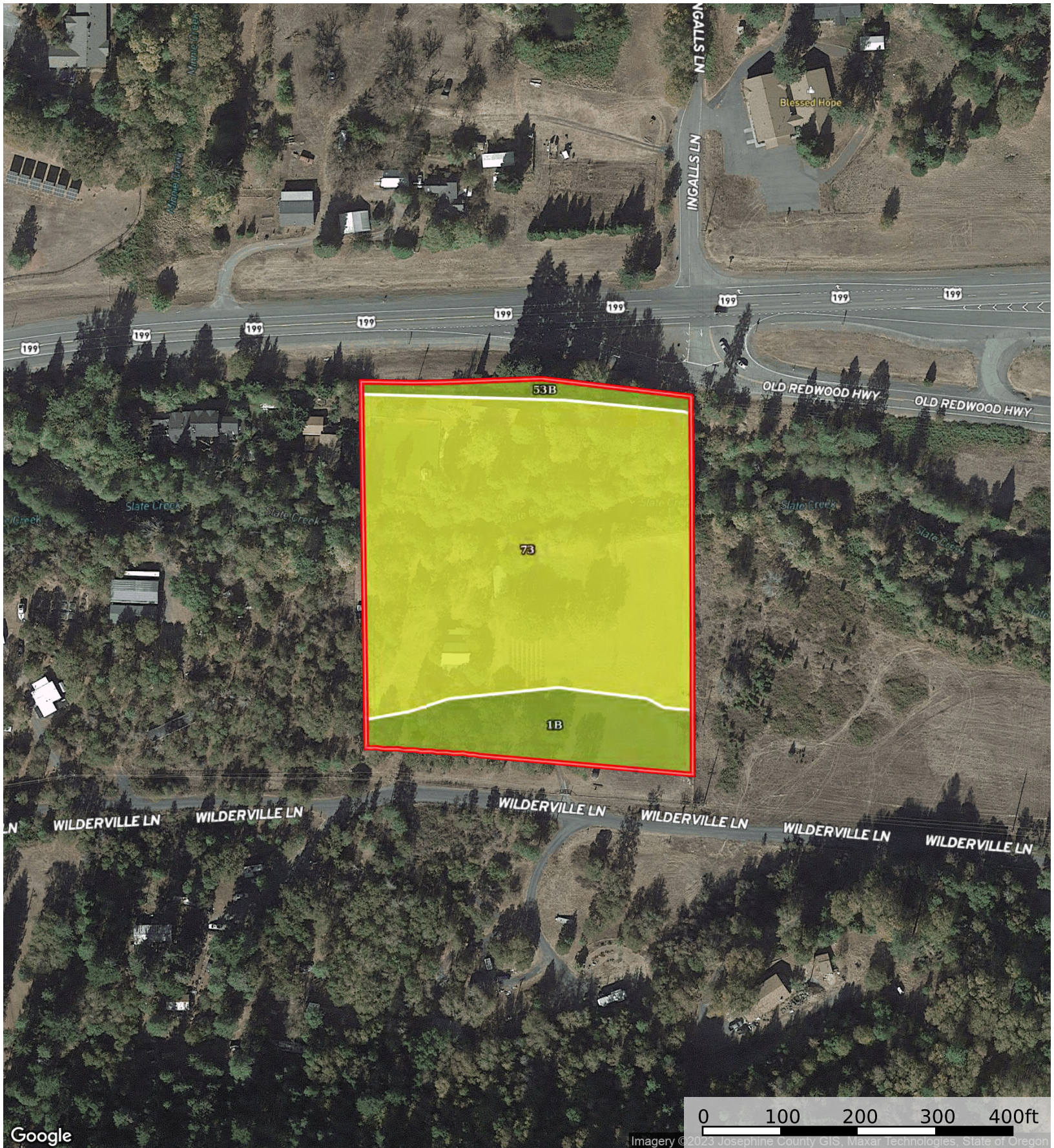
Google

Imagery © 2023 Josephine County GIS, Maxar Technologies, State of Oregon

- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

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

# 8489 Redwood Hwy Oregon, AC +/-



Imagery © 2023 Josephine County GIS, Maxar Technologies, State of Oregon

Google

Boundary

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

Boundary 4.71 ac

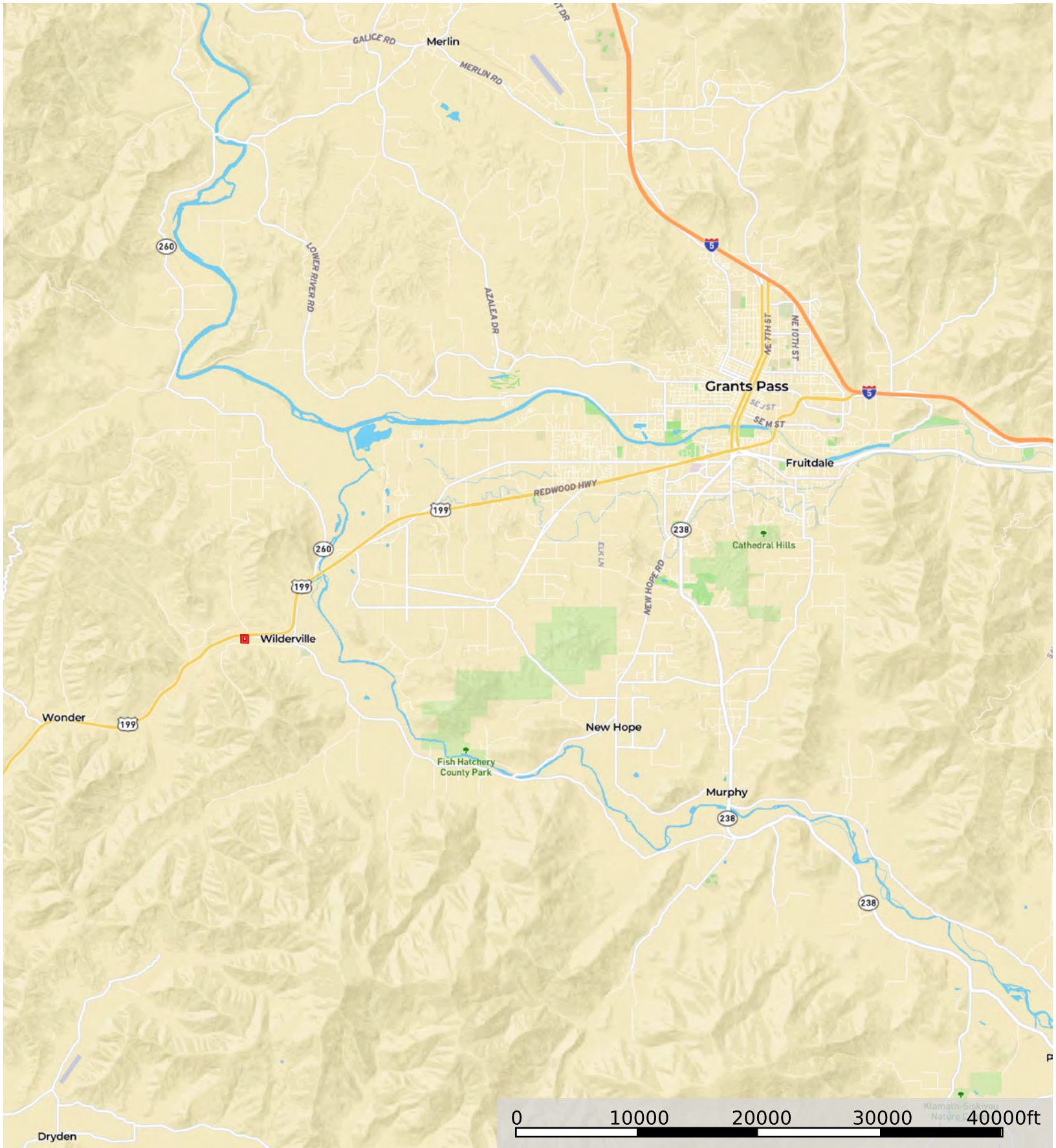
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
73	Takilma very cobbly loam	3.74	79.57	0	45	4s
1B	Abegg gravelly loam, 2 to 7 percent slopes	0.76	16.17	0	60	3s
53B	Manita loam, 2 to 7 percent slopes, MLRA 5	0.21	4.47	0	58	3s
TOTALS		4.71(*)	100%	-	48.1	3.79

(\*) 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.



# 8489 Redwood Hwy

Oregon, AC +/-



Boundary

# Tax Records & Title Report



**First American Title™**

First American Title Insurance Company

118 NE C Street  
Grants Pass, OR 97526  
Phn - (541)476-6884  
Fax - (866)637-1007

Order No.: 7151-4393830  
June 24, 2026

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

ELENA CERMAK, Escrow Officer/Closer  
Phone: (541)476-6884 - Fax: (866)637-1004- Email: ECermak@firstam.com  
First American Title Insurance Company  
118 NE C Street, Grants Pass, OR 97526

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

**Jessica Keith**, Title Officer  
Phone: (541)476-6884 - Email: jjkeith@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 Josephine County Tax Roll:

8489 Redwood Hwy, Wilderville, OR 97543

2021 ALTA Owners Standard Coverage	Liability \$	769,000.00	Premium \$	1,754.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

**Proposed Insured Lender: Lender To Be Determined 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 12, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Thomas A. Patterson, and Margaret M. Patterson, Trustees of the Patterson Family Trust dated December 13, 2022

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

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

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

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

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
  - i. Satisfactory evidence that no construction liens will be filed; or
  - ii. Adequate security to protect against actual or potential construction liens;
  - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Taxes for the current fiscal year are reduced by reason of Alternative Energy (307.175) Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.  
(Affects APN [R325546](#))

9. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Slate Creek.
10. Easement, including terms and provisions contained therein:  
 Recording Information: [Volume 92, Page 567](#) and [Volume 139, Page 79](#), Deed Records  
 In Favor of: California Oregon Power Company  
 For: Right of way
11. Limited access in and to the relocated Redwood Highway as more fully set forth in [Volume 220, Page 198](#), Deed Records.
12. An easement for a right of way 10 feet in width and 30 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement and removal of underground electric, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, and related matters.  
 Recorded: October 12, 2006  
 Recording Information: Document No. [2006-020465](#)  
 Grantee: Pacificorp, an Oregon corporation  
 Affects: Parcel 1
13. Deed of Trust and the terms and conditions thereof.  
 Grantor/Trustor: Margaret Mary Patterson and Thomas A. Patterson, As Tenants By The Entirety  
 Grantee/Beneficiary: OnPoint Community Credit Union  
 Trustee: Trustee Services, Inc.  
 Amount: \$370,000.00  
 Recorded: September 29, 2020  
 Recording Information: Document No. [2020-014728](#)
14. The Company will require a Certification of Trust from the vestees named herein, providing information about the Patterson Family Trust dated December 13, 2022 and confirming the powers of the trustees and the continuing existence of the trust.
15. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

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

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

Tax Amount: \$2,967.38  
 Map No.: 37-07-01-00-001300  
 Property ID: [R325546](#)  
 Tax Code No.: 05  
 (Affects Parcel 1)

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

Tax Amount: \$94.92  
 Map No.: 37-07-01-00-001401  
 Property ID: R325548  
 Tax Code No.: 05

(Affects Parcel 2)

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!**  
**JESSICA KEITH**  
TITLE OFFICER  
jjkeith@firstam.com

**Recording Information**

For county recording requirements and fees visit

[https://www.josephinecounty.gov/government/county\\_clerk\\_\\_recorder/recording/index.php](https://www.josephinecounty.gov/government/county_clerk__recorder/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: Alex Larson, John L. Scott Real Estate  
871 Medford Center, Medford, OR 97504

**Exhibit "A"**

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

## Parcel 1:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon; running thence North along the East line of said Southwest Quarter of the Northwest Quarter to the Southerly right of way line of the Redwood Highway as the same is now established; thence Westerly along the Southerly right of way line of said Highway a distance of 325 feet; thence South and parallel with the East line of the Southwest Quarter of the Northwest Quarter to the South line of said Southwest Quarter of the Northwest Quarter; thence East to the Point of Beginning.

LESS AND EXCEPT that portion lying within Redwood Highway as set forth in [Volume 220, Page 198](#), Josephine County Deed Records.

## Parcel 2:

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon; thence West, along the North line thereof, to the Southwest corner of tract described in Volume 165, Page 267, Josephine County Deed Records; thence North, along the West line thereof, to the Southerly right of way line of relocated Redwood Highway; thence Westerly, along said right of way line, 100.0 feet; thence South to the Northerly line of a 100 foot strip conveyed to California and Oregon Coast Railroad described in Volume 25, Page 366, Josephine County Deed Records; thence Easterly, along said line, to the East line of said Northwest Quarter of the Southwest Quarter; thence North along said line, to the Point of Beginning.

Note: This legal description was created prior to January 1, 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.

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

Rev. 07-01-21



## Privacy Notice

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

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

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

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

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

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

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

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

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

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



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

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

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

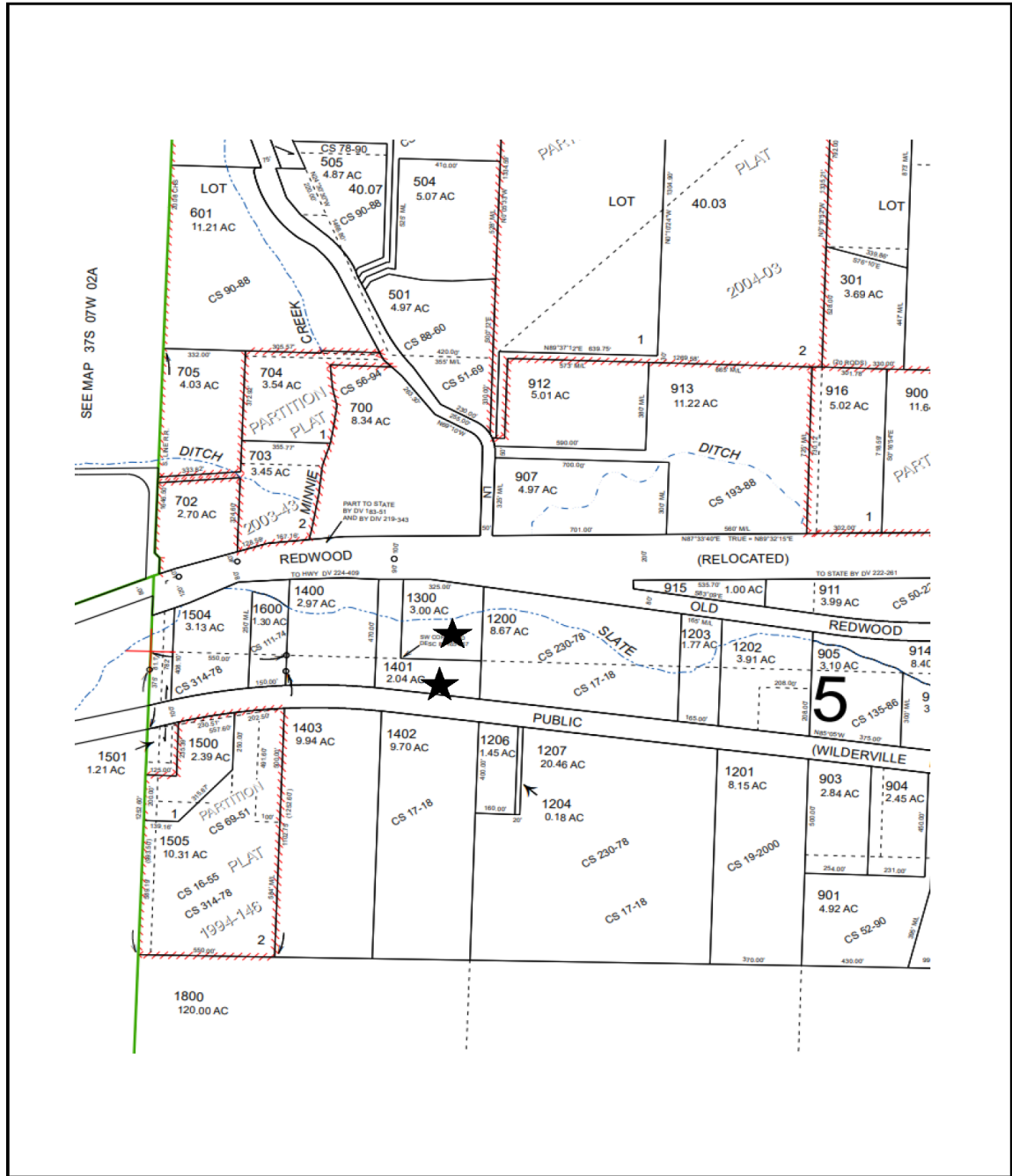
**YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.**

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

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



**FIRST AMERICAN TITLE**  
*Insurance Company of Oregon*



TOWNSHIP 37 RANGE 7 SECTION 0100

THIS SKETCH IS FOR LOCATION PURPOSES ONLY. NUMBERS ON SKETCH ARE COMPANY NUMBERS AND NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY FOR COUNTY RECORDS.

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property: R325546      Owner: PATTERSON FAMILY TRUST      Property Address: 8489 REDWOOD HWY, WILDERVILLE, OR 97543      2026 In Process Real Market Value: \$764,030

Property Page: Property Details ▼

## 2026 GENERAL INFORMATION

Property Status: A Active  
Property Type: Residential  
Legal Description: ACRES 3.00  
Alternate Account Number: -  
Neighborhood: 1300 Wilderville  
Map Number: 37-07-01-00-001300-00  
Property Use: 401-HBU Tract; Zone Res; Improved  
Levy Code Area: [05](#)  
Zoning: RR5

## RELATED PROPERTIES

Linked Properties: [P147126](#)

## 2026 OWNER INFORMATION

Owner Name: PATTERSON FAMILY TRUST  
Mailing Address: 8489 REDWOOD HWY  
WILDERVILLE, OR 97543

## EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
ALTEN	ALTERNATIVE ENERGY (307.175)	-

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

**TAX SUMMARY**

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$2,967.38	\$2,889.38	<a href="#">\$78.00</a>	\$2,967.38	\$0.00	-	\$0.00
<a href="#">2024</a>	\$2,872.16	\$2,805.91	<a href="#">\$66.25</a>	\$2,872.16	\$0.00	-	\$0.00
<a href="#">2023</a>	\$2,419.10	\$2,352.85	<a href="#">\$66.25</a>	\$2,419.10	\$0.00	-	\$0.00
<a href="#">2022</a>	\$2,360.83	\$2,294.58	<a href="#">\$66.25</a>	\$2,360.83	\$0.00	-	\$0.00
<a href="#">2021</a>	\$2,281.27	\$2,215.02	<a href="#">\$66.25</a>	\$2,281.27	\$0.00	-	\$0.00
2020	\$2,379.26	\$2,313.01	<a href="#">\$66.25</a>	\$2,379.26	\$0.00	-	\$0.00
2019	\$2,284.06	\$2,217.81	<a href="#">\$66.25</a>	\$2,284.06	\$0.00	-	\$0.00
2018	\$2,246.25	\$2,180.00	<a href="#">\$66.25</a>	\$2,246.25	\$0.00	-	\$0.00
2017	\$2,245.87	\$2,179.62	<a href="#">\$66.25</a>	\$2,245.87	\$0.00	-	\$0.00
2016	\$1,902.45	\$1,836.20	<a href="#">\$66.25</a>	\$1,902.45	\$0.00	-	\$0.00
2015	\$1,836.37	\$1,770.12	<a href="#">\$66.25</a>	\$1,836.37	\$0.00	-	\$0.00
2014	\$1,789.82	\$1,723.57	<a href="#">\$66.25</a>	\$1,789.82	\$0.00	-	\$0.00
2013	\$1,720.61	\$0.00	\$0	\$1,720.61	\$0.00	-	\$0.00
2012	\$1,675.15	\$0.00	\$0	\$1,675.15	\$0.00	-	\$0.00
2011	\$1,617.52	\$0.00	\$0	\$1,617.52	\$0.00	-	\$0.00
2010	\$1,585.38	\$0.00	\$0	\$1,585.38	\$0.00	-	\$0.00
2009	\$1,540.90	\$0.00	\$0	\$1,540.90	\$0.00	-	\$0.00
2008	\$1,529.99	\$0.00	\$0	\$1,529.99	\$0.00	-	\$0.00
2007	\$1,459.64	\$0.00	\$0	\$1,459.64	\$0.00	-	\$0.00
2006	\$1,427.88	\$0.00	\$0	\$1,427.88	\$0.00	-	\$0.00
2005	\$1,397.59	\$0.00	\$0	\$1,397.59	\$0.00	-	\$0.00
2004	\$1,376.65	\$0.00	\$0	\$1,376.65	\$0.00	-	\$0.00
2003	\$1,358.17	\$0.00	\$0	\$1,358.17	\$0.00	-	\$0.00
2002	\$1,322.54	\$0.00	\$0	\$1,322.54	\$0.00	-	\$0.00
2001	\$1,293.25	\$0.00	\$0	\$1,293.25	\$0.00	-	\$0.00
2000	\$1,183.03	\$0.00	\$0	\$1,183.03	\$0.00	-	\$0.00
1999	\$1,121.96	\$0.00	\$0	\$1,121.96	\$0.00	-	\$0.00
1998	\$1,003.25	\$0.00	\$0	\$1,003.25	\$0.00	-	\$0.00
1997	\$976.87	\$0.00	\$0	\$976.87	\$0.00	-	\$0.00
1996	\$1,147.51	\$0.00	\$0	\$1,147.51	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	<a href="#">JOCO-228546</a>	11-12-2025	\$2,878.36
2024	<a href="#">JOCO-176400</a>	11-13-2024	\$2,785.99
2023	<a href="#">JOCO-126285</a>	11-9-2023	\$2,346.53
2022	<a href="#">JOCO-77452</a>	11-9-2022	\$2,290.00
2021	<a href="#">JOCO-18131</a>	11-8-2021	\$2,212.83
2020	<a href="#">1231914</a>	11-13-2020	\$2,307.88
2019	<a href="#">1182029</a>	11-14-2019	\$2,215.54
2018	<a href="#">1124667</a>	11-28-2018	(\$73.35)
2018	<a href="#">1124667</a>	11-8-2018	\$2,252.21
2017	<a href="#">1093463</a>	11-28-2017	\$2,178.49
2016	<a href="#">1017034</a>	10-26-2016	\$1,845.38
2015	<a href="#">991170</a>	11-12-2015	\$1,781.28
2014	<a href="#">942489</a>	11-13-2014	\$1,736.13
2013	<a href="#">877859</a>	11-1-2013	\$1,668.99
2012	<a href="#">843396</a>	11-13-2012	\$1,624.90
2011	<a href="#">774126</a>	11-3-2011	\$1,568.99
2010	<a href="#">733438</a>	11-10-2010	\$1,537.82
2009	<a href="#">678999</a>	11-12-2009	\$1,494.67
2008	<a href="#">630280</a>	11-13-2008	\$1,484.09
2007	<a href="#">558949</a>	10-23-2007	\$1,415.85
2006	<a href="#">510098</a>	10-30-2006	\$1,385.04
2005	<a href="#">465487</a>	11-4-2005	\$1,355.66
2004	<a href="#">421565</a>	11-9-2004	\$1,335.35
2003	<a href="#">361746</a>	11-4-2003	\$1,317.42
2002	<a href="#">336175</a>	11-19-2002	\$1,282.86
2001	<a href="#">263319</a>	11-9-2001	\$1,254.45
2000	<a href="#">217481</a>	11-14-2000	\$1,147.54
1999	<a href="#">176065</a>	11-19-1999	\$1,088.30
1998	<a href="#">113535</a>	11-12-1998	\$973.15
1997	<a href="#">58024</a>	12-8-1997	\$947.56
1996	<a href="#">42776</a>	1-1-1938	\$1,147.51

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R325546	PATTERSON FAMILY TRUST	8489 REDWOOD HWY, WILDERVILLE, OR 97543	\$742,020

**Property Page:** Property Details ▼

## 2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 3.00
Alternate Account Number	-
Neighborhood	1300 Wilderville
Map Number	37-07-01-00-001300-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<a href="#">05</a>
Zoning	RR5

## RELATED PROPERTIES

Linked Properties [P147126](#)

## 2026 OWNER INFORMATION

Owner Name	PATTERSON FAMILY TRUST
Mailing Address	8489 REDWOOD HWY WILDERVILLE, OR 97543

## EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
ALTEN	ALTERNATIVE ENERGY (307.175)	-

TOTAL TAXES DUE	
<b>Current Year Due</b>	\$0.00
<b>Past Years Due</b>	\$0.00
<hr/>	
<b>Total Due</b>	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

**TAX SUMMARY**

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$2,967.38	\$2,889.38	<a href="#">\$78.00</a>	\$2,967.38	\$0.00	-	\$0.00
<a href="#">2024</a>	\$2,872.16	\$2,805.91	<a href="#">\$66.25</a>	\$2,872.16	\$0.00	-	\$0.00
<a href="#">2023</a>	\$2,419.10	\$2,352.85	<a href="#">\$66.25</a>	\$2,419.10	\$0.00	-	\$0.00
<a href="#">2022</a>	\$2,360.83	\$2,294.58	<a href="#">\$66.25</a>	\$2,360.83	\$0.00	-	\$0.00
<a href="#">2021</a>	\$2,281.27	\$2,215.02	<a href="#">\$66.25</a>	\$2,281.27	\$0.00	-	\$0.00
2020	\$2,379.26	\$2,313.01	<a href="#">\$66.25</a>	\$2,379.26	\$0.00	-	\$0.00
2019	\$2,284.06	\$2,217.81	<a href="#">\$66.25</a>	\$2,284.06	\$0.00	-	\$0.00
2018	\$2,246.25	\$2,180.00	<a href="#">\$66.25</a>	\$2,246.25	\$0.00	-	\$0.00
2017	\$2,245.87	\$2,179.62	<a href="#">\$66.25</a>	\$2,245.87	\$0.00	-	\$0.00
2016	\$1,902.45	\$1,836.20	<a href="#">\$66.25</a>	\$1,902.45	\$0.00	-	\$0.00
2015	\$1,836.37	\$1,770.12	<a href="#">\$66.25</a>	\$1,836.37	\$0.00	-	\$0.00
2014	\$1,789.82	\$1,723.57	<a href="#">\$66.25</a>	\$1,789.82	\$0.00	-	\$0.00
2013	\$1,720.61	\$0.00	\$0	\$1,720.61	\$0.00	-	\$0.00
2012	\$1,675.15	\$0.00	\$0	\$1,675.15	\$0.00	-	\$0.00
2011	\$1,617.52	\$0.00	\$0	\$1,617.52	\$0.00	-	\$0.00
2010	\$1,585.38	\$0.00	\$0	\$1,585.38	\$0.00	-	\$0.00
2009	\$1,540.90	\$0.00	\$0	\$1,540.90	\$0.00	-	\$0.00
2008	\$1,529.99	\$0.00	\$0	\$1,529.99	\$0.00	-	\$0.00
2007	\$1,459.64	\$0.00	\$0	\$1,459.64	\$0.00	-	\$0.00
2006	\$1,427.88	\$0.00	\$0	\$1,427.88	\$0.00	-	\$0.00
2005	\$1,397.59	\$0.00	\$0	\$1,397.59	\$0.00	-	\$0.00
2004	\$1,376.65	\$0.00	\$0	\$1,376.65	\$0.00	-	\$0.00
2003	\$1,358.17	\$0.00	\$0	\$1,358.17	\$0.00	-	\$0.00
2002	\$1,322.54	\$0.00	\$0	\$1,322.54	\$0.00	-	\$0.00
2001	\$1,293.25	\$0.00	\$0	\$1,293.25	\$0.00	-	\$0.00
2000	\$1,183.03	\$0.00	\$0	\$1,183.03	\$0.00	-	\$0.00
1999	\$1,121.96	\$0.00	\$0	\$1,121.96	\$0.00	-	\$0.00
1998	\$1,003.25	\$0.00	\$0	\$1,003.25	\$0.00	-	\$0.00
1997	\$976.87	\$0.00	\$0	\$976.87	\$0.00	-	\$0.00
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2011	<a href="#">774126</a>	11-3-2011	\$1,568.99
2010	<a href="#">733438</a>	11-10-2010	\$1,537.82
2009	<a href="#">678999</a>	11-12-2009	\$1,494.67
2008	<a href="#">630280</a>	11-13-2008	\$1,484.09
2007	<a href="#">558949</a>	10-23-2007	\$1,415.85
2006	<a href="#">510098</a>	10-30-2006	\$1,385.04
2005	<a href="#">465487</a>	11-4-2005	\$1,355.66
2004	<a href="#">421565</a>	11-9-2004	\$1,335.35
2003	<a href="#">361746</a>	11-4-2003	\$1,317.42
2002	<a href="#">336175</a>	11-19-2002	\$1,282.86
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2000	<a href="#">217481</a>	11-14-2000	\$1,147.54
1999	<a href="#">176065</a>	11-19-1999	\$1,088.30
1998	<a href="#">113535</a>	11-12-1998	\$973.15
1997	<a href="#">58024</a>	12-8-1997	\$947.56
1996	<a href="#">42776</a>	1-1-1938	\$1,147.51

**UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Thomas A. Patterson, Trustee  
Margaret M. Patterson, Trustee  
8489 Redwood Highway  
Wilderville, OR 97543

**AFTER RECORDING, RETURN TO:**

Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

JOSEPHINE COUNTY OFFICIAL RECORDS	
RHIANNON HENKELS, COUNTY CLERK	<b>2022-014891</b>
DED-WRD	12/13/2022 11:19 AM
Cnt=1 Pgs=2 Stn=5 SSCHREIBER	\$96.00
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00	
I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.	

**WARRANTY DEED**

MARGARET MARY PATTERSON, and THOMAS A. PATTERSON, Grantors, convey and warrant to THOMAS A. PATTERSON, and MARGARET M. PATTERSON, Trustees of the PATTERSON FAMILY TRUST dated December 13, 2022, Grantee, the real property located in Josephine County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

DATED this 13th day of December, 2022.

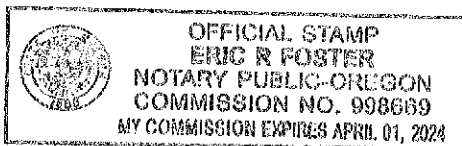
  
MARGARET MARY PATTERSON

  
THOMAS A. PATTERSON

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson    )

On this 13th day of December, 2022, personally appeared the above-named MARGARET MARY PATTERSON, and THOMAS A. PATTERSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



  
Notary Public for Oregon

**EXHIBIT "A"**

Real property commonly known as 8489 Redwood Highway, Wilderville, Oregon more particularly described as follows:

**PARCEL 1:**

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon; running thence North along the East line of said Southwest Quarter of the Northwest Quarter to the Southerly right of way line of the Redwood Highway as the same is now established; thence Westerly along the Southerly right of way line of said highway a distance of 325 feet; thence South and parallel with the East line of the Southwest Quarter of the Northwest Quarter to the South line of said Southwest Quarter of the Northwest Quarter; thence East to the point of beginning.

LESS AND EXCEPT that portion lying within Redwood Highway as set forth in Volume 220, Page 198, Josephine County Deed Records.

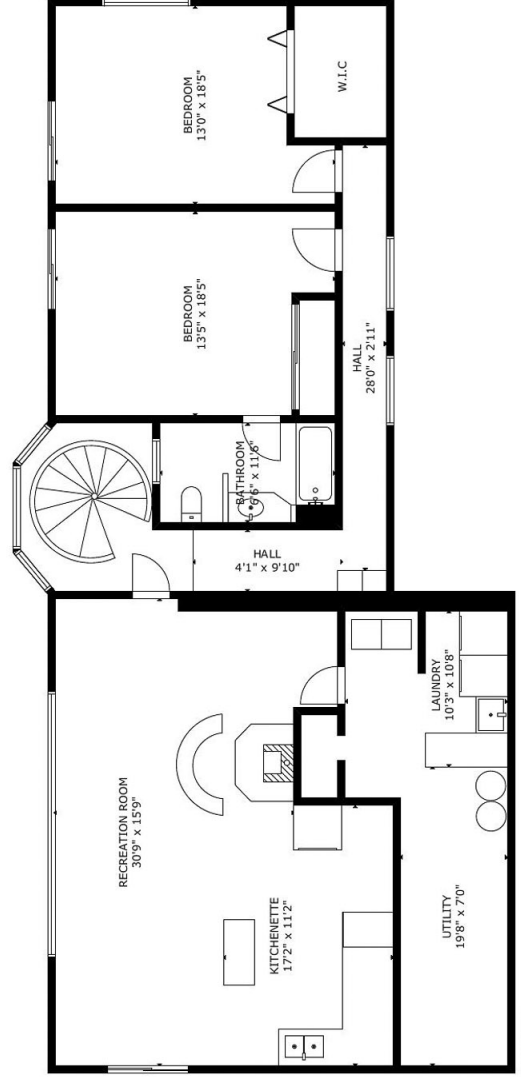
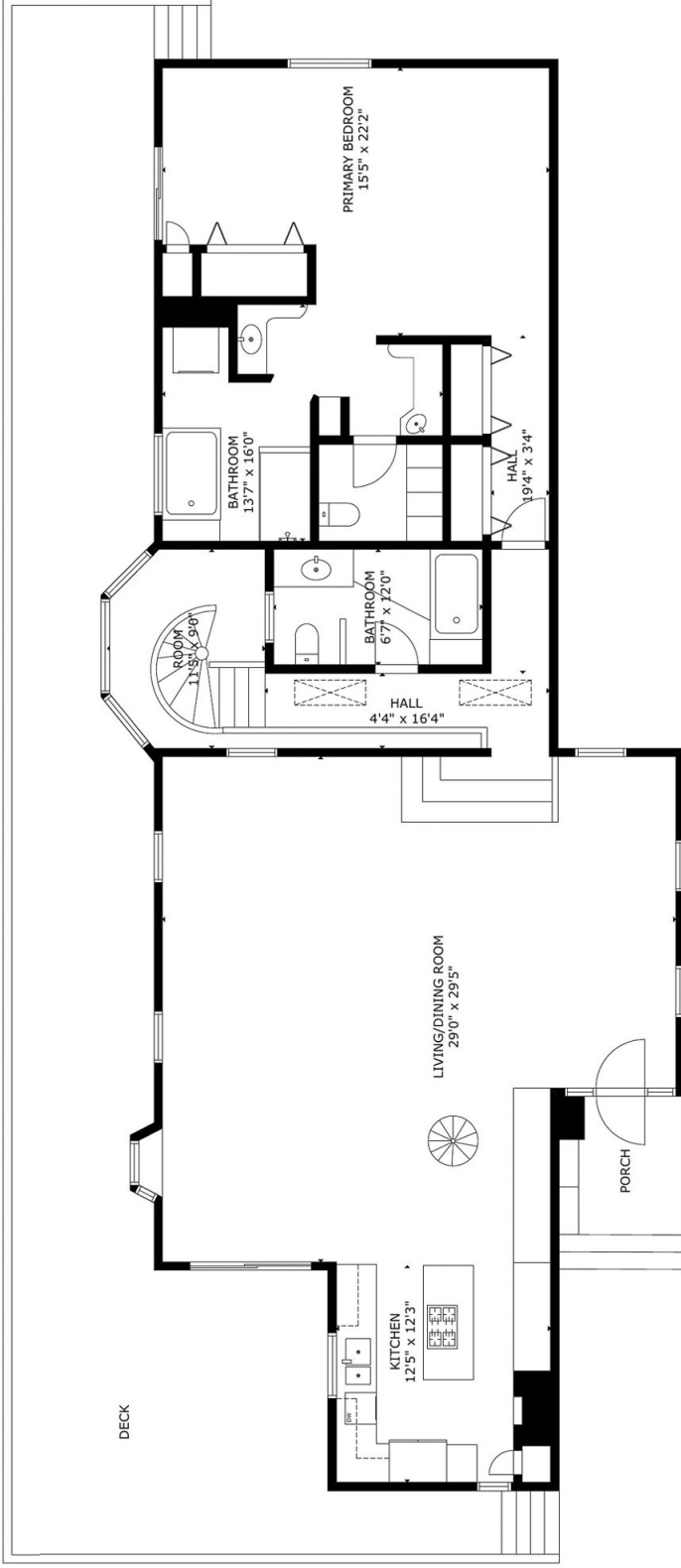
**PARCEL 2:**

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon; thence West, along the North line thereof, to the Southwest corner of tract described in Volume 165, Page 267, Josephine County Deed Records; thence North, along the West line thereof, to the Southerly right of way line of relocated Redwood Highway; thence Westerly, along said right of way line, 100.0 feet; thence South to the Northerly line of a 100 foot strip conveyed to California and Oregon Coast Railroad described in Volume 25, Page 366, Josephine County Deed Records; thence Easterly, along said line, to the East line of said Northwest Quarter of the Southwest Quarter; thence North along said line, to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

(APN: R325546 Map No: 37-07-01-00-001300-00)

# Floor Plans



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 3,620 sq.ft  
FLOOR 1: 1,777 sq.ft, FLOOR 2: 1,843 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Seller's Property Disclosures



# Home Inspection



**Prepared for Exclusive Use by:**

Margaret & Tom Patterson

**Address of Property:**

8489 Redwood Hwy  
Grants Pass OR 97543

**Date of Service:**

5/8/2026



**Company Providing Service:**

Kelley Skudstad  
OCHI: 2207

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

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## INSPECTION INFORMATION

**CLIENT:**

Margaret & Tom Patterson

**PROPERTY ADDRESS:**

8489 Redwood Hwy  
Grants Pass OR 97543

**INSPECTION DATE/TIME:**

5/8/2026 - 9:00 am

**INSPECTOR:**

Kelley Skudstad OCHI: 2207

**INSPECTION COMPANY:**

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

## INSPECTION DETAILS

**DESCRIPTION:**

Single Family

**AGE OF HOME:**

45 Years

**TYPE OF INSPECTION:**

Standard Home Inspection

**STATUS OF HOME:**

Occupied

**WEATHER:**

Partly Sunny

**ANCILLARY SERVICES:**

None

**PEOPLE PRESENT:**

Seller

**TEMPERATURE:**

65 F

## INTRODUCTION

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

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

## REPORT TERMINOLOGY

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

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

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

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

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

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

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

## NATURE OF THE FRANCHISE RELATIONSHIP

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

## GENERAL INSPECTION LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS**

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

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

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

## **ADDITIONAL COMMENTS**

**1. ROOFING**

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

**ROOF STYLE:**

*Steep Slope*

**DESIGN LIFE:**

*30 Years*

**SKYLIGHT(S):**

*Multiple Units*

**MATERIAL:**

*Composition Shingles*

**INSPECTION METHOD:**

*Walked On*

**SPECIAL LIMITATIONS:**

*Debris Cover  
Solar Panels*

**ESTIMATED AGE:**

*Over 25 Years*

**CHIMNEYS/VENTS:**

*Two Metal Chimneys*

**S F P NANI**

●				<b>1.0 ROOF COVERING</b> Roofing material is rated in fair condition based on age and wear. Several cracked or damaged shingles observed. Most notably near upper ridge of home. Additionally, excess moss and debris buildup observed. Recommend having roof checked and serviced or repaired as needed by a qualified roofing contractor.
●				<b>1.1 CHIMNEY</b>
●				<b>1.2 PLUMBING STACKS/VENT COVERS</b>
●				<b>1.3 SKYLIGHT(S)</b> Build up of silt/debris behind skylight. This condition will result in retaining moisture around the skylight and can contribute to leakage. Recommend regular maintenance to keep area clear for proper flow of water.
●				<b>1.4 RAIN GUTTERS</b>
●				<b>1.5 DOWNSPOUTS / ROOF DRAINS</b>
●				<b>1.6 FASCIA / SOFFITS</b>

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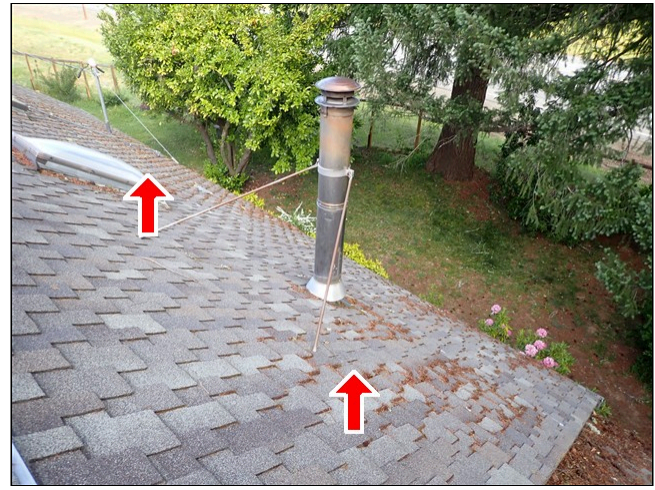
1.0 ROOF COVERING (Picture 1)



1.0 ROOF COVERING (Picture 2)



1.0 ROOF COVERING (Picture 3)



1.0 ROOF COVERING (Picture 4)



1.3 SKYLIGHT(S) (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**2. EXTERIOR ELEMENTS**

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

**SIDING:**

*Board and Batten  
Wood Timbers*

**PORCHES/DECKS:**

*Covered Porch w/ Tile Floor  
Front of House  
Wood & Steel Frame Deck w/ Wood Flooring  
Left Side of House*

**SPECIAL LIMITATIONS:**

*Vegetation Overgrowth*

**S F P NANI**

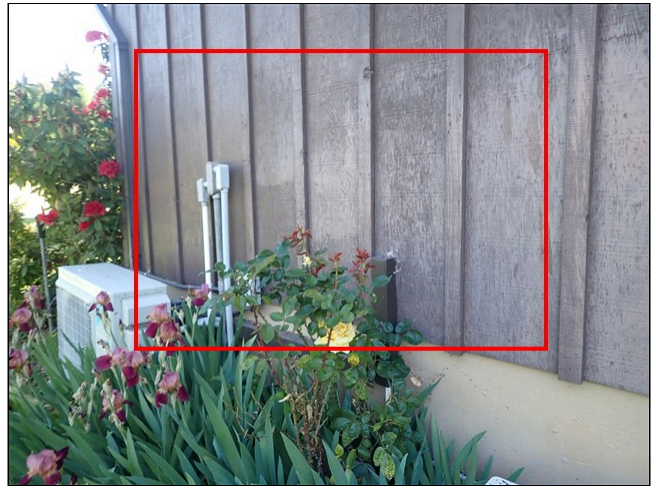
●				<p><b>2.0 SIDING</b></p> <p>Multiple materials observed around home. Timber siding is older and showing signs of age. Several areas of previous cracking and repair noted. Recommend monitoring for changing or worsening conditions. Additionally, exit holes from wood destroying insects observed. Treat and repair as needed. Paint around home is showing signs of age and is faded. Prep, prime and paint to ensure proper protection. Trim back all loose vegetation to preclude moisture absorption issues.</p>
●				<p><b>2.1 WINDOWS</b></p> <p>Window is cracked on lower level storage room. Recommend repair or replacement as needed by a qualified contractor.</p>
●				<p><b>2.2 ENTRY DOORS</b></p>
●				<p><b>2.3 PORCH</b></p> <p>Recommend adding graspable hand railings on front of house porch step areas to bring up to current safety standards.</p>
●				<p><b>2.4 DECK</b></p> <p>Deck structure is older and showing signs of age. Decking paint is worn and faded. Additionally, ledger board is missing flashing and lag bolts at connection to home. Recommend repairs where needed by a qualified contractor. Prep, prime and paint or stain to ensure proper protection.</p>
●				<p><b>2.5 ELECTRIC / GFCI</b></p> <p>Exterior electrical system is not GFCI protected. Additionally, several outlets are not outdoor rated. Recommend repair and upgrade as needed by a qualified electrician to bring up to current safety standards.</p>

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



2.0 SIDING (Picture 1)



2.0 SIDING (Picture 2)



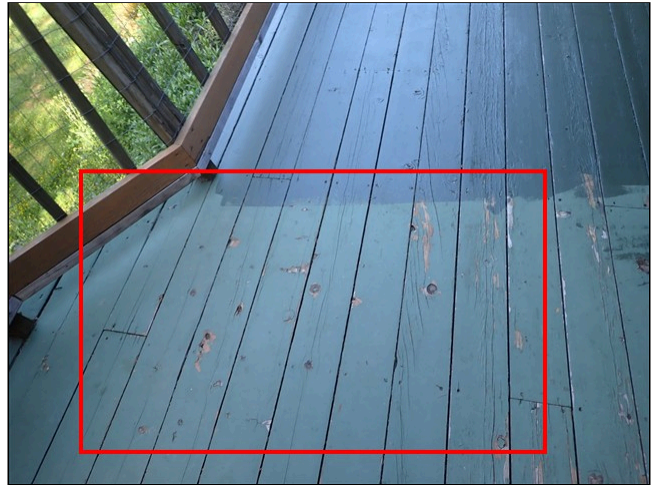
2.0 SIDING (Picture 3)



2.1 WINDOWS (Picture 1)



2.3 PORCH (Picture 1)



2.4 DECK (Picture 1)



2.4 DECK (Picture 2)



2.4 DECK (Picture 3)



2.5 ELECTRIC / GFCI (Picture 1)



2.5 ELECTRIC / GFCI (Picture 2)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**3. SITE ELEMENTS**

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

**PATIO:**

Type: Concrete  
Location: Rear of House

**WALKWAYS/DRIVEWAYS:**

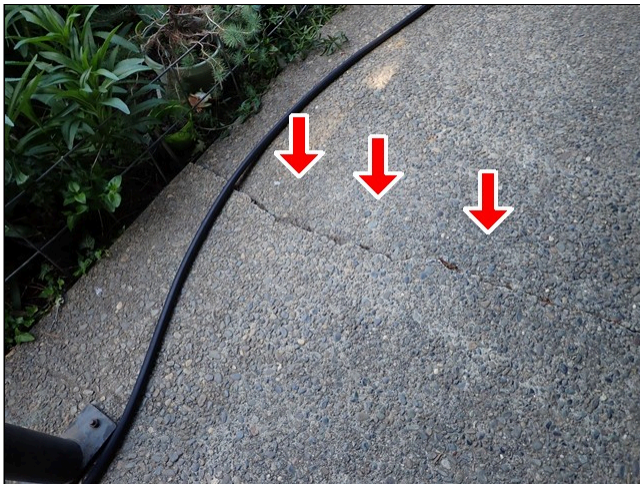
Walks: Concrete  
Driveway: Asphalt

**S F P NANI**

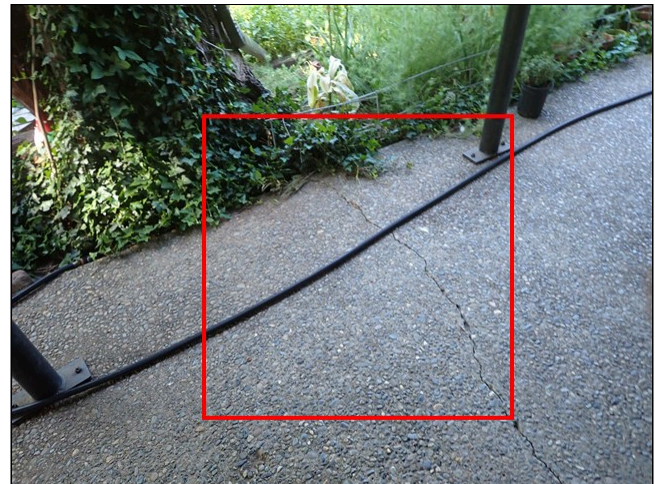
●	●	●	●	●	<p><b>3.0 PATIO(S)</b> Patio is cracked and shifted at multiple locations. Most likely due to tree roots in area. Recommend repairs where needed by a qualified contractor to preclude tripping hazards.</p>
●	●	●	●	●	<p><b>3.1 WALKWAYS</b> Cracking noted; recommend sealing cracks to prevent further deterioration.</p>
●	●	●	●	●	<p><b>3.2 DRIVEWAY</b></p>
●	●	●	●	●	<p><b>3.3 GROUND SLOPE AT FOUNDATION</b></p>
●	●	●	●	●	<p><b>3.4 SITE GRADING</b></p>

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3.0 PATIO(S) (Picture 1)



3.0 PATIO(S) (Picture 2)



3.1 WALKWAYS (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**4. ATTIC**

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**ATTIC:**

*Style: Multiple Areas*  
*Style: Finished Area(s)*  
*Entrance: Wall Hatch*  
*Entrance: Open Wall*  
*Insp. Method: Entered*  
*Insp. Method: From Entrance Area*

**ROOF CONSTRUCTION:**

*Framing: Wood Rafter*  
*Deck: Plywood*

**INSULATION:**

*Form: Indeterminate*

**VENTILATION PROVISIONS:**

*Location: No Provisions Observed/Conditioned Attic Design*

**SPECIAL LIMITATIONS:**

*Coverd Framing*

**S F P NANI**

●					<b>4.0 ROOF FRAMING</b>
●					<b>4.1 ROOF DECK / SHEATHING</b>
			●		<b>4.2 VENTILATION PROVISIONS</b>
			●		<b>4.3 INSULATION</b>

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**5. INTERIOR ELEMENTS**

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

**PREDOMINANT WALLS & CEILINGS:**  
Wood Timbers  
Wood Frame w/ Paneling and Drywall

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

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

**FIREPLACES/STOVES:**  
Wood-burning Stove  
Gas Stove  
In Dining Room  
In Basement

**DETECTORS:**  
Location: Hallway/Sleeping Area  
Type: Smoke/Fire Detection

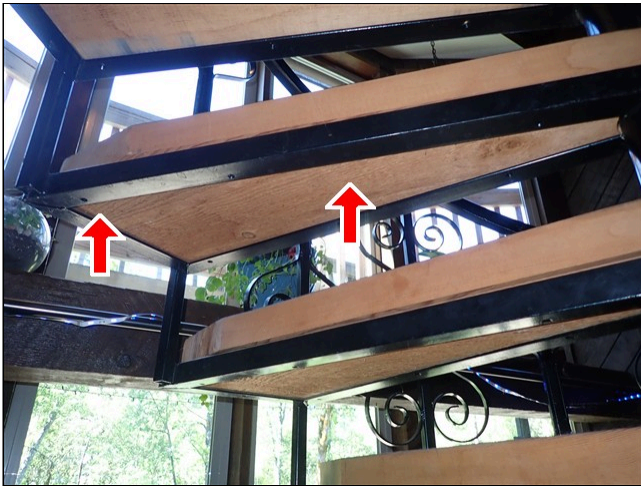
**SPECIAL LIMITATIONS:**  
Furnishings/Belongings/Storage

**S F P NANI**

●					<b>5.0 CEILINGS</b>
●					<b>5.1 WALLS</b>
●					<b>5.2 FLOORS</b>
	●				<b>5.3 STAIRS</b> Wood treads at center stairs are loosely secured. Recommend repair as needed by a qualified contractor.
●					<b>5.4 WINDOWS</b> Evidence of the failure of the seal on insulated windows at front basement area of home. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.
●					<b>5.5 ROOM DOORS</b>
	●				<b>5.6 SLIDER</b> Screen door into dining room area of home is damaged. Recommend repair or replacement as needed by a qualified contractor.
	●				<b>5.7 DETECTORS</b> No or limited carbon monoxide detectors noted in home. Recommend adding on all levels in hallways and sleeping areas to bring home up to current safety standards.
			●		<b>5.8 FIREPLACE</b> Wood burning stoves and inserts are not part of a standard home inspection due to specific installation requirements based on each manufacture. See supplemental comments for recommendations.
			●		<b>5.9 FIREPLACE (BASEMENT)</b> Gas fireplace in basement area of home was not operational at time of inspection. Remote temperature setting would not adjust. Recommend repair as needed by a qualified contractor.

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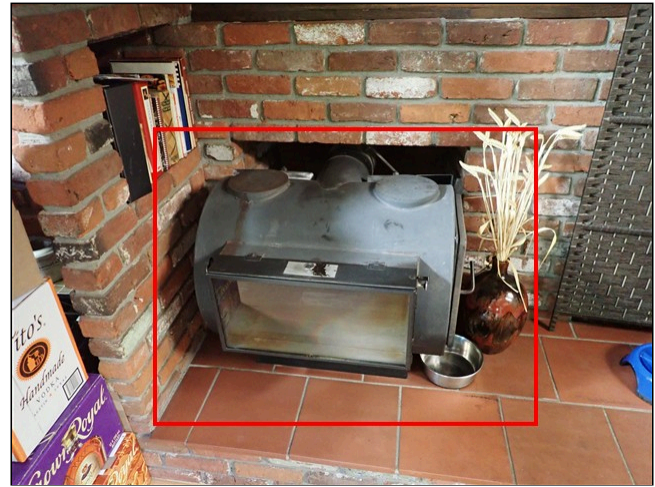
5.3 STAIRS (Picture 1)



5.4 WINDOWS (Picture 1)



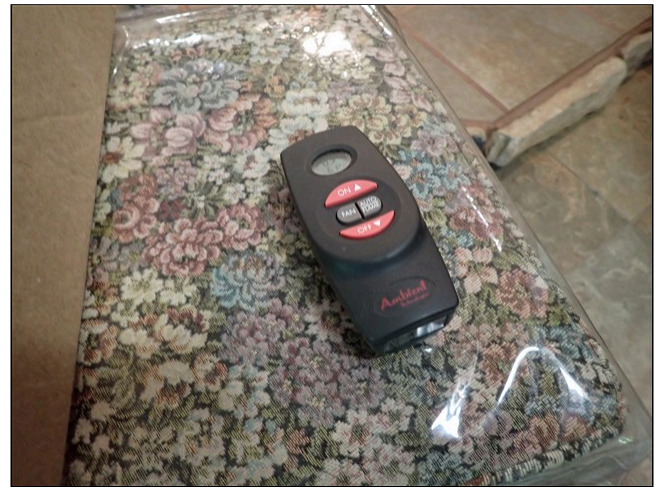
5.6 SLIDER (Picture 1)



5.8 FIREPLACE (Picture 1)



5.9 FIREPLACE (BASEMENT) (Picture 1)



5.9 FIREPLACE (BASEMENT) (Picture 2)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Systems** - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

**6. KITCHEN**

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

**COOKTOP:**

Gas Cooktop  
Est. Age: 25+ years

**GARBAGE DISPOSAL:**

Est. Age: 10 to 15 Years

**WALL OVEN:**

Electric Oven  
Est. Age: 30+ years

**VENTILATOR:**

None - Window only

**DISHWASHER:**

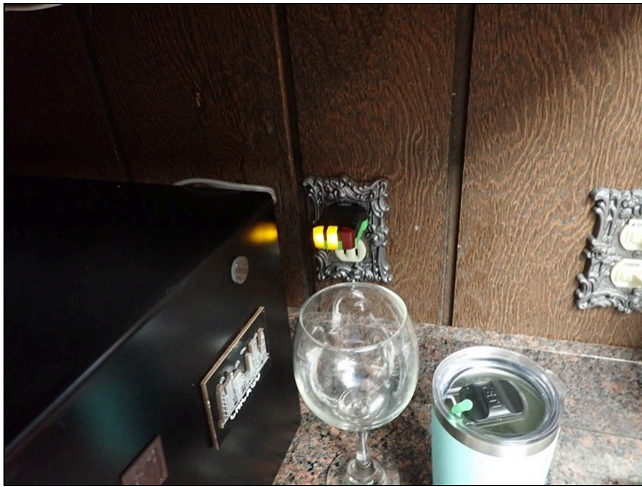
Est. Age: 4 to 5 years

**S F P NANI**

●					<b>6.0 PLUMBING / SINK</b>
●					<b>6.1 FLOOR</b>
●					<b>6.2 WALLS / CEILING</b>
●					<b>6.3 ELECTRIC / GFCI</b> Kitchen outlets are not GFCI protected. Recommend consulting with qualified electrician for proper placement of GFCI outlets as a safety upgrade.
●					<b>6.4 COOKTOP</b> Cooktop operated satisfactorily, but is beyond its normal design life. Anticipate the need for maintenance/repairs as unit continues to age.
●					<b>6.5 OVEN</b> Oven operated satisfactorily, but is beyond its design life. Anticipate need for servicing.
●					<b>6.6 DISHWASHER</b>
●					<b>6.7 DISPOSAL</b> Disposal functioned satisfactorily at time of inspection. However, these are a high maintenance item and unit is near the end of its design life.
			●		<b>6.8 VENTILATOR</b>
●					<b>6.9 CABINETS</b> Functional with some cosmetic damage consistent with age. Refinish as desired.
●					<b>6.10 COUNTERTOP</b>

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

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



6.3 ELECTRIC / GFCI (Picture 1)



6.4 COOKTOP (Picture 1)



6.5 OVEN (Picture 1)



6.9 CABINETRY (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**7(A) . BATHROOM 1**

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

**DESCRIPTION:**  
Full Bath

**LOCATION:**  
Master Bedroom

**VENTILATOR(S):**  
Exhaust Fan

**S F P NANI**

●					<b>7.0.A BATHTUB</b>
	●				<b>7.1.A SINK(S)</b> Moderate sink surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary.
●					<b>7.2.A TOILET</b>
	●				<b>7.3.A STALL SHOWER</b> Shower head leaks/sprays at connection to plumbing neck. A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.
●					<b>7.4.A SURROUND / ENCLOSURE</b>
●					<b>7.5.A FLOOR(ING)</b>
●					<b>7.6.A WALLS / CEILING</b>
●					<b>7.7.A VENTILATOR</b>
●					<b>7.8.A ELECTRIC / GFCI</b>

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

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



7.1.A SINK(S) (Picture 1)



7.3.A STALL SHOWER (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other

concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**7(B) . BATHROOM 2**

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

**DESCRIPTION:**  
Full Bath

**LOCATION:**  
Hallway  
Upper Level

**VENTILATOR(S):**  
Combo Light/Exhaust Fan

**S F P NANI**

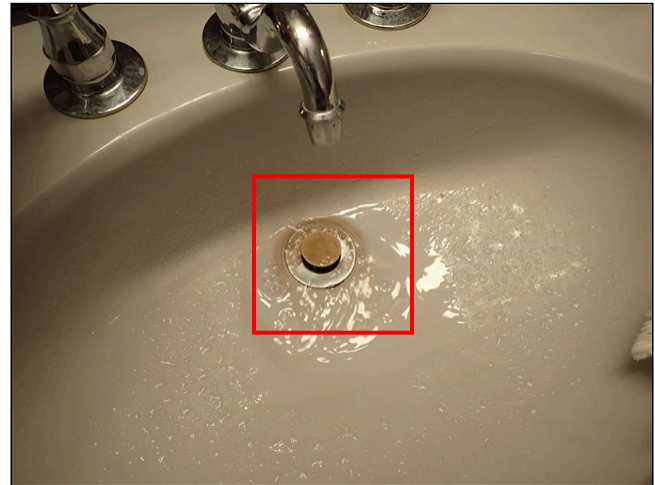
●				<b>7.0.B BATHTUB</b> Drain stopper linkage appears to be seized and was difficult to operate. Recommend repair or adjustment as needed by qualified plumbing contractor.
●				<b>7.1.B SINK(S)</b> Moderate sink surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary.
●				<b>7.2.B TOILET</b> Toilet is loose at the floor; check for leakage/damage and secure as required.
●				<b>7.3.B FLOOR(ING)</b>
●				<b>7.4.B WALLS / CEILING</b>
●				<b>7.5.B VENTILATOR</b>
●				<b>7.6.B ELECTRIC / GFCI</b>

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

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



7.0.B BATHTUB (Picture 1)



7.1.B SINK(S) (Picture 1)



7.2.B TOILET (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**7(C) . BATHROOM 3**

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

**DESCRIPTION:**  
Full Bath

**LOCATION:**  
Basement

**VENTILATOR(S):**  
Combo Light/Exhaust Fan

**S F P NANI**

●					<b>7.0.C BATHTUB</b>
●					<b>7.1.C SINK(S)</b>
●					<b>7.2.C TOILET</b>
●					<b>7.3.C FLOOR(ING)</b>
●					<b>7.4.C WALLS / CEILING</b>
●					<b>7.5.C VENTILATOR</b>
	●				<b>7.6.C ELECTRIC / GFCI</b> GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All related circuitry should be inspected by a qualified electrician.

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

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



7.6.C ELECTRIC / GFCI (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**8. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

**CONSTRUCTION TYPE:**

*Basement*

**BASEMENT AREA(S):**

*Location: Full House  
Style: Finished Area(s)  
Style: Unfinished  
with Exterior Entryway*

**FOUNDATION WALLS/PIERS:**

*Indeterminated - Foundation Not Visible*

**FLOOR STRUCTURE:**

*Floor Framing: Wood Joists  
Beam Support: Stud-Wall on Concrete Footing*

**INSULATION/VAPOR RETARDERS:**

*Not Determinable - Finished Walls*

**SPECIAL LIMITATIONS:**

*Finish Materials*

**S F P NANI**

					<p>● <b>8.0 FOUNDATION/ FRAMING</b> Due to the design of slab construction, very little is readily visible, and therefore rated not inspected.</p>
					<p>● <b>8.1 PIERS / POST</b> Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.</p>
					<p>● <b>8.2 FLOOR FRAMING</b> Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.</p>
					<p>● <b>8.3 MAIN BEAM(S)</b> Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.</p>

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

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

**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

**9. FOUNDATION AREA WATER PENETRATION**

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

**AREAS AT GRADE/SUBGRADE:**  
*Basement*

**SUMP PUMP(S):**  
*Not Observed*

**SPECIAL LIMITATIONS:**  
*Finish Materials*

**S F P NANI**

●					<b>9.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS</b>
●					<b>9.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION</b>
		●			<b>9.2 SUMP PUMP</b>

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

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

**NOTE:** Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Considerations** - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

**10. ELECTRIC SYSTEM**

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

**HOUSE SERVICE:**

*Service Line: Overhead  
Est. Service Capacity: 120/240 Volts; 200 Amps  
Type Service Feeder: Aluminum  
Est. Feeder Capacity: 200 Amps*

**DISTRIBUTION PANEL:**

*Type: Circuit Breaker Panel  
Est. Capacity: 200 Amps  
Main Disconnect: 200 Amps  
Location: Basement*

**PANEL CIRCUITS:**

*120 Volt Circuits: Copper Wire  
240 Volt Circuits: Copper & Aluminum*

**SUBPANEL 1:**

*Type: Circuit Breaker Panel  
Est. Capacity: 125 Amps  
Disconnect: No Panel Disconnect  
Location: Basement*

**SUBPANEL 2:**

*Type: Circuit Breaker Panel  
Est. Capacity: 125 Amps  
Disconnect: No Panel Disconnect  
Location: Basement*

**SUBPANEL 3:**

*Type: Circuit Breaker Panel  
Est. Capacity: 125 Amps  
Disconnect: No Panel Disconnect  
Location: Exterior*

**CIRCUIT-INTERRUPTERS:**

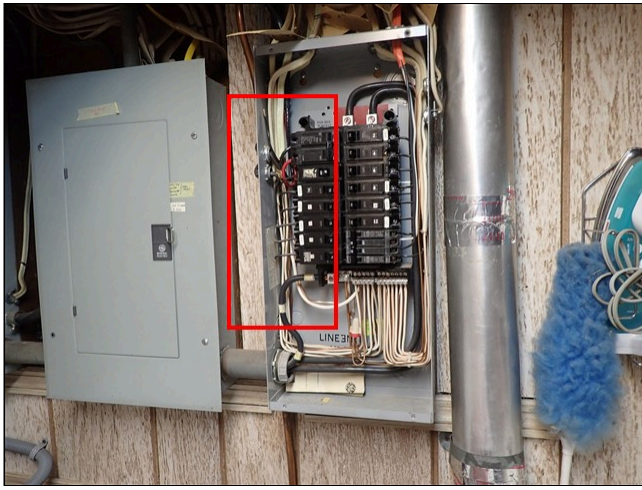
*GFCI: At Receptacles*

**S F P NANI**

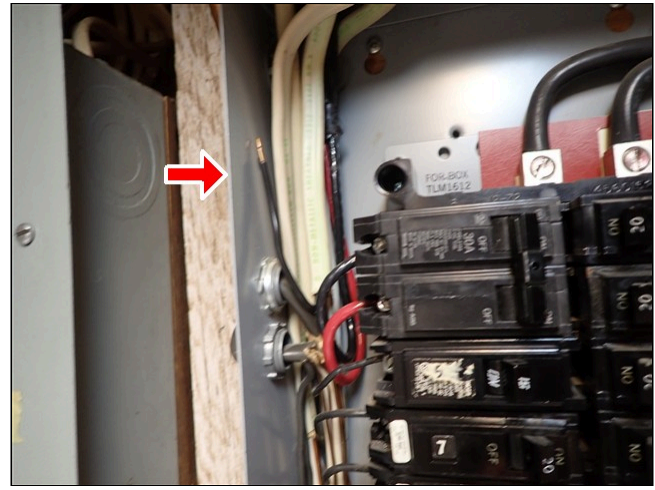
●					<b>10.0 SERVICE PANEL / ENTRANCE LINE</b>
●					<b>10.1 DISTRIBUTION PANEL</b>
●					<b>10.2 MAIN DISCONNECT</b>
●					<b>10.3 SUBPANEL 1</b>
●					<b>10.4 SUBPANEL 2</b>
●					<b>10.5 SUBPANEL 3</b> Unused wire in panel should be removed or terminated to prevent from inadvertently becoming energized. Recommend qualified electrician repair.
●					<b>10.6 SERVICE GROUNDING PROVISIONS</b>
●					<b>10.7 DEVICES</b>
●					<b>10.8 WIRING / CONDUCTORS</b>

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

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



10.5 SUBPANEL 3 (Picture 1)



10.5 SUBPANEL 3 (Picture 2)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**11. HEAT PUMPS**

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

**HEAT PUMP 1 (LOWER):**

Type: Electric Mini-Split  
Brand: Daikin  
Est. Age: 5 to 7 Years  
Design Life: 15-20 Years  
Distribution: Individual Room Supplies  
Location: Basement  
Location: Outside

**HEAT PUMP 1 (UPPER):**

Type: Electric Mini-Split  
Brand: Daikin  
Est. Age: 6 to 8 Years  
Design Life: 15-20 Years  
Distribution: Individual Room Supply  
Location: Outside  
Location: Upper Level

**S F P NANI**

●					<b>11.0 HEAT PUMP(S)</b>
●					<b>11.1 OUTDOOR UNIT(S)</b>
●					<b>11.2 AIR HANDLER(S)</b>
●					<b>11.3 CONDENSATE PROVISIONS</b>

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

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**12. PLUMBING SYSTEM**

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

**WATER SUPPLY PIPING:**

Copper  
Galvanized

**DRAIN/WASTE LINES:**

Plastic (ABS)

**LOCATION OF SHUT-OFFS:**

Water: At Well Tank

**SPECIAL LIMITATIONS:**

Concealed Piping

**S F P NANI**

●				<b>12.0 WATER SUPPLY PIPING</b> Mix of older galvanized and newer copper piping. Mix materials can cause corrosion at junctions. Anticipate need for repairs in the future.
●				<b>12.1 WATER FLOW AT FIXTURES</b>
●				<b>12.2 DRAIN / WASTE PIPING</b>
●				<b>12.3 FIXTURE DRAINAGE</b> Suspect gurgling noise observed at basement sink when upper kitchen area appliances and sinks were draining. Recommend further evaluation and repair as needed by a qualified plumbing contractor.
●				<b>12.4 EXTERIOR FAUCET(S)</b>

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

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



12.0 WATER SUPPLY PIPING (Picture 1)



12.3 FIXTURE DRAINAGE (Picture 1)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ejector/Waste Pumps** - These pumps (ejectors) are typically required when waste lines are below the main sewer lines. Pump chambers should be kept sealed. Usually these pumps will not be visible for inspection. Regular service is required. Confirm operation prior to closing. Exterior/sealed chamber pumps are not checked.

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

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

**13. HOT WATER SUPPLY**

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**HOT WATER SUPPLY 1:**

Type: Direct-heated Tank  
Brand: Rheem  
Fuel: Electric  
Est. 50 Gal.  
Est. Age: 10+ Years  
Design Life: 10-15 Years  
Location: Basement

**HOT WATER SUPPLY 2:**

Type: Direct-heated Tank  
Brand: Rheem  
Fuel: Electric  
Est. 50 Gal.  
Est. Age: 10+ Years  
Design Life: 10-15 Years  
Location: Basement

**S F P NANI**

●		<b>13.0 WATER HEATER 1</b> Restraining straps are generally required on all water heaters. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements.
●		<b>13.1 SAFETY VALVE PROVISIONS</b> Only metal or high temperature plastic piping should be connected to the TPRV safety valve. The installed plastic pipe does not appear to be rated for high temperature applications. Recommend further inspection and repair by qualified plumber.
●		<b>13.2 WATER HEATER 2</b> Corrosion noted around anode on top of tank. Recommend having tank checked and repaired as needed by a qualified contractor. Additionally, restraining straps are generally required on all water heaters. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements.
●		<b>13.3 SAFETY VALVE PROVISIONS</b> Only metal or high temperature plastic piping should be connected to the TPRV safety valve. The installed plastic pipe does not appear to be rated for high temperature applications. Recommend further inspection and repair by qualified plumber.

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

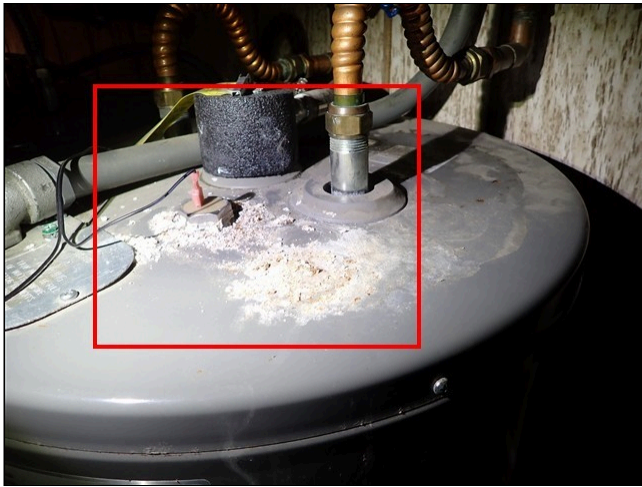
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



13.0 WATER HEATER 1 (Picture 1)



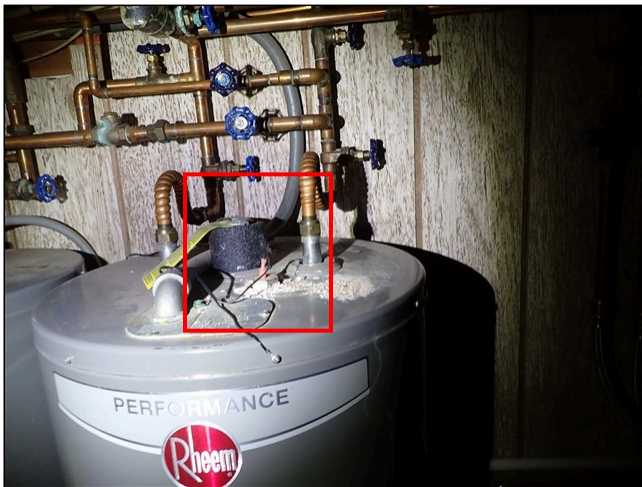
13.1 SAFETY VALVE PROVISIONS (Picture 1)



13.2 WATER HEATER 2 (Picture 1)



13.2 WATER HEATER 2 (Picture 2)



13.3 SAFETY VALVE PROVISIONS (Picture 1)

**NOTE:** Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

## SUMMARY OF INSPECTOR COMMENTS

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

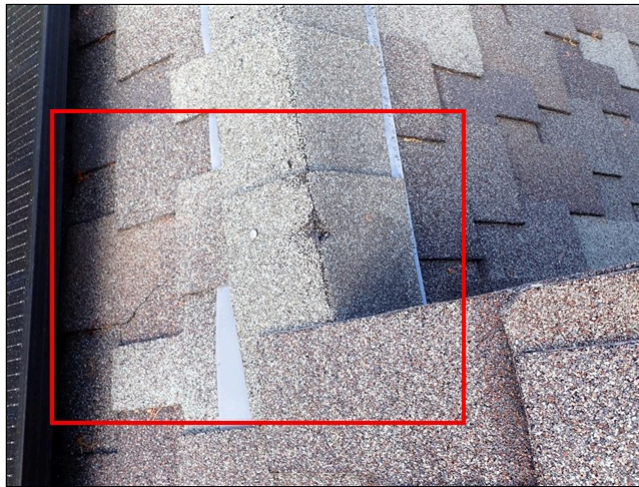
**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### 1.0 ROOF COVERING

##### Fair

Roofing material is rated in fair condition based on age and wear. Several cracked or damaged shingles observed. Most notably near upper ridge of home. Additionally, excess moss and debris buildup observed. Recommend having roof checked and serviced or repaired as needed by a qualified roofing contractor.



1.0 (Picture 1)



1.0 (Picture 2)



1.0 (Picture 3)



1.0 (Picture 4)

### 1.3 SKYLIGHT(S)

**Fair**

Build up of silt/debris behind skylight. This condition will result in retaining moisture around the skylight and can contribute to leakage. Recommend regular maintenance to keep area clear for proper flow of water.



1.3 (Picture 1)

## 2. EXTERIOR ELEMENTS

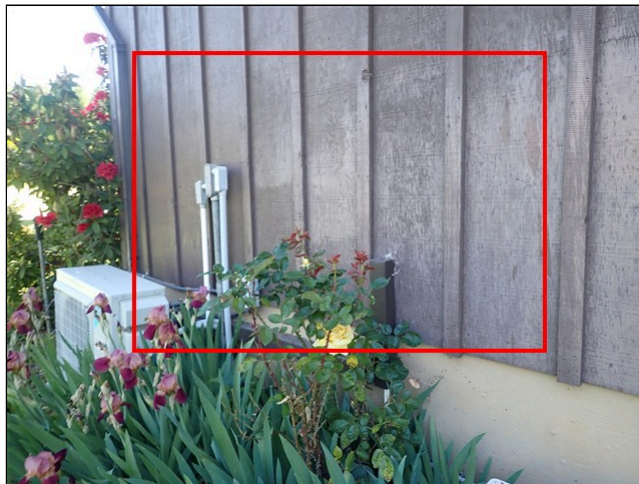
### 2.0 SIDING

#### Fair

Multiple materials observed around home. Timber siding is older and showing signs of age. Several areas of previous cracking and repair noted. Recommend monitoring for changing or worsening conditions. Additionally, exit holes from wood destroying insects observed. Treat and repair as needed. Paint around home is showing signs of age and is faded. Prep, prime and paint to ensure proper protection. Trim back all loose vegetation to preclude moisture absorption issues.



2.0 (Picture 1)



2.0 (Picture 2)



2.0 (Picture 3)

## 2.1 WINDOWS

### Fair

Window is cracked on lower level storage room. Recommend repair or replacement as needed by a qualified contractor.



2.1 (Picture 1)

## 2.3 PORCH

### Fair

Recommend adding graspable hand railings on front of house porch step areas to bring up to current safety standards.



2.3 (Picture 1)

## 2.4 DECK

### Fair

Deck structure is older and showing signs of age. Decking paint is worn and faded. Additionally, ledger board is missing flashing and lag bolts at connection to home. Recommend repairs where needed by a qualified contractor. Prep, prime and paint or stain to ensure proper protection.



2.4 (Picture 1)



2.4 (Picture 2)



2.4 (Picture 3)

## 2.5 ELECTRIC / GFCI

### Fair

Exterior electrical system is not GFCI protected. Additionally, several outlets are not outdoor rated. Recommend repair and upgrade as needed by a qualified electrician to bring up to current safety standards.



2.5 (Picture 1)



2.5 (Picture 2)

### 3. SITE ELEMENTS

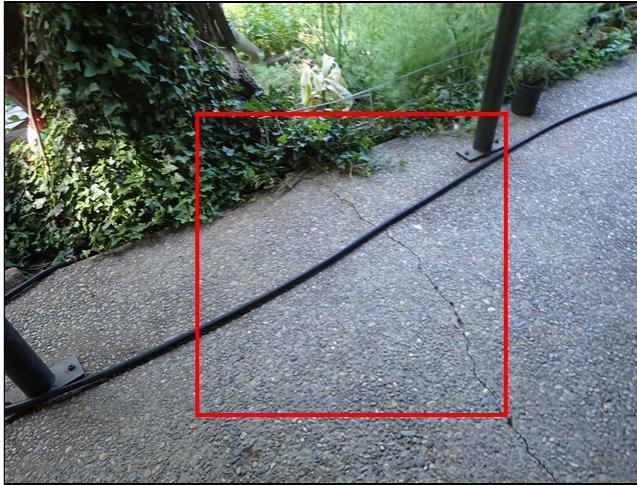
#### 3.0 PATIO(S)

**Fair**

Patio is cracked and shifted at multiple locations. Most likely due to tree roots in area. Recommend repairs where needed by a qualified contractor to preclude tripping hazards.



3.0 (Picture 1)



3.0 (Picture 2)

### 3.1 WALKWAYS

#### Fair

Cracking noted; recommend sealing cracks to prevent further deterioration.



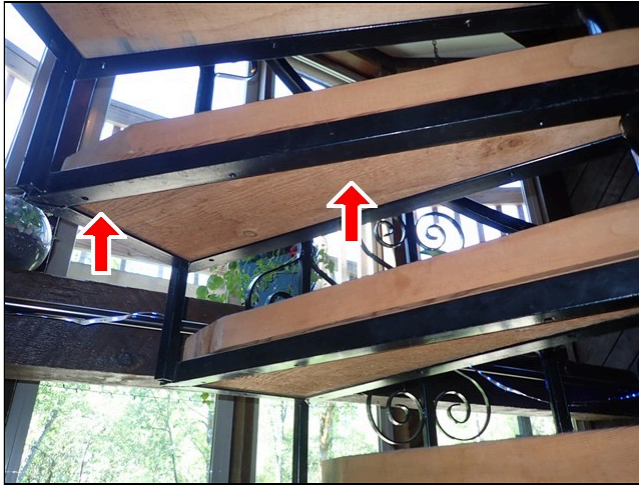
3.1 (Picture 1)

## 5. INTERIOR ELEMENTS

### 5.3 STAIRS

#### Fair

Wood treads at center stairs are loosely secured. Recommend repair as needed by a qualified contractor.



5.3 (Picture 1)

## 5.6 SLIDER

**Fair**

Screen door into dining room area of home is damaged. Recommend repair or replacement as needed by a qualified contractor.



5.6 (Picture 1)

## 5.7 DETECTORS

**Fair**

No or limited carbon monoxide detectors noted in home. Recommend adding on all levels in hallways and sleeping areas to bring home up to current safety standards.

## 5.8 FIREPLACE

**Not Inspected**

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



5.8 (Picture 1)

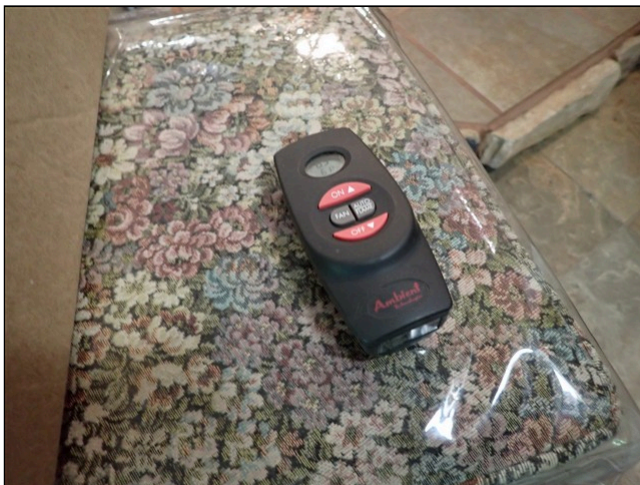
### 5.9 FIREPLACE (BASEMENT)

#### Not Inspected

Gas fireplace in basement area of home was not operational at time of inspection. Remote temperature setting would not adjust. Recommend repair as needed by a qualified contractor.



5.9 (Picture 1)



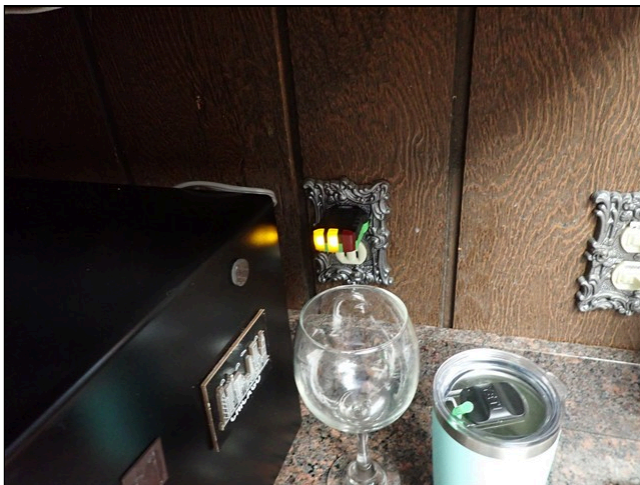
5.9 (Picture 2)

## 6. KITCHEN

### 6.3 ELECTRIC / GFCI

#### Fair

Kitchen outlets are not GFCI protected. Recommend consulting with qualified electrician for proper placement of GFCI outlets as a safety upgrade.



6.3 (Picture 1)

### 6.4 COOKTOP

#### Fair

Cooktop operated satisfactorily, but is beyond its normal design life. Anticipate the need for maintenance/repairs as unit continues to age.



6.4 (Picture 1)

### 6.5 OVEN

#### Fair

Oven operated satisfactorily, but is beyond its design life. Anticipate need for servicing.



6.5 (Picture 1)

## 6.7 DISPOSAL

### Fair

Disposal functioned satisfactorily at time of inspection. However, these are a high maintenance item and unit is near the end of its design life.

## 6.9 CABINETS

### Fair

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



6.9 (Picture 1)

## 7(A) . BATHROOM 1

### 7.1.A SINK(S)

#### Fair

Moderate sink surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary.



7.1.A (Picture 1)

### 7.3.A STALL SHOWER

**Fair**

Shower head leaks/sprays at connection to plumbing neck. A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.



7.3.A (Picture 1)

## 7(B) . BATHROOM 2

### 7.0.B BATHTUB

**Fair**

Drain stopper linkage appears to be seized and was difficult to operate. Recommend repair or adjustment as needed by qualified plumbing contractor.

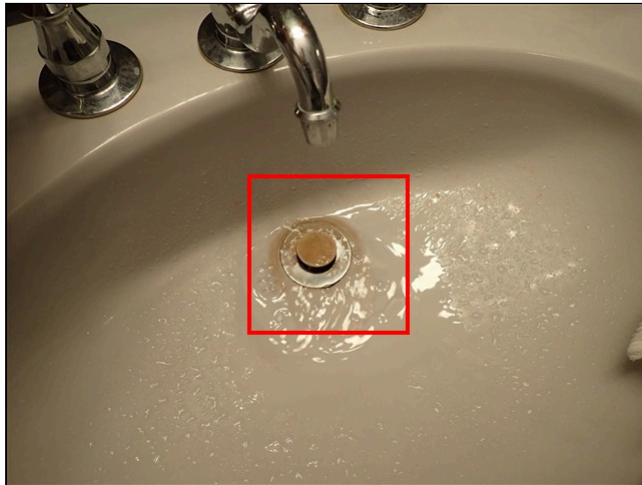


7.0.B (Picture 1)

### 7.1.B SINK(S)

#### Fair

Moderate sink surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary.

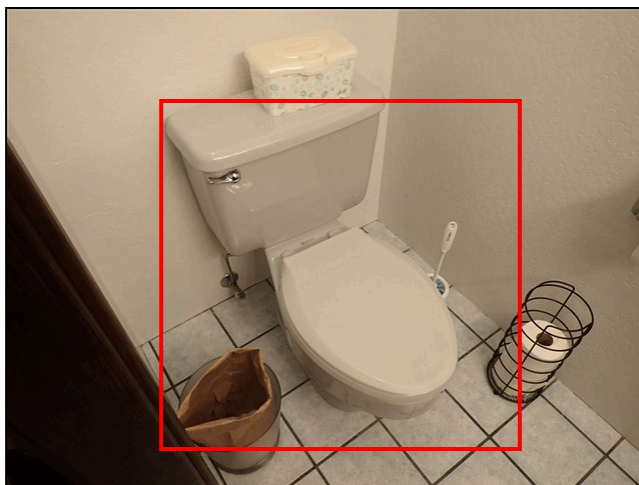


7.1.B (Picture 1)

### 7.2.B TOILET

#### Fair

Toilet is loose at the floor; check for leakage/damage and secure as required.



7.2.B (Picture 1)

## 7(C) . BATHROOM 3

### 7.6.C ELECTRIC / GFCI

#### Poor

GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All related circuitry should be inspected by a qualified electrician.



7.6.C (Picture 1)

## 8. FOUNDATION / SUBSTRUCTURE

### 8.0 FOUNDATION/ FRAMING

#### Not Inspected

Due to the design of slab construction, very little is readily visible, and therefore rated not inspected.

### 8.1 PIERS / POST

#### Not Inspected

Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.

### 8.2 FLOOR FRAMING

#### Not Inspected

Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.

### 8.3 MAIN BEAM(S)

#### Not Inspected

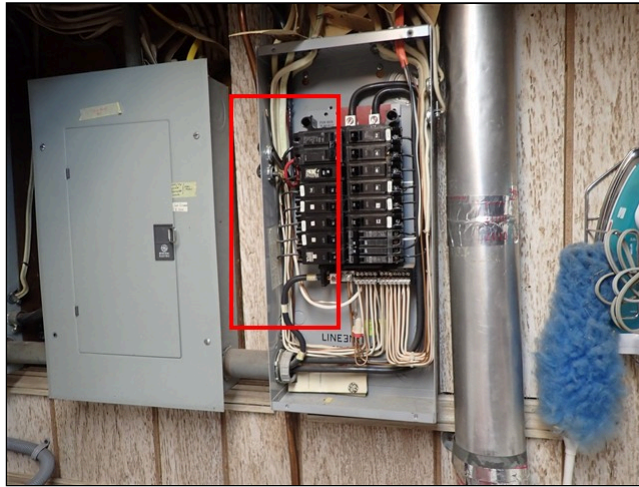
Due to home design, most of wall and foundation framing was not visible, and therefore rated not inspected.

## 10. ELECTRIC SYSTEM

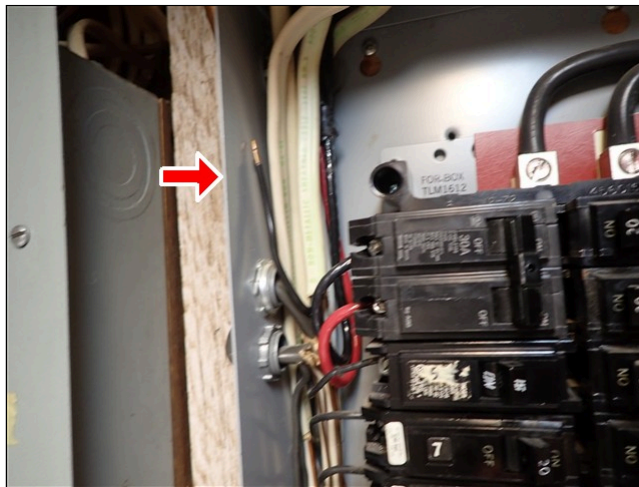
### 10.5 SUBPANEL 3

#### Fair

Unused wire in panel should be removed or terminated to prevent from inadvertently becoming energized. Recommend qualified electrician repair.



10.5 (Picture 1)



10.5 (Picture 2)

## 12. PLUMBING SYSTEM

### 12.0 WATER SUPPLY PIPING

#### Fair

Mix of older galvanized and newer copper piping. Mix materials can cause corrosion at junctions. Anticipate need for repairs in the future.



12.0 (Picture 1)

### 12.3 FIXTURE DRAINAGE

#### Fair

Suspect gurgling noise observed at basement sink when upper kitchen area appliances and sinks were draining. Recommend further evaluation and repair as needed by a qualified plumbing contractor.



12.3 (Picture 1)

## 13. HOT WATER SUPPLY

### 13.0 WATER HEATER 1

#### Fair

Restraining straps are generally required on all water heaters. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements.



13.0 (Picture 1)

### 13.1 SAFETY VALVE PROVISIONS

#### Fair

Only metal or high temperature plastic piping should be connected to the TPRV safety valve. The installed plastic pipe does not appear to be rated for high temperature applications. Recommend further inspection and repair by qualified plumber.

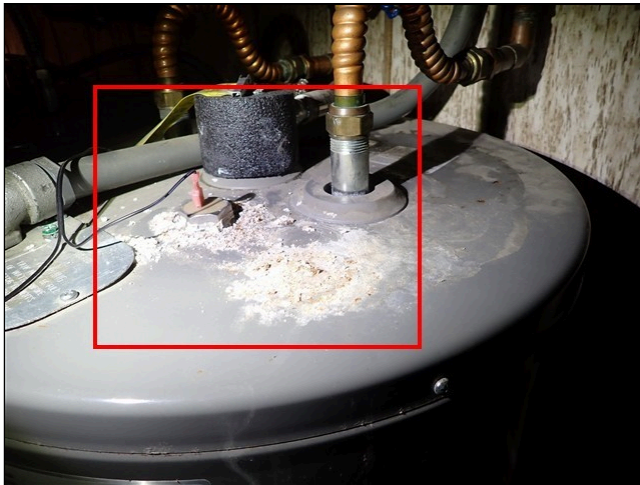


13.1 (Picture 1)

### 13.2 WATER HEATER 2

#### Fair

Corrosion noted around anode on top of tank. Recommend having tank checked and repaired as needed by a qualified contractor. Additionally, restraining straps are generally required on all water heaters. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements.



13.2 (Picture 1)



13.2 (Picture 2)

### 13.3 SAFETY VALVE PROVISIONS

#### Fair

Only metal or high temperature plastic piping should be connected to the TPRV safety valve. The installed plastic pipe does not appear to be rated for high temperature applications. Recommend further inspection and repair by qualified plumber.



13.3 (Picture 1)



**INVOICE**

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

**Inspection Date:** 5/8/2026  
**Inspected By:** Kelley Skudstad

<b>Customer Info:</b>	<b>Inspection Property:</b>
Margaret & Tom Patterson	8489 Redwood Hwy Grants Pass OR 97543

Service	Price	Amount	Sub-Total
Standard Home Inspection		563.75	1 563.75
			<b>Tax \$0.00</b>
			<b>Total Price \$563.75</b>

**Payment Method:** CreditCard

**Payment Status:**

**Notes:**

# Well Information



# WELL FLOW REPORT

Rogue Valley Pump Services, LLC  
 3396 Redwood Ave.  
 Grants Pass, Or. 97527



LICENSED  
 BONDED  
 INSURED  
 CCB# 51215

PROFESSIONAL QUALITY SERVICE  
 541-474-7877

NORTH VALLEY • CASCADE • CAPP'S • RVPS

**TEST AUTHORIZED BY**

TOM PATTERSON  
 8489 REDWOOD HWY  
 GRANTS PASS, OR 97526

TEST PERFORMED BY CORBY

DATE 4/20/2026

TEST ADDRESS 8489 REDWOOD HWY  
 GRANTS PASS, OR 97526

AVERAGE GPM	11.9
GPM END OF TEST	11.7
TOTAL GALLONS PUMPED	2857.5

**TEST DETAILS**

TIME	STATIC	GPM
:00	*	
:15		13.0
:30		12.3
:45		12.1
1:00		12.0
1:15		11.9
1:30		11.8
1:45		11.8
2:00		11.8
2:15		11.8
2:30		11.8
2:45		11.7
3:00		11.7
3:15		11.7
3:30		11.7
3:45		11.7
4:00		11.7

WELL DEPTH	102	TEST PUMP	SUB 1/2 HP
BEG. STATIC LEVEL	*	PUMP SETTING	NA
ENDING STATIC LEVEL		BEGINNING METER READING	0
WELL SEALED	YES	ENDING METER READING	2857.5

THESE TEST RESULTS ARE GUARANTEED ON DATE OF TEST ONLY, WELLS CAN CHANGE WITH TIME OF YEAR



# Grants Pass Water Lab

"Fast & Reliable Water Testing Since 1978"

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

**Mail To:**

**Rogue Valley Pump Service**

Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526

Date: April 22, 2026  
Address of Source: 8489 Redwood Hwy  
Sample ID #: 22601255  
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:	22601255	Collectors Name:	Corby Leckie
Address of Source:	8489 Redwood Hwy	Sample Point:	Well Tap
Project Name:	None Provided	Source:	Well
Received Date:	04/20/2026	Treatment System:	None

## Microbiological (Bacteria) Results

Sample Notes:		Collection Date: <b>04/20/26 11:45 AM</b>					
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	<b>Absent</b>	100ml	4/20/2026 4:07:17 PM	EM	AC	A
E. Coli	COLILERT	<b>Absent</b>	100ml	4/20/2026 4:07:17 PM	EM		

### This Sample DOES Conform

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

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

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

## Results of Chemical Analysis

Sample Notes:		Collection Date: <b>04/20/26 11:45 AM</b>							
Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	<b>ND</b>	mg/L	0.01	04/21/26 2:54 pm	PVS	AA	A
Nitrate	EPA 300.0	0.5	<b>ND</b>	mg/L	10	04/21/26 7:01 pm	PVS	AB	A

#### DEFINITIONS AND DATA FLAGS

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

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

# Septic Information



# Existing System Evaluation Report for Onsite Wastewater Systems

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

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

### Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Margaret Patterson Telephone: \_\_\_\_\_

Site Address: 8489 Redwood Hwy City: Wilderville Zip Code: 97543

County: Josephine Lot Size: 5 Acres/Square Feet (circle units)

Legal Description: 37-7-1-1300

Age of wastewater treatment system 51 (years) Is there a service contract for system components? \_\_\_\_\_

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

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

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

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

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

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

### Certification:

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

Certification Number: 13269ITC

Business name AAA Advanced Septic Tank Cleaning Email aaaadvancedseptic@gmail.com

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

Date of Evaluation: 5-5-2026 (MM/DD/YYYY)

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

5-5-2026

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. **General System Information**

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

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

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

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

There is a permit for the septic system Yes No Unknown

- Permit Number(s) 5956
- Year original septic system installed: 1975 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: Unknown (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

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

Liquid was at correct operating level at time of inspection. Tank cycles high at peak flow periods and doesn't always drain as fast as the liquid comes in.

- Additional Comments:  
Inflow and outflow baffles are cast iron.

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown
- Additional Comments:  
\_\_\_\_\_  
\_\_\_\_\_

3. **Septic tank**

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

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

- 
- 
- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) \_\_\_\_\_
- Unknown

- Is the septic tank accessible?  Yes  No

- Septic tank volume in gallons 1000

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

- Permit Records  Measured  Stamped on Tank  Other

- Septic tank risers are at ground level  Yes  No

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

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

---

- Septic tank lid(s) is intact  Yes  No

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

- Baffle material - Inlet  Plastic  Concrete  Metal Outlet  Plastic  Concrete  Metal
- Effluent filter is present  Yes  No

- Effluent filter is free of debris  Yes  No  Not Applicable

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

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

- **Scum** layer 1 (inches) **Sludge** layer 12 (inches)

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

Indicate where sludge measured from:  Inlet  Middle  Outlet

- Additional Comments:

Would recommend installing riser to ground surface so large concrete lid will be discarded.

---

#### 4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank  Yes  No

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

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

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

5. **Soil absorption system**

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

- The septic system has a soil absorption system  Yes  No  Unknown
- Was the soil absorption system part of the evaluation?  Yes  No  See note below  
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):  
Visual inspection only.  
\_\_\_\_\_  
\_\_\_\_\_
- Absorption distribution  Equal  Serial  Pressure  Equal via pressure
- Absorption lines construction material:  
 Gravel and pipe  Chamber  Tile  Polystyrene foam and pipe  Other \_\_\_\_\_
- Absorption distribution unit(s):  dropbox  hydrosplitter  equal distribution box  
 Intact  Damaged  N/A
- Absorption distribution unit(s) are free of debris or solids  Yes  No  N/A

- Locate all drain lines in soil absorption system Yes No  
Total length of drain lines 375 (ft)  
Lengths determined by Physically uncovering portions of system/probing Written records  
Fish tape Electronic locator  camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.  
Yes No

If you answered "No," please describe below:

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

If you answered "No," please explain below:

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- Additional Comments:

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#### 6. Sand Filter System

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

- The septic system has a sand filter Yes No

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

- Type of sand filter

- Intermittent
- Recirculating
- Bottomless

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

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

Yes No

If you answered “No,” please describe below:

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

(If “No”, skip the rest of section 6)

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

- Additional Comments:

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7. **Alternative Treatment Technology System**

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

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

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

Product name \_\_\_\_\_  
System ID number \_\_\_\_\_  
Manufacturer name \_\_\_\_\_

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

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

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- Additional Comments:

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

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

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9. **Provide a Site Plan**

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

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10. **Disclaimer:**

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

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

5-5-2026

Date



Signature of Qualified Septic System Evaluator

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

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

# Water Rights

## STATE OF OREGON

COUNTY OF

JOSEPHINE

## CERTIFICATE OF WATER RIGHT

**This Is to Certify, That** MERIL B. OR LILLIAN FRITCHEY

of 8489 Redwood Highway, Wilderville, State of Oregon 97543, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Slate Creek

a tributary of Applegate River for the purpose of irrigation of 0.8 acre

under Permit No. 37380 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from April 26, 1973 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.01 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 1, T37S, R7W, WM; 170 feet North and 1010 feet East from W $\frac{1}{4}$  Corner, Section 1

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 $\frac{1}{2}$  acre-feet per acre for each acre irrigated during the irrigation season of each year

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

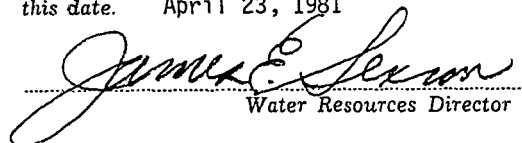
A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

0.8 acre SW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 1  
Township 37 South, Range 7 West, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. April 23, 1981

  
Water Resources Director

STATE OF OREGON

COUNTY OF

JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

MERIL B. FRITCHEY

PO Box 263
of 8489 Redwood Highway, Wilderville
a right to the use of the waters of Slate Creek

, State of Oregon 97543, has

a tributary of Applegate River for the purpose of
irrigation of 0.3 acre

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Jackson County, and the said decree entered of record at Salem, in the Order Record of
the WATER RESOURCES DIRECTOR, in Volume 4, at page 1; that the priority of the right
thereby confirmed dates from 1898

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
amount actually beneficially used for said purposes, and shall not exceed 0.01 cubic foot
per second, if available at the original point of diversion in SW 1/4 NW 1/4,
Section 1, T37S, R7W, WM; 1070 feet South and 570 feet East from NW Corner,
SW 1/4 NW 1/4, Section 1.

The point of diversion is located in the SW 1/4 NW 1/4. Section 1, T37S, R7W, WM;
170 feet North and 1010 feet East from West 1/4 Corner, Section 1.

A description of the place of use under the right, and to which such right is appurtenant, is as
follows:

0.3 acre SW 1/4 NW 1/4
Section 1
Township 37 South, Range 7 West, WM

This certificate is issued to confirm a change in point of diversion approved by
an order of the Water Resources Director entered June 27, 1980, and together
with certificate of water right recorded at page 49458, Volume 43, State Record
of Water Right Certificates, supersedes Certificate 43762.

The issuance of this superseding certificate does not confirm the status of the
water right in regard to the provisions of ORS 540.610 pertaining to forfeiture
or abandonment.

And said right shall be subject to all other conditions and limitations contained in said decree.
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein
described.

WITNESS the signature of the Water Resources Director, affixed

this date March 21, 1986

/s/ William H. Young
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 49, page 54047

STATE OF OREGON  
COUNTY OF JOSEPHINE  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

MERIL B. FRITCHEY  
8489 REDWOOD HIGHWAY  
WILDERVILLE, OREGON 97543

confirms the right to use the waters of SLATE CREEK, a tributary of APPLGATE RIVER, for the purpose of IRRIGATING 1.6 ACRES.

The right has been perfected under Permit 46180. The date of priority is APRIL 28, 1980. The right is limited to not more than 0.038 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

SW 1/4 NW 1/4, SECTION 1, T 37 S, R 7 W, W.M.; 170 FEET NORTH AND 1010 FEET EAST FROM W 1/4 CORNER SECTION 1.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-FORTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

SW 1/4 NW 1/4      1.1 ACRES  
NW 1/4 SW 1/4      0.5 ACRE  
SECTION 1  
TOWNSHIP 37 SOUTH, RANGE 7 WEST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date AUGUST 18, 1989.

/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62155  
60090.SB

RECEIVED  
APR 23 1973  
STATE ENGINEER  
SALEM OREGON

\*APPLICATION FOR PERMIT

CERTIFICATE NO. 49925

To appropriate the Public Waters of the State of Oregon

I, Bear B. Land and Helma Land  
(Name of applicant)  
of P.O. Box 505  
(Mailing address), Rogue River  
(City),  
State of Oregon, 97537  
(Zip Code), do hereby make application for a permit to appropriate the

following described public waters of the State of Oregon, SUBJECT TO EXISTING RIGHTS:

If the applicant is a corporation, give date and place of incorporation .....

1. The source of the proposed appropriation is Slate Creek  
(Name of stream)  
....., a tributary of Applegate River

2. The amount of water which the applicant intends to apply to beneficial use is 0.03  
cubic feet per second .....  
(If water is to be used from more than one source, give quantity from each)

3. The use to which the water is to be applied is Irrigation  
(Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located 200 ft. N. and 1130 ft. E. from the W 1/4  
corner of Sec. 1  
(Section or subdivision)

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the SW 1/4 NW 1/4 of Sec. 1, Tp. 37 S.  
(Give smallest legal subdivision) (N. or S.)  
R. 7 W., W. M., in the county of JOSEPHINE

5. The PIPELINE to be 200'  
(Main ditch, canal or pipe line) (Miles or feet)  
in length, terminating in the SW 1/4 NW 1/4 of Sec. 1, Tp. 37 S.  
(Smallest legal subdivision) (N. or S.)  
R. 7 W., W. M., the proposed location being shown throughout on the accompanying map.

DESCRIPTION OF WORKS

Diversion Works—

6. (a) Height of dam ..... feet, length on top ..... feet, length at bottom  
..... feet; material to be used and character of construction .....  
(Loose rock, concrete, masonry,  
rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate .....  
(Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description Elec. Centrifugal  
(Size and type of pump)  
1 1/2" x 1" 15' lift 1 H.P.  
(Size and type of engine or motor to be used, total head water is to be lifted, etc.)

\* A different form of application is provided where storage works are contemplated. Such forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon 97310.

Lt. June 8, 1973



10. (a) To supply the city of .....

(Name of) County, having a present population of .....

and an estimated population of ..... in 19.....

(b) If for domestic use state number of families to be supplied .....

(Answer questions 11, 12, 13, and 14 in all cases)

11. Estimated cost of proposed works, \$ 250 00

12. Construction work will begin on or before May 1, 1974

13. Construction work will be completed on or before May 1, 1975

14. The water will be completely applied to the proposed use on or before May 1, 1976

Oscar B. & Helma Lund (Signature of applicant)

Remarks: Property Desc. Beginning at the S.E. cor. of the SW 1/4 of the NW 1/4 of Sec. 1, TWS. 37 S, Range 7 W of the Willamette mer, Josephine Co., Ore. running thence north along the East line of said SW 1/4 of the NW 1/4 to the southerly right of way line of the Redwood Hwy. as the same is now established; thence westerly along the southerly right of way line of said Hwy. a distance of 325' more or less; thence south and parallel with the East line of the SW 1/4 of the NW 1/4 to the South line of said SW 1/4 of the NW 1/4; thence East to the point of the beginning. Found 3/4" iron pipe each corner near power poles & corners of said property of 30000-37-7-1-TL1300 ad 5.

STATE OF OREGON, } ss. County of Marion, }

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for .....

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before ....., 19.....

WITNESS my hand this ..... day of ....., 19.....

STATE ENGINEER

By ..... ASSISTANT

PERMIT

STATE OF OREGON, }  
County of Marion, } ss.

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.03 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from Slate Creek

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/80 of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is April 26, 1973

Actual construction work shall begin on or before August 6, 1975 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1976...

Complete application of the water to the proposed use shall be made on or before October 1, 1977...

WITNESS my hand this 6th day of August, 1974

*Chris L. Wheeler*  
STATE ENGINEER

Application No. 50341  
Permit No. 37380

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 26th day of April, 1973, at 8:00 o'clock A. M.

Returned to applicant:

Approved:

August 6, 1974

Recorded in book No. of

37380

Permits on page

CHRIS L. WHEELER  
STATE ENGINEER

Drainage Basin No. 15 page 167

Fees



STATE OF OREGON

JOSEPHINE COUNTY "CERTIFICATE NO. 62155"

PERMIT TO APPROPRIATE THE PUBLIC WATERS

This is to certify that I have examined Application 60090 and do hereby grant the same SUBJECT TO EXISTING RIGHTS INCLUDING THE APPROPRIATE MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions

This permit is issued to Meril B. Fritchey of 8489 Redwood Highway, Wilderville, Oregon 97543, Phone 476-9042, for the use of the waters of Slate Creek, a tributary of Applegate River, for the purpose of irrigation; that the priority of the right dates from April 28, 1980 and is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.038 cubic foot per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users.

The POINT OF DIVERSION is to be located 170 feet north and 1,010 feet east from the west quarter corner of Section 1, being within the SW 1/4NW 1/4 of Section 1, Township 37 South, Range 7 West, WM, in the county of Josephine.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, from direct flow and shall be further limited to a diversion of not to exceed four and one-half acre-feet per acre for each acre irrigated during the irrigation season of each year, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the permit, and to which such right is appurtenant, is as follows:

Township 37 South	Range 7 West, WM	Section 1	SW 1/4NW 1/4	1.1 acres
			NW 1/4SW 1/4	0.5 acre

Actual construction work shall begin on or before February 8, 1983 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1983.

Complete application of the water to the proposed use shall be made on or before October 1, 1984.

WITNESS my hand this 8th day of February, 1982.

/s/ JAMES E. SEXSON  
WATER RESOURCES DIRECTOR

# Solar Reports

# PHOTOVOLTAIC ROOF MOUNT SYSTEM

42 MODULES-ROOF MOUNTED - 15.12 kWDC, 12.59 kWAC  
 8489 REDWOOD HIGHWAY, WILDERVILLE, OR 97543 USA

## SYSTEM SUMMARY:

- (N) 42 - YINGLI SOLAR YL360D-34D1/2 (360W) MODULES
- (N) 10 - HOYMILES HM-1200N MICRO-INVERTERS
- (N) 01 - HOYMILES HM-600N MICRO-INVERTER
- (N) 02 - JUNCTION BOXES
- (E) 200A MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER
- (N) 100A FUSED AC DISCONNECT
- (N) 100A SOLAR LOAD CENTER

## DESIGN CRITERIA:

- ROOF TYPE: - COMP SHINGLE
- NUMBER OF LAYERS: - 01
- ROOF FRAMING: - 4"X8" BEAMS @ 48" O.C.
- 2" X 6" RAFTERS @ 24" O.C.
- STORY: - ONE STORY
- SNOW LOAD: - 25 PSF
- WIND SPEED: - 95 MPH (ASCE 7-16)
- RISK EXPOSURE: - B
- RISK CATEGORY: - II
- OCCUPANCY: R-3 RESIDENTIAL

## GOVERNING CODES:

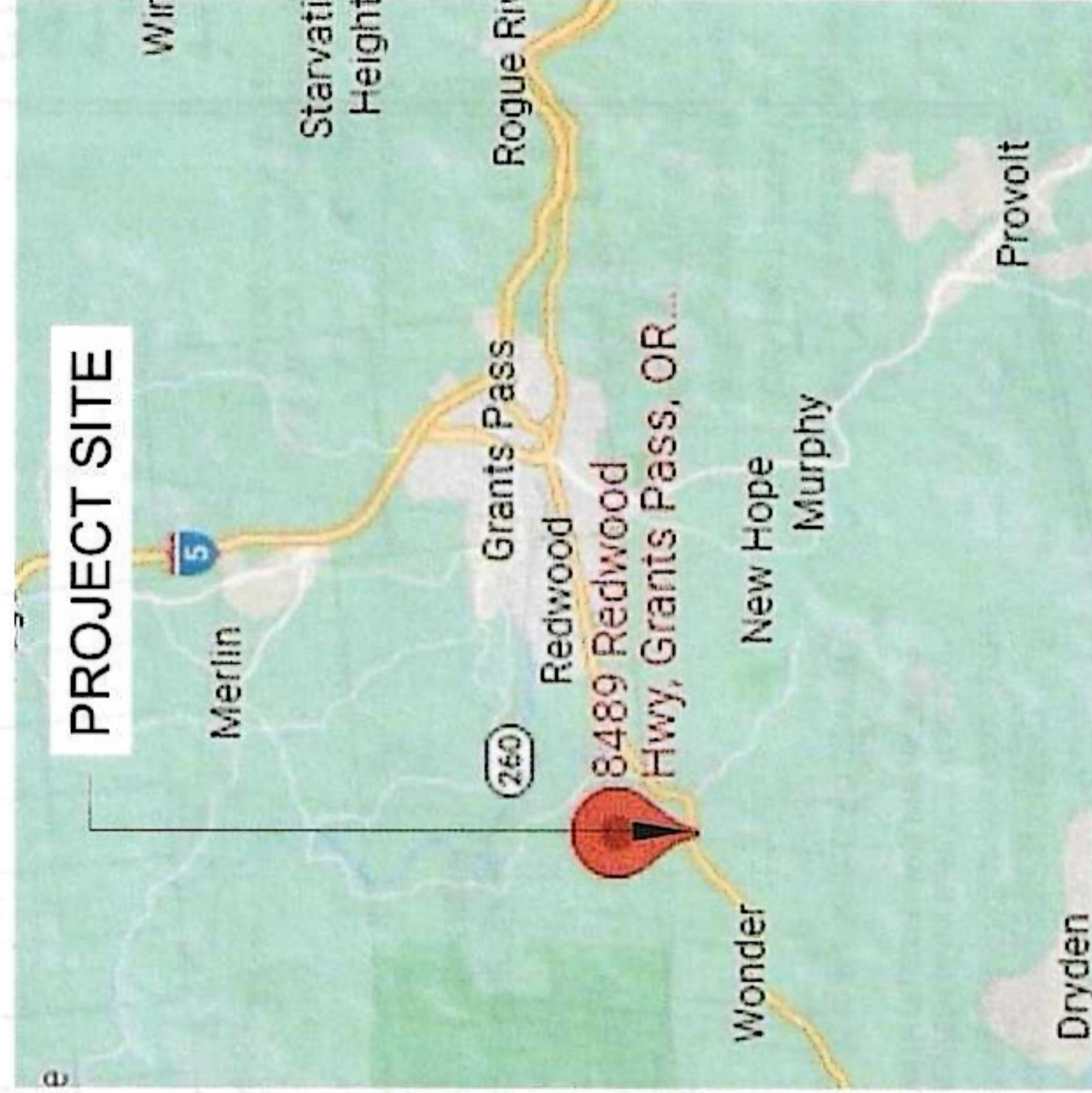
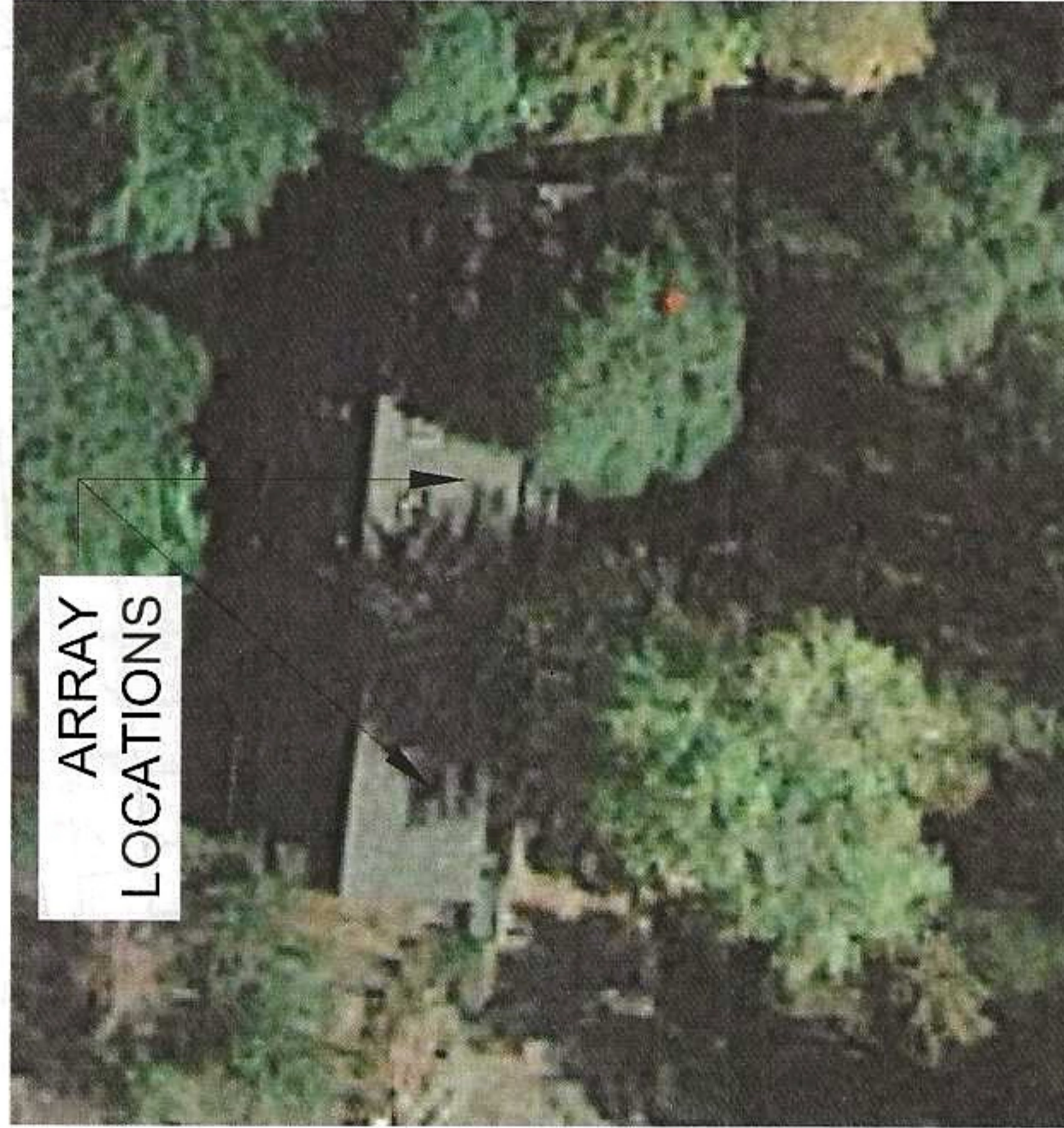
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2021 OREGON FIRE CODE (OFC)
- 2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
- 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

## SHEET INDEX

PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-3.1	ATTACHMENT DETAILS
PV-4	BRANCH LAYOUT
PV-5	ELECTRICAL LINE DIAGRAM
PV-6	ELECTRICAL CALCULATION
PV-7	WARNING LABELS
PV-7.1	PLACARD
PV-7.2	MICRO INVERTER CHART
PV-8	ADDITIONAL NOTES
PV-9+	EQUIPMENT SPEC SHEETS

## GENERAL NOTES:

1. PV SYSTEMS AND SUPPORTING STRUCTURE SHALL COMPLY WITH REQUIREMENTS OF 2021 OESC & 2019 OSSC.
2. 3111.3.2 - PV RACKING AND ATTACHMENTS SHALL BE UL 1703 CERTIFIED.
3. 3111.3.4 - PV SYSTEM SHALL HAVE A FIRE CLASSIFICATION THAT IS EQUAL TO OR GREATER THAN THE ROOF ASSEMBLY REQUIRED BY OSSC SECTION 1505.1.
4. 3111.4.3 - 3111.4.7 - PV LAYOUT SHALL NOT RESTRICT EGRESS, LIGHT VENTILATION, OR ROOF DRAINAGE REQUIREMENTS.
5. 3111.4.8.1 - GENERAL PATHWAY REQUIREMENTS:  
 36" WIDE PATHWAY SHALL NOT BE REQUIRED ON STRUCTURES WITH A PV ARRAY AREA OF 1,000 SF OR LESS INSTALLED ON A ROOF WITH A SLOPE THAT EXCEEDS 2:12 AND WITH AN INTERSECTING ADJACENT ROOF AND WHERE NO SECTION IS LARGER THAN 150 FEET MEASURED IN LENGTH OR WIDTH.
6. WHERE PV ARRAY DOES NOT EXCEED 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF A STRUCTURE, A MINIMUM OF 12" UNOBSTRUCTED PATHWAY SHALL BE MAINTAINED ALONG EACH SIDE OF ANY HORIZONTAL RIDGE. WHERE THE SOLAR ARRAY EXCEEDS 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF THE STRUCTURE, A MINIMUM OF ONE 36" UNOBSTRUCTED PATHWAY SHALL BE PROVIDED IN ADDITION TO A MINIMUM 12" UNOBSTRUCTED ALONG EA. SIDE OF ANY HORIZONTAL RIDGE.
7. ROOF STRUCTURE IS CONVENTIONAL LIGHT FRAMED WOOD CONSTRUCTION WITH BEAMS @ 48" O.C. REFER TO ALLOWABLE SPAN REQUIREMENTS IN TABLE 305.4.1.
8. 3111.4.8.5.1 - DISCONNECTS, J-BOXES, COMBINER BOXES OR GUTTERS SHALL NOT BE PLACED IN ANY REQUIRED PATHWAY OR CUTOUT.
9. PV MODULES AND RACKING SHALL BE DIRECTLY ATTACHED TO ROOF FRAMING AS SHOWN IN PV-2. WHEN ATTACHMENT LOCATED WITHIN 3' OF ROOF EDGE, HIP, EAVE, RIDGE SHALL BE 24" O.C. MAX.
10. 3111.5.4 - MAX MODULE HEIGHT < 18" OFF ROOF SURFACE.



1 AERIAL PHOTO  
 PV-0 SCALE: NTS

2 VICINITY MAP  
 PV-0 SCALE: NTS



**PURELIGHT POWER**  
 541 PARSONS DR.  
 MEDFORD, OR 97501  
 CSLB # 226333  
 PHONE: (541) 816-4047  
 Email: admin@purelightpower.com

DESCRIPTION	DATE	REV
INITIAL RELEASE	07/15/2022	UR

**MARGARET & THOMAS PATTERSON**  
 8489 REDWOOD HIGHWAY,  
 WILDERVILLE, OR 97543 USA  
 APN# 470896  
 UTILITY: PACIFIC POWER  
 AHJ: JOSEPHINE COUNTY

**COVER SHEET**  
 SHEET NAME  
 COVER SHEET  
 SHEET SIZE  
 ANSI B  
 11" X 17"  
 SHEET NUMBER  
 PV-0

8-18-22  
 FINA

Redwood Hwy (Patterson) 15.12kW Solar on STD 8489 07-13-22