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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

79 Osprey Drive
Oregon, AC +/-



 Boundary



 Boundary

79 Osprey Drive
Oregon, AC +/-



 Boundary

79 Osprey Drive
Oregon, AC +/-



 Boundary

Tax Records

Assessment Info for Account 1-088032-1 Map 361W02CB Taxlot 215

Report For Assessment Purposes Only Created June 29, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-088032-1	Pay Taxes Online		Tax Code	9-01
Map	361W02CB 215			Acreage	0.15
Owner	BARDEN BRYCE A	Tax Report	Details	Zoning	
Situs Address		TAX Statement	Details	Land Class	
79 OSPREY DR EAGLE POINT R		Tax History	Details	HS 0.15 Ac	
Mailing Address	BARDEN BRYCE A 79 OSPREY DR	Tax Details	Details	Property Class	101
Appraiser	EAGLE POINT OR, 97524-8600	Tax Rates	Details	Unit ID	129083-1
				Maintenance Area	1
				Neighborhood	110
				Study Area	30
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Instrument NumberSales History
\$ 279,210		Dec 27, 2019	2019-40580Details

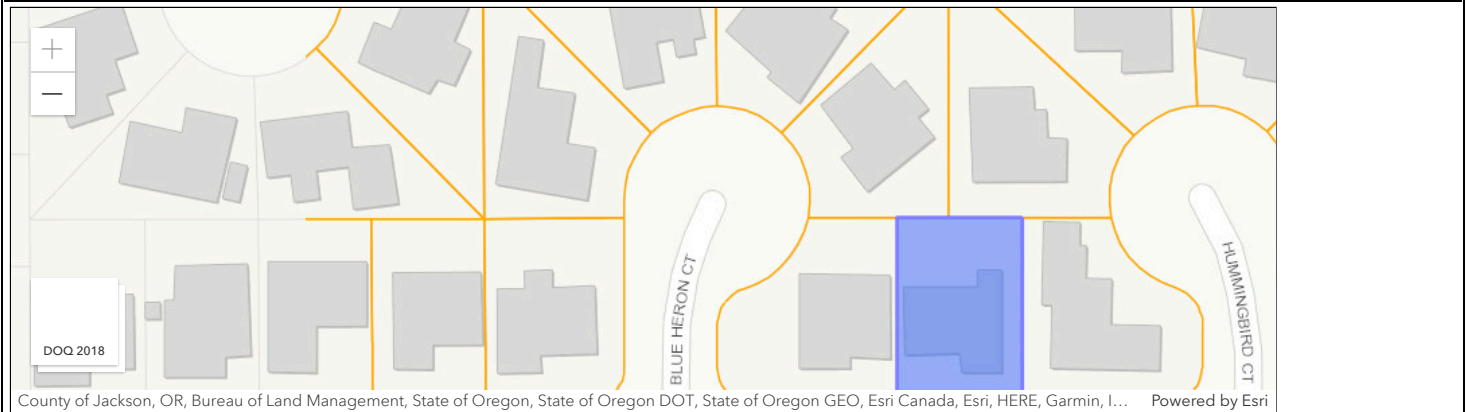
Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	HOME SITE	9-01	0		R	0.15	A
1	MARKET OSD	9-01	0		R		
1	MARKET OSD	9-01	0		R		
1	SING FAMILY RES	9-01	0	141	R		
ID	Value Source	RMV	M5	Exception Value			
1	HOME SITE	\$ 93,600	\$ 93,600	\$ 0			
1	MARKET OSD	\$ 5,000	\$ 5,000	\$ 0			
1	MARKET OSD	\$ 23,000	\$ 23,000	\$ 0			
1	SING FAMILY RES	\$ 267,020	\$ 267,020	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)						
Code Area	Type	Acreage	RMV	M5	MAV	AV
9-01	LAND	0.15	\$ 121,600	\$ 121,600		
9-01	IMPR	0.00	\$ 267,020	\$ 267,020		
PSO Value History			Total:	\$ 388,620	\$ 388,620	\$ 196,000

Improvements									
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	TypeSqFt% Complete
1				9-01	1996	2004	141	One story	RESIDENCE1523100 %Details

Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS		(See new portal)	(See new portal)Portal
Improvement Comments			
Building #1 Comments			
02/21/2020 PER INT. LISTING PHOTOS CHG ST CLS 131+ TO 141 & ADDED 5YRS GOMAR, RMV ONLY #189 >>>			
Account Comments			
05/06/97: BLDG SITE TO HOME SITE PER #92. >>> 02/21/2020 PER LISTING PHOTOS CHGD LS2 TO LS3, RMV ONLY #189 >>> 03/07/24 UPDATED MA-SA-NH>>>			

Exemptions / Special Assessments / Notations / Potential Liability	
Location Map	



Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10880321
361W02-CB-00215
BARDEN BRYCE A
79 OSPREY DR
EAGLE POINT OR 97524-8600

Situs

79 OSPREY DR EAGLE POINT OR 97524

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0901	141	1996	100	141 - One story	1,523

Rooms: 3 - BD, 2 - FB

Floors							
Description				Class	Comp %	OR %	Sqft
First Floor				4	100		1523
Garage				4	100		420

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
COMP SHGL	1523	LAVATORY	2
COMP SHGL	420	RANGE, DROP IN	1
DISHWASHER	1	SFR-INVENTORY	1523
DISPOSAL	1	SHOWER	1
HEAT PUMP	1523	TOILET	2
HOOD/FAN	1	TUB/SHOWER	1

Accessories			
Description			Size Qty
TYPICAL ACC PKG			0 1

Total RMV

\$282,430



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10880321

10880321

BARDEN BRYCE A
79 OSPREY DR
EAGLE POINT OR 97524-8600

CODE: 0901 **MAP:** 361W02-CB-00215 **ACRES:** 0.15
SITUS: 79 OSPREY DR EAGLE POINT

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	120,700	121,600
STRUCTURES	284,690	267,020
TOTAL RMV	405,390	388,620

ASSESSED VALUE	190,300	196,000
-----------------------	----------------	----------------

TOTAL PROPERTY TAX:	2,682.03	2,746.80
----------------------------	-----------------	-----------------

EDUCATION SERVICE DISTRICT	69.07
RCC	100.51
EAGLE POINT SD 9	924.53
EDUCATION TOTAL:	1,094.11

JACKSON COUNTY	393.94
4-H EXTENSION SERVICE DISTRI	8.35
VECTOR CONTROL	8.41
JACKSON SOIL & WATER CONS	9.80
JACKSON COUNTY LIBRARY DIS	117.60
CITY OF EAGLE POINT	481.85
JACKSON COUNTY RFPD #3	611.40
GENERAL GOVT TOTAL:	1,631.35

JACKSON COUNTY BONDS ECSC	12.76
RCC BONDS	0.00
RCC SHARED BONDS	8.58
BONDS - OTHER TOTAL:	21.34

TAX STATEMENT INFORMATION WAS SENT TO:
CLG Chase Manhattan Mortgage Corp - Utah

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

TOTAL TAXES DUE (Includes discount) **2,664.40**

If a mortgage company pays your taxes, this statement is for your records only.

Due November 17th, 2025

3% Discount..... ☐	2,664.40		
2% Discount..... ☐	1,794.58	Next Payment	05/15/2026
Trimester Option ☐	915.60	Next Payment	02/17/2026

BARDEN BRYCE A
79 OSPREY DR
EAGLE POINT OR 97524-8600

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10880321

AMOUNT ENCLOSED

\$

15100108803210000091560000017945800002664400

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

29-Jun-2026

Tax Account #	10880321	Lender Name	CLG - Chase Manhattan Mortgage Corp - Utah
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	79 OSPREY DR EAGLE POINT OR 97524	Interest To	Jun 29, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,746.80	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,682.03	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,591.08	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,520.37	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,445.90	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,598.25	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,558.63	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,509.82	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,448.12	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.63	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,261.93	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,011.25	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,783.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,725.27	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,028.42	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,125.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,157.86	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,130.00	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,099.60	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,026.92	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,988.40	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,006.41	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,989.60	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,908.88	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,854.43	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,216.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.93	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,179.33	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,130.35	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.56	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



After recording return to:
Bryce A. Barden
79 Osprey Drive
Eagle Point, OR 97524

Until a change is requested all tax
statements shall be sent to the
following address:
Bryce A. Barden
79 Osprey Drive
Eagle Point, OR 97524

File No.: 7161-3349319 (EV)
Date: November 04, 2019

THIS SPACE RESERVED

Jackson County Official Records **2019-040580**
R-WD
Stn=10 SHINGLJS **12/31/2019 02:32:57 PM**
\$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$102.00**

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

Christine Walker - County Clerk

10

STATUTORY WARRANTY DEED

Joshua Mitchell and Emily Mitchell, as tenants by the entirety, Grantor, conveys and warrants to
Bryce A. Barden, Grantee, the following described real property free of liens and encumbrances,
except as specifically set forth herein:

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

**LOT 56 OF EAGLE VIEW SUBDIVISION - UNIT NO. 2 TO THE CITY OF EAGLE POINT, IN
JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN
VOLUME 20, PAGE 64, PLAT RECORDS.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$279,210.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 27 day of Dec, 2019.

Joshua Mitchell

Emily Mitchell

STATE OF Oregon)

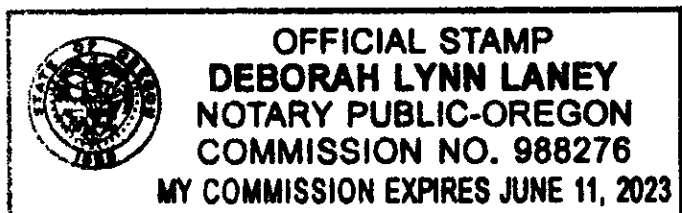
)ss.

County of Jackson)

This instrument was acknowledged before me on this 27 day of Dec, 2019 by **Joshua Mitchell and Emily Mitchell**.

Deborah Lynn Laney

Notary Public for Oregon
My commission expires: 6-11-23



Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4401790

July 16, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer

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

First American Title Insurance Company

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

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Gary Laney, Title Officer

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

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

79 Osprey Drive, Eagle Point, OR 97524

2021 ALTA Owners Standard Coverage	Liability \$	435,000.00	Premium \$	1,220.00
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 \$	60.00
Other			Cost \$	

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

Proposed Borrower: TBD

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

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

and as of July 10, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Bryce A. Barden

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 fiscal year 2026-2027 a lien due, but not yet payable
 9. City liens, if any, of the City of Eagle Point.
 10. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

11. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: February 16, 1993 as Document No. [93-04950](#)

Said Instrument was re-recorded September 16, 1993 as Document No. [93-31078](#)

Modification and/or amendment by instrument:

Recording Information: November 12, 1993 as Document No. [93-38709](#)

Modification and/or amendment by instrument:

Recording Information: June 20, 1994 as Document No. [94-22980](#)

12. Easement as shown on the recorded plat/partition
For: public utility
Affects: The Southerly 10 feet
13. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Bryce A. Barden
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Mutual of Omaha Mortgage, Inc, its successors and assigns
Trustee: Fntic., A Ca Corp, C/o Fidelity National Title Co of OR.
Amount: \$295,200.00
Recorded: December 14, 2021
Recording Information: Document No. [2021-050787](#)

- 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: \$2,746.80
Map No.: 361W02CB 215
Property ID: [1-088032-1](#)
Tax Code No.: 0901

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!

GARY LANEY

TITLE OFFICER

glaney@firstam.com

Recording Information

For county recording requirements and fees visit

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

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

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

cc: Lender To Be Determined

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

Exhibit "A"

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

LOT 56 OF EAGLE VIEW SUBDIVISION - UNIT NO. 2 TO THE CITY OF EAGLE POINT, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN [VOLUME 20, PAGE 64](#) OF PLAT RECORDS.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

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

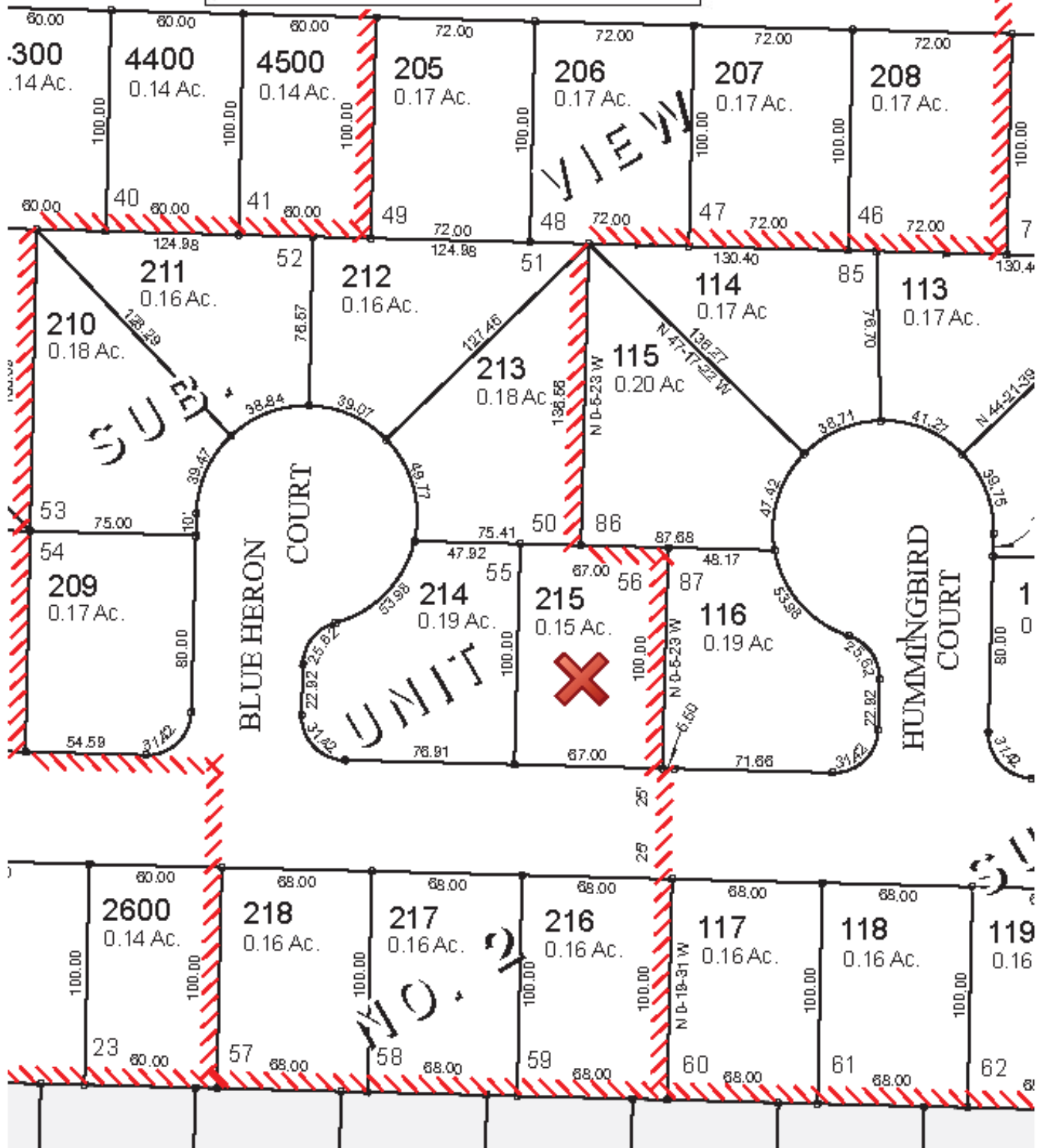
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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

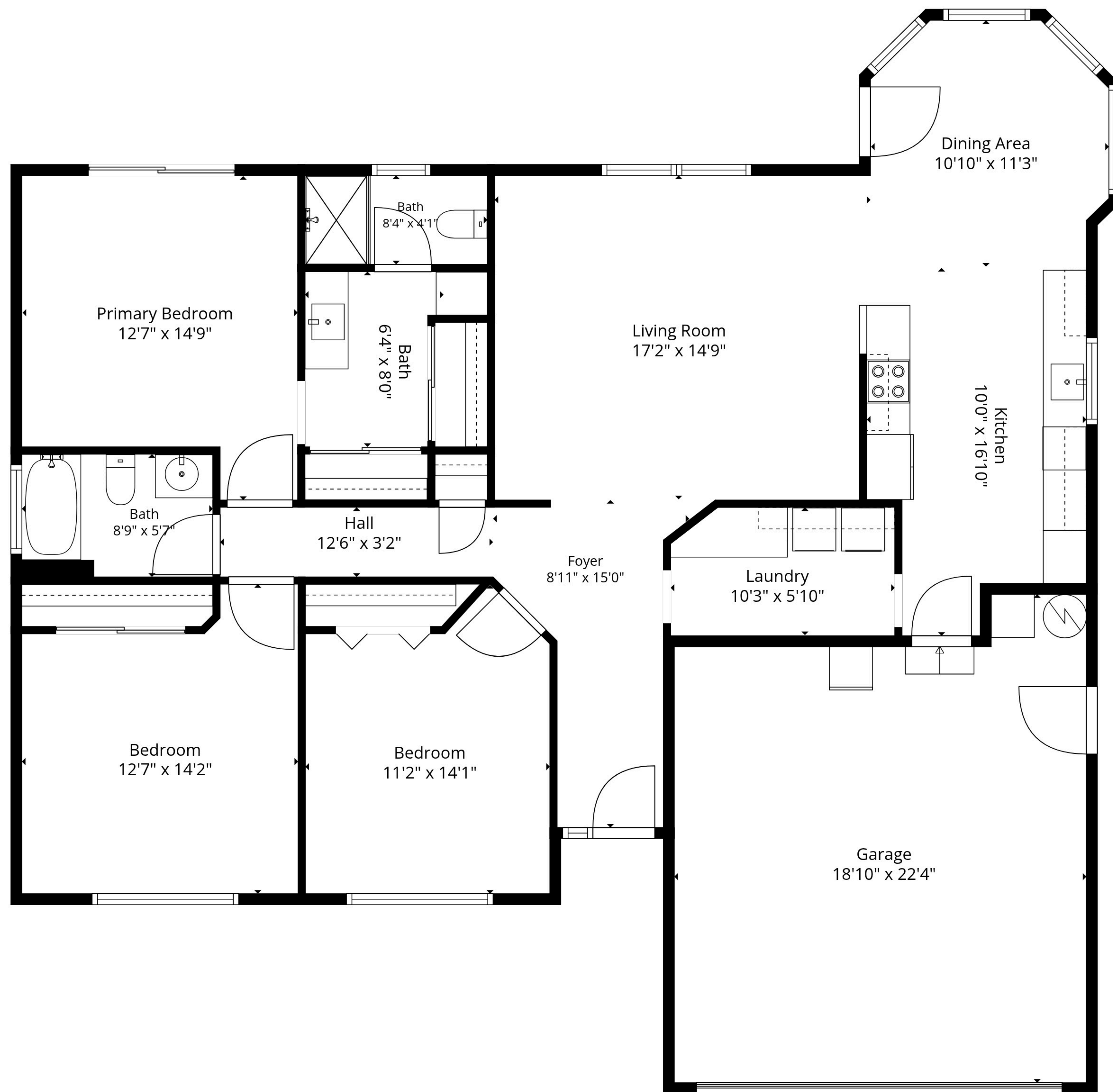
For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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

DRIVE



Floor Plans



TOTAL: 1498 sq. ft
1st floor: 1498 sq. ft
EXCLUDED AREAS: GARAGE: 412 sq. ft

Seller's Property Disclosures

3.1 SELLER PROPERTY DISCLOSURE STATEMENT

- 1 If required under ORS 105.465, Seller shall deliver in substantially the following form the Seller's Property Disclosure Statement to
2 each Buyer who makes a written offer to purchase real property in this state.

3 INSTRUCTIONS TO THE SELLER

- 4 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you
5 provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should
6 date and sign each page of this disclosure statement and each attachment.
- 7 Each Seller of residential property described in ORS 105.465 must deliver this form to each Buyer who makes a written offer to
8 purchase. Under ORS 105.475 (4), refusal to provide this form gives the Buyer the right to revoke their offer at any time prior to closing
9 the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an
10 exclusion under ORS 105.470, fill out only Section 1.
- 11 An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the
12 condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding
13 the legal consequences of Seller's choice should be directed to a qualified attorney.

SECTION 1. EXCLUSION FROM ORS 105.462 TO 105.490

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

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

18 Initial only the exclusion you wish to claim.

- 19 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or
20 _____ installation permit(s) # _____, issued by _____.
- 21 _____ This sale is by a financial institution that acquired the Property as custodian, Agent or trustee, or by foreclosure
22 _____ or deed in lieu of foreclosure.
- 23 _____ The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.
- 24 _____ This sale or transfer is by a governmental agency.

25 Signature(s) of Seller claiming exclusion

- 26 Seller: _____ Date: _____ Seller: _____ Date: _____
- 27 Seller: _____ Date: _____ Seller: _____ Date: _____

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

- 29 Buyer: _____ Date: _____ Buyer: _____ Date: _____
- 30 Buyer: _____ Date: _____ Buyer: _____ Date: _____

SECTION 2. SELLER PROPERTY DISCLOSURE STATEMENT

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

NOT A WARRANTY

- 35 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
36 PROPERTY LOCATED AT 79 Osprey Dr. Eagle Point OR 97524 ("THE PROPERTY").

Buyer Initials _____

Seller Initials AL

Form 3.1- Seller Property Disclosure Statement - Version 2026-2

Page 1 of 6

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

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

46 Seller ☒ is occupying the Property; or ☐ is not occupying the Property.

47 **I. SELLER REPRESENTATIONS**

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

51 **DO NOT LEAVE ANY SPACES BLANK**

52 **If you mark "yes" on items with *, attach a copy of item's document or explain yes answer on an attached sheet.**

53 **1. TITLE**

- 54 A. Do you have legal authority to sell the Property? ☒ Yes ☐ No ☐ Unknown
- 55 B. Is title to the Property subject to any of the following:
- 56 (1) First right of refusal ☐ Yes* ☒ No ☐ Unknown
- 57 (2) Option ☐ Yes* ☒ No ☐ Unknown
- 58 (3) Lease or rental agreement ☐ Yes* ☒ No ☐ Unknown
- 59 (4) Other listing ☐ Yes* ☒ No ☐ Unknown
- 60 (5) Life estate ☐ Yes* ☒ No ☐ Unknown
- 61 C. Is the Property being transferred an unlawfully established unit of land? ☐ Yes* ☒ No ☐ Unknown
- 62 D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?
- 63 ☐ Yes* ☒ No ☐ Unknown
- 64 E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?
- 65 ☐ Yes* ☒ No ☐ Unknown
- 66 F. Are there any agreements for joint maintenance of an easement or right of way?
- 67 ☐ Yes* ☒ No ☐ Unknown
- 68 G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?
- 69 ☐ Yes* ☒ No ☐ Unknown
- 70 H. Are there any pending or existing governmental assessments against the Property?
- 71 ☐ Yes* ☒ No ☐ Unknown
- 72 I. Are there any zoning violations or nonconforming uses? ☐ Yes* ☒ No ☐ Unknown
- 73 J. Is there a boundary survey for the Property? ☐ Yes* ☐ No ☒ Unknown
- 74 K. Are there any covenants, conditions, restrictions, or private assessments that affect the Property?
- 75 ☐ Yes* ☒ No ☐ Unknown
- 76 L. Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property
- 77 is sold? ☐ Yes* ☒ No ☐ Unknown

78 **2. WATER**

79 A. Household water

Buyer Initials _____

Seller Initials  _____

(1) The source of the water is (check ALL that apply):

☒ Public ☐ Community ☐ Private ☐ Other _____

(2) Water source information:

a. Does the water source require a water permit?

☐ Yes* ☒ No ☐ Unknown
If yes, do you have a permit?
☐ Yes ☐ No ☒ N/A

b. Is the water source located on the Property?

☐ Yes ☒ No ☐ Unknown
If not, are there any written agreements for a shared water source?
☐ Yes* ☐ No ☐ Unknown ☒ N/A

c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?

i. Flow test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

ii. Bacteria test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

iii. Chemical contents test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?

☐ Yes* ☒ No ☐ Unknown

e. Are there any water source plumbing problems or needed repairs?

☐ Yes* ☒ No ☐ Unknown

(3) Are there any water treatment systems for the Property?

☐ Yes ☒ No ☐ Unknown
If yes, are the systems: ☐ Leased ☐ Owned ☐ N/A

B. Irrigation

(1) Are there any of the following running with the Property?

a. ☐ water rights?
☐ Yes ☒ No ☐ Unknown
b. ☐ other irrigation rights for the Property?
☐ Yes ☒ No ☐ Unknown

(2) If any exist, has the irrigation water been used during the last five-year period?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(3) Is there a water rights certificate or other written evidence available?

☐ Yes ☐ No ☐ Unknown ☒ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property?

☒ Yes ☐ No ☐ Unknown

(2) Has a back flow valve been installed?

☐ Yes ☐ No ☒ Unknown ☐ N/A

(3) Is the outdoor sprinkler system operable?

☒ Yes ☐ No ☐ Unknown ☐ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system?

☒ Yes ☐ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property?

☐ Yes ☒ No ☐ Unknown

C. Is the Property connected to an on-site septic system?

☐ Yes ☒ No ☐ Unknown

(1) If yes, when was the system installed? _____ [Date]

☐ Unknown ☒ N/A

(2) If yes, was the system installed by permit?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(3) If yes, has the system been repaired or altered?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(4) If yes, has the condition of the system been evaluated and a report issued?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(5) If yes, has the septic tank ever been pumped?

☐ Yes ☐ No ☐ Unknown ☒ N/A
If yes to the above question (3)(C)(5), when? _____ [Date]
☐ Unknown ☒ N/A

(6) Does the system have a pump?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(8) Is a service contract for routine maintenance required for the system?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(9) Are all components of the system located on the Property?

☐ Yes ☐ No ☐ Unknown ☒ N/A

D. Are there any sewage system problems or needed repairs?

☐ Yes* ☒ No ☐ Unknown

E. Does your sewage system require on-site pumping to another level?

☐ Yes ☒ No ☐ Unknown

Buyer Initials _____

Seller Initials 

127 **4. DWELLING INSULATION**

- 128 A. Is there insulation in the:
- 129 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown
- 130 (2) Exterior walls? ☒ Yes ☐ No ☐ Unknown
- 131 (3) Floors? ☒ Yes ☐ No ☐ Unknown
- 132 B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

133 **5. DWELLING STRUCTURE**

- 134 A. Has the roof leaked? ☐ Yes* ☒ No ☐ Unknown
- 135 *If yes, has it been repaired?* ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 136 B. Are there any additions, conversions or remodeling? ☐ Yes ☒ No ☐ Unknown
- 137 *If yes, was a building permit required?* ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 138 *If yes, was a building permit obtained?* ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 139 *If yes, was final inspection obtained?* ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 140 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown
- 141 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown
- 142 E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☒ No ☐ Unknown
- 143 *If yes, what is the make?** _____ ☒ N/A
- 144 *If yes, was it installed with a permit?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A
- 145 *If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of*
- 146 *Environmental Quality (DEQ) affixed to it?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A
- 147 F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?
- 148 ☒ Yes* ☐ No ☐ Unknown
- 149 G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the
- 150 basement)? ☐ Yes* ☒ No ☐ Unknown
- 151 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation*
- 152 *done.**
- 153 H. Is there a sump pump on the Property? ☐ Yes ☒ No ☐ Unknown
- 154 I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action
- 155 suit, settlement or litigation? ☐ Yes ☒ No ☐ Unknown
- 156 *If yes, what are the materials?* _____ ☒ N/A
- 157 (1) Are there problems with the materials? ☐ Yes ☒ No ☐ Unknown ☒ N/A
- 158 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 159 (3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 160 (4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 161 *If yes, when?* _____ [Date] ☐ N/A
- 162 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 163 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

165 **6. DWELLING SYSTEMS AND FIXTURES**

- 166 A. If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is
- 167 signed?
- 168 (1) Electrical system, including wiring, switches, outlets and service ☒ Yes ☐ No ☐ Unknown
- 169 (2) Plumbing system, including pipes, faucets, fixtures and toilets ☒ Yes ☐ No ☐ Unknown
- 170 (3) Water heater tank ☒ Yes ☐ No ☐ Unknown
- 171 (4) Garbage disposal ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 172 (5) Built-in range and oven ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 173 (6) Built-in dishwasher ☒ Yes ☐ No ☐ Unknown ☐ N/A

Buyer Initials _____

Seller Initials 

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT



- 174 (7) Sump pump ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 175 (8) Heating and cooling systems ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 176 (9) Security system ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 177 If yes, are the systems: ☐ Owned ☐ Leased ☒ N/A
- 178 B. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action
- 179 suit settlement or litigation? ☐ Yes ☒ No ☐ Unknown
- 180 If yes, what product? ☒ N/A
- 181 (1) Are there problems with the product? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 182 (2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 183 (3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 184 (4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 185 If yes, when? _____ [Date] ☐ N/A
- 186 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 187 (6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

7. COMMON INTEREST

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

8. SEISMIC

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

9. GENERAL

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

Buyer Initials _____

Seller Initials BR

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT



222 If yes, was a Certificate of Fitness issued?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

223 **10. FULL DISCLOSURE BY SELLER**

224 A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about?

225 ☐ Yes* ☒ No

226 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims,
227 repairs or remediation.*

228 **II. VERIFICATION**

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

232 Seller(s) signature:

233 Seller: _____ Dated: 7-12-2026

234 Seller: _____ Dated: _____

235 Seller: _____ Dated: _____

236 Seller: _____ Dated: _____

237

238 **III. BUYER'S ACKNOWLEDGMENT**

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

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

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

249

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

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

256 Buyer: _____ Dated: _____

257 Buyer: _____ Dated: _____

258 Buyer: _____ Dated: _____

259 Buyer: _____ Dated: _____

260

261 If Agent receiving disclosure statement for Buyer, Agent is to sign and date:

262 _____ Real Estate Licensee

263 _____ Real Estate Firm

264 Date received by Agent _____

Sale Agreement # _____ **3.1A SELLER PROPERTY DISCLOSURE STATEMENT ATTACHMENT**

- 1 **1. Property Address or Description:** _____
- 2 **2. Names of Parties to this Agreement:**
- 3 **Buyer:** _____ **Seller:** _____
- 4 **Buyer:** _____ **Seller:** _____
- 5 **Buyer:** _____ **Seller:** _____
- 6 **Buyer:** _____ **Seller:** _____
- 7 **3. Use and Effect of this Attachment.** The **Form 3.1 Seller Property Disclosure Statement** states, "If you mark yes on items with *,
- 8 attach a copy of item's document or explain yes answer on an attached sheet." This Attachment form is used for those explanations.
- 9 If you are attaching a copy of a document, label the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3,
- 10 etc. and use the below space to describe the item. If you have used all of the fields below and need to provide explanations for
- 11 additional items, use **Form 3.4 Attachment Sheet for Disclosure Forms**.
- 12 **E.g.** Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in
- 13 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,
- 14 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Question 1 L - Attached
- 15 Document labeled as Exhibit A – Tax Assessment showing pending governmental assessment."
- 16 **4. Disclosure.** This Attachment is related to the above referenced Sale Agreement and **Form 3.1 Seller's Property Disclosure**
- 17 **Statement.**
- 18 **5. Explanations and Attachments.** The following are explanations of various "yes" answers to disclosure items marked with *, or
- 19 descriptions of attached items related to such * items.

- 20 Item Related to Question S.F Attached Document labeled as Exhibit _____
- 21 Statement of Explanation (if any): pre-inspection completed.
- 22 _____
- 23 _____
- 24 _____
- 25 Item Related to Question _____ Attached Document labeled as Exhibit _____
- 26 Statement of Explanation (if any): _____
- 27 _____
- 28 _____
- 29 _____
- 30 Item Related to Question _____ Attached Document labeled as Exhibit _____
- 31 Statement of Explanation (if any): _____
- 32 _____
- 33 _____
- 34 _____
- 35 Item Related to Question _____ Attached Document labeled as Exhibit _____
- 36 Statement of Explanation (if any): _____
- 37 _____
- 38 _____
- 39 _____
- 40 Item Related to Question _____ Attached Document labeled as Exhibit _____
- 41 Statement of Explanation (if any): _____
- 42 _____
- 43 _____
- 44 _____

Buyer Initials _____ Seller Initials _____ Page 1 of 1

Home Inspection



ROGUE INSPECTION SERVICES

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INSPECTION REPORT

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Eagle Point, OR 97524

Bryce Barden

07/14/2026



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

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

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

Scope:

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

Use of photos:

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

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

Comment Key or Definitions:

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

What really matters in a home inspection:

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



MINOR



MODERATE



SIGNIFICANT

- 🔧 2.5.1 GROUNDS - Fences & Gates: Fence - Not Attached to Post
- ⚠️ 3.3.1 EXTERIOR - Eaves, Soffits & Fascias: Soffit Vent - Damage
- 🔧 3.5.1 EXTERIOR - Exterior Doors: Door - Doesn't Latch
- ⚠️ 3.5.2 EXTERIOR - Exterior Doors: Door - Frame Moisture Damage
- 🔧 3.5.3 EXTERIOR - Exterior Doors: Door - Handset Loose
- 🔧 3.6.1 EXTERIOR - Sliding Glass Doors: Sliding Glass Door - Lock Inoperable
- ⚠️ 4.2.1 ROOF - Flashings & Penetrations: Vent Boot - Cracked/Damaged
- ⚠️ 5.1.1 STRUCTURE - Attic: Attic - Fungal Growth
- ⚠️ 5.1.2 STRUCTURE - Attic: Attic Cover - Missing
- 🔧 5.3.1 STRUCTURE - Foundation: Foundation - Cracks (Minor)
- 🔧 6.1.1 HVAC - Forced Air Furnaces: Furnace - End Of Life Expectancy
- 🔧 6.2.1 HVAC - Air Conditioning: Air Conditioner - End Of Estimated Life Expectancy
- 🔧 6.3.1 HVAC - Thermostat & Filters: Filter - Dirty
- ⚠️ 7.6.1 ELECTRICAL - Exhaust Fans: Exhaust Fan - Inoperable
- 🔧 7.6.2 ELECTRICAL - Exhaust Fans: Exhaust Fan - Improper Connection
- ⚠️ 8.2.1 PLUMBING - Water Heaters: Catch Pan - Not Present
- ⚠️ 8.2.2 PLUMBING - Water Heaters: TPRV - Extension Missing
- ⚠️ 8.3.1 PLUMBING - Water Supply: Meter - Leaking
- ⚠️ 8.8.1 PLUMBING - Toilets: Toilet - Loose At Base
- 🔧 8.9.1 PLUMBING - Tubs & Showers: Drain - Stopper Missing
- ⚠️ 8.9.2 PLUMBING - Tubs & Showers: Drain - Leaking
- 🔧 9.1.1 INTERIOR - Floors: Carpet - Damage
- 🔧 9.4.1 INTERIOR - Interior Doors: Door - Missing
- 🔧 9.4.2 INTERIOR - Interior Doors: Door - Glass Cracked
- ⚠️ 9.5.1 INTERIOR - Windows: Window - Failed Seal
- 🔧 9.7.1 INTERIOR - Garage Doors & Openers: Garage Door - Gap At Bottom
- 🔧 9.7.2 INTERIOR - Garage Doors & Openers: Opener - Pressure Reverse Not Functioning Properly
- ⚠️ 9.10.1 INTERIOR - Smoke & CO Detectors: CO Alarm - Expired
- ⚠️ 9.10.2 INTERIOR - Smoke & CO Detectors: Smoke Alarm - Expired
- 🔧 10.1.1 APPLIANCES - Dishwashers: Dishwasher - High Loop Not Installed

1: INSPECTION DETAILS

Information

INSPECTION OVERVIEW

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

Inspection Type Pre-Listing	Building Type Single Family	Structure Faces South
Orientation Cover Photo	Occupancy Occupied, Furnished	Attendance Inspector, Seller
Utilities All Utilities On	Weather Clear	Temperature 70-80 F
Structures Inspected Home, Attached Garage		
Photos Are Representative Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo		

2: GROUNDS

Information

GROUND'S OVERVIEW

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

Lot Type Slight Slope	Soil Conditions Dry	Driveway Material Concrete
Walkway Material Concrete	Patio Material Concrete	Fence Material Wood
Deck Material N/A	Retaining Walls N/A	Sprinkler System Yes
Hot Tub No	Pool No	

Sprinkler System - Not Inspected

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

Deficiencies

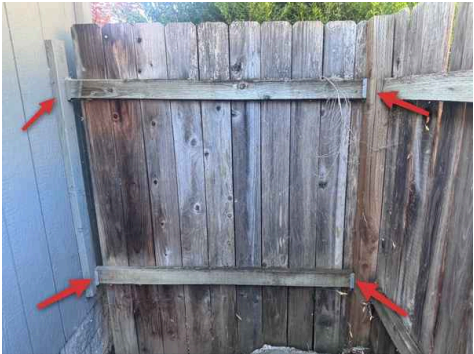
2.5.1 Fences & Gates

FENCE - NOT ATTACHED TO POST

There were one or more sections of fence not properly attached to support post at time of install. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



Left Of Home

3: EXTERIOR

Information

EXTERIOR OVERVIEW

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

Siding

Engineered Wood

Soffits

Open

Windows

Vinyl, Thermal

Exterior Doors

Wood

Window Information

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

Limitations

Exterior Information

EXTERIOR LIMITATIONS

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

Deficiencies

3.3.1 Eaves, Soffits & Fascias

SOFFIT VENT - DAMAGE

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

Recommendation

Contact a qualified professional.



Left Of Home

3.5.1 Exterior Doors

DOOR - DOESN'T LATCH

The exterior door(s) were not latching at time of inspection. Recommend repair/adjustment by a qualified person.

Recommendation

Contact a qualified handyman.



Minor



Front Entry

3.5.2 Exterior Doors

DOOR - FRAME MOISTURE DAMAGE

There was moisture damage observed at the exterior door frame/jamb(s). Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



Moderate



Right Of Home Garage Door

3.5.3 Exterior Doors

DOOR - HANDSET LOOSE

The handset at exterior door(s) was loose at time of inspection. Recommend any loose handsets be properly secured.

Recommendation

Contact a handyman or DIY project



Minor



Garage Side Door

3.6.1 Sliding Glass Doors

SLIDING GLASS DOOR - LOCK INOPERABLE

The lock at the sliding glass door(s) was inoperable. Recommend adjustment or replacement for proper security by a qualified person.

Recommendation

Contact a qualified handyman.



Minor



Master Bedroom

4: ROOF

Information

ROOF OVERVIEW

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

Inspection Method Fully Traversed	Roof Style Hip	Pitch 6:12
Roofing Material Asphalt Shingle	Gutter Material Metal	Flashing Material Metal
Skylights None	Ventilation Type Pan vents, Soffit Vents	Chimney Exterior N/A

Life Expectancy

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

Life Expectancy 10+ Years

Roof was in good condition at the time of inspection. Estimate 10+ years of remaining life.

Limitations

Roof Information

ROOF LIMITATIONS

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

Deficiencies

4.2.1 Flashings & Penetrations

**VENT BOOT - CRACKED/DAMAGED**

The vent boot(s) were cracked and may cause leaks. Recommend a roofing professional replace to prevent leaks.

Recommendation

Contact a qualified roofing professional.



5: STRUCTURE

Information

STRUCTURE OVERVIEW

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

Foundation Type Crawlspace	Foundation Material Masonry Block	Foundation Tie Downs Yes, Bolted Sill Plate
Floor Structure Wood I-Joists	Floor Support Cripple Walls	Sub-floor OSB
Wall Structure Wood, Concealed	Ceiling Structure 2x6	Roof Structure 2x6 Rafters
Roof Sheathing OSB		

ATTIC OVERVIEW

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

Attic Entry Garage	Attic Observation Walked	Insulation Blown Northern White
------------------------------	------------------------------------	---

CRAWLSPACE OVERVIEW

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

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

Limitations

Structure Information

STRUCTURE LIMITATIONS

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

Attic Information

ATTIC LIMITATIONS

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

Crawlspace Information

CRAWLSPACE LIMITATIONS

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

Wall Structure

NOT VISIBLE

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

Deficiencies

5.1.1 Attic

ATTIC - FUNGAL GROWTH Moderate

There was fungal growth observed in the attic space. This is most likely due to a past roof leak or inadequate ventilation. Recommend a qualified professional further evaluate and remedy as necessary.

Recommendation

Contact a qualified professional.



5.1.2 Attic

ATTIC COVER - MISSING Moderate

The attic access cover was missing at time of inspection. Recommend asking the seller if its available and if not, having a qualified person replace to provide proper firewall protection.

Recommendation

Contact the seller for more info



5.3.1 Foundation

FOUNDATION - CRACKS (MINOR) Minor

There was minor cracking observed at the foundation, which appeared to be from normal settlement. Recommend monitoring for more serious cracking/shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Recommend monitoring.



6: HVAC

Information

HEATING SYSTEM OVERVIEW

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

Brand Bryant	Location Garage	Energy Source Electric
Filter Location Hallway	Filter Size 20x25	Filter Type Disposable
Heat Type Heat Pump	Ductwork Insulated, Flex	Thermostat Digital
Manufacture Date 1996 Manufacture Year	Air Conditioning System Yes	

Typical Life Expectancy

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

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

System Service

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

Furnace Operational

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

COOLING OVERVIEW

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

Brand BDP CO.	Location Exterior - Right of Home	Energy Source Electric
Configuration	Thermostat	Manufacture Date

Central

Shared with Heating

1996 Manufacture Year

Life Expectancy

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

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

System Service

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

Appears Functional

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

Limitations

Heating System Information

HVAC LIMITATIONS

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

Deficiencies

6.1.1 Forced Air Furnaces

FURNACE - END OF LIFE EXPECTANCY



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

Recommendation

Recommend monitoring.



6.2.1 Air Conditioning

AIR CONDITIONER - END OF ESTIMATED LIFE EXPECTANCY

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

Recommendation

Recommend monitoring.



6.3.1 Thermostat & Filters

FILTER - DIRTY

The air filter(s) for the heating and/or cooling system were dirty at time of inspection. Indoor air quality will be reduced as a result and may cause damage and inefficient operation of the equipment. Recommend installing good quality filters. Filters should be sized correctly to minimize air gaps, many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation

Recommended DIY Project



7: ELECTRICAL

Information

ELECTRICAL OVERVIEW

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

Service Type Below Ground	Service Size 240 Volts	Service Conductors Aluminum
Main Panel Location Garage	Panel Type Circuit Breakers	Panel Capacity 200 AMP
Panel Manufacturer General Electric	Wiring Method Romex	Branch Wiring Copper
Sub Panel None Found		

Low Voltage Systems

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

GFCI Protection

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

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

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

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

Deficiencies

7.6.1 Exhaust Fans

EXHAUST FAN - INOPERABLE

Moderate

The exhaust fan was inoperable at the time of inspection. Recommend evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Hallway Bathroom

7.6.2 Exhaust Fans

EXHAUST FAN - IMPROPER CONNECTION

Minor

Improper connections were observed at the exhaust fan ducting in the attic. The flexible ducts from the exhaust fans were not properly connected or sealed where they pass through the roof/ceiling penetration. Improperly connected or loose ducting can allow warm, moist air from the home to discharge into the attic rather than being directed to the exterior, which may contribute to elevated attic moisture levels and potential deterioration of attic materials over time. It is recommended that a qualified contractor properly secure and seal the exhaust duct connections and ensure the fans discharge to the exterior as intended.

Recommendation

Contact a qualified professional.



8: PLUMBING

Information

PLUMBING OVERVIEW

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

Water Source Public	Water Shut-Off Sidewalk, At Meter, Front of Home	Water Supply Material Copper
Distribution Material Copper	Drain Size 2", 3"	Drain Material ABS
Water Treatment None Found	Clean-out Location Front of Home	Sump Pump None Found
Gas Service None	Gas Shut-Off N/A	

Water Pressure Information

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

WATER HEATER OVERVIEW

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

Location Garage	Energy Source Electric	Type Tank
Capacity 50 Gallon	Drain Pan None	Seismic Straps Yes
Manufacturer Geospring	Manufacture Date 2016 Year	

Life Expectancy & Maintenance

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Operational

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

Limitations

Plumbing Information

PLUMBING LIMITATIONS

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

Water Heater Information

WATER HEATER LIMITATIONS

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

Deficiencies

8.2.1 Water Heaters

CATCH PAN - NOT PRESENT

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

Recommendation

Contact a qualified professional.



Moderate



8.2.2 Water Heaters

TPRV - EXTENSION MISSING

The TPRV (Temperature Pressure Relief Valve) at the water heater had no discharge/extension pipe installed. If the valve were to activate while a person was nearby, that person could be badly scalded. Recommend that a properly configured TPRV discharge pipe that extends within 6 inches of the floor be installed by a qualified professional.

Recommendation

Contact a qualified professional.



Moderate



8.3.1 Water Supply

METER - LEAKING

The water meter/main was actively leaking at time of inspection. Recommend repair by a licensed plumbing contractor as soon as possible.

Recommendation

Contact a qualified plumbing contractor.



Significant



8.8.1 Toilets

TOILET - LOOSE AT BASE

Moderate

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

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

8.9.1 Tubs & Showers

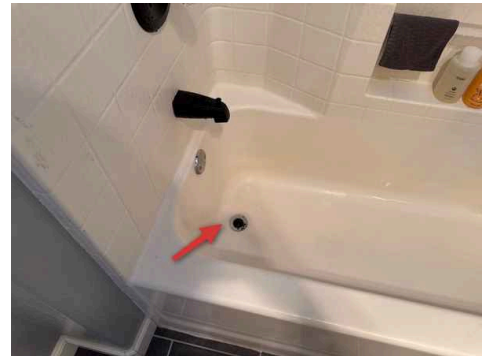
DRAIN - STOPPER MISSING

Minor

The bathroom drain stopper was missing at time of inspection. Recommend a proper drain stop be installed.

Recommendation

Recommended DIY Project



Hallway Bathroom

8.9.2 Tubs & Showers

DRAIN - LEAKING

Moderate

There was a leak observed at the shower drain. Recommend repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

9: INTERIOR

Information

INTERIOR OVERVIEW

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

Wall Material Drywall	Ceiling Material Drywall	Floor Coverings Carpet, Laminate, Tile
Interior Doors Hollow Core, Raised Panel	Window Type Thermal, Sliders	Cabinetry Wood
Countertops Granite	Bath Exhaust Fans Yes	Smoke Detectors Yes, Hallway
Carbon Monoxide Alarms Yes, Hallway	Thermal Scan No	

Smoke Detector Information

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

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

Carbon Monoxide Alarm Information

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

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

GARAGE INTERIOR OVERVIEW

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

Walls	Ceilings	Floor
--------------	-----------------	--------------

Drywall	Drywall	Concrete
Occupant Door	Garage Doors	
Fire Rated, Metal	Automatic, Metal, Insulated	

Deficiencies

9.1.1 Floors

CARPET - DAMAGE

 Minor

There was minor carpet damage observed. Recommend repair as desired.

Recommendation
Contact a qualified flooring contractor



Front Left Bedroom

9.4.1 Interior Doors

DOOR - MISSING

 Minor

LAUNDRY AREA

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

Recommendation
Contact a qualified handyman.



9.4.2 Interior Doors

DOOR - GLASS CRACKED

There was cracked glass observed at the interior door. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



Master Bathroom Closet

9.5.1 Windows

WINDOW - FAILED SEAL

Observed condensation or damaged seal between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace. Additional windows with failed thermal seals is possible. Some damaged window seals may not be visible due to age, temperature, and conditions.

Recommendation

Contact a qualified professional.



Front Right Bedroom

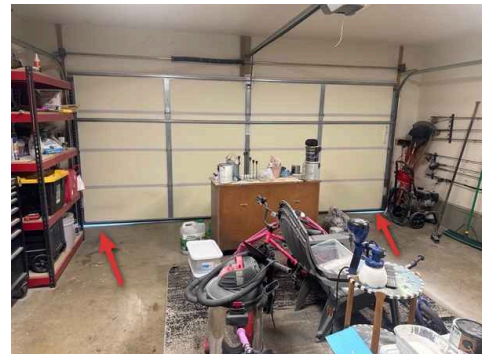
9.7.1 Garage Doors & Openers

GARAGE DOOR - GAP AT BOTTOM

There was a gap observed at the bottom of the garage door when closed. This can allow pests to enter the garage. Recommend evaluation and adjustment by a garage door professional.

Recommendation

Contact a qualified garage door contractor.



9.7.2 Garage Doors & Openers

OPENER - PRESSURE REVERSE NOT FUNCTIONING PROPERLY

The safety feature known as pressure reverse was not functioning properly during the inspection. When resistance was placed on the bottom of the door while it was coming down, the door did not automatically start going back up or required too much pressure. I recommend having the opener adjusted, repaired, or replaced and set to reverse with approximately 10 pounds of pressure.

Recommendation

Contact a qualified garage door contractor.



9.10.1 Smoke & CO Detectors

CO ALARM - EXPIRED

The carbon monoxide alarm(s) appeared to be more than 10 years old. Most manufacturers recommend replacement after 10 years, therefore I recommend having them replaced prior to closing.

Recommendation

Contact a handyman or DIY project



Moderate



9.10.2 Smoke & CO Detectors

SMOKE ALARM - EXPIRED

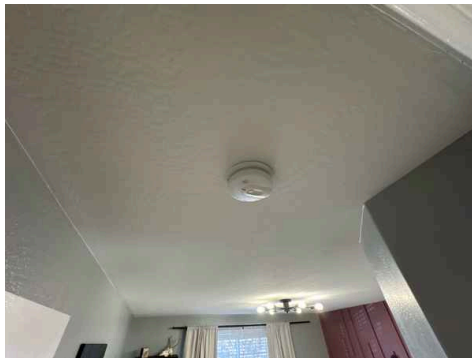
The smoke alarm(s) appeared to be more than 10 years old. Most manufacturers recommend replacement after 10 years. Recommend a qualified person replace any expired smoke alarms.

Recommendation

Contact a qualified handyman.



Moderate



10: APPLIANCES

Information

APPLIANCE OVERVIEW

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

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

Laundry Connections: Washer & Dryer - Not Inspected

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

Deficiencies

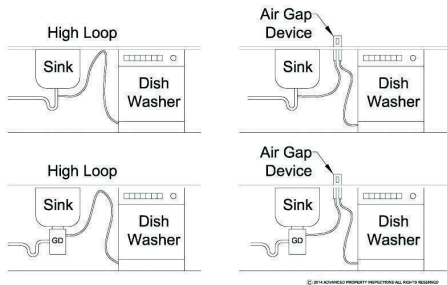
10.1.1 Dishwashers

**DISHWASHER - HIGH LOOP NOT INSTALLED**

No air gap or high loop was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous or the drain line is looped high up under the countertop, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap or a high loop per standard building practices.

Recommendation

Contact a handyman or DIY project



11: PESTS

Information

PEST OVERVIEW

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

No Pest Observed

No signs or evidence of rodents, wood destroying insects, stinging insects or other hazardous pests were observed at time of inspection. Routine pest management by a qualified pest controller is recommended as a preventive measure.

Wood Destroying Organisms (WDO):

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

12: ADDITIONAL INFORMATION

Information

Recommended Professionals

For a list of trusted professionals that we recommend. [Click Here](#)

Questions or Concerns

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

The Final Walk-Through

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

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

Exterior Photos

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





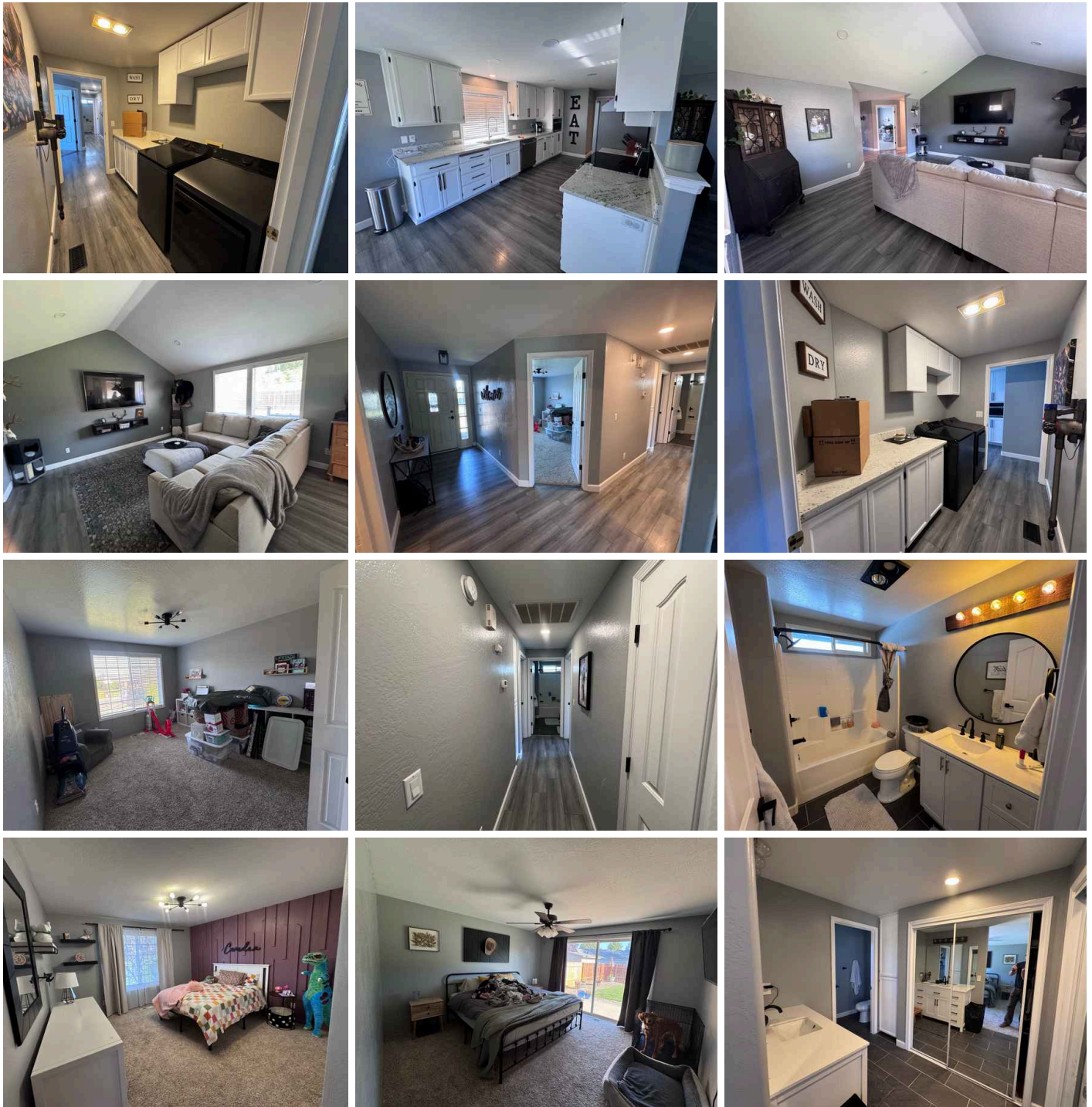
Roof Photos

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



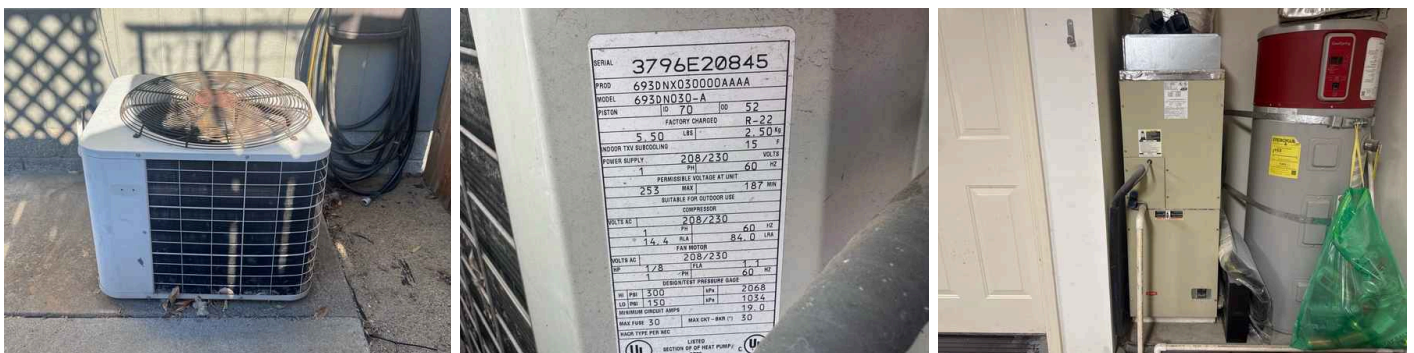
Interior Photos

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



HVAC Photos

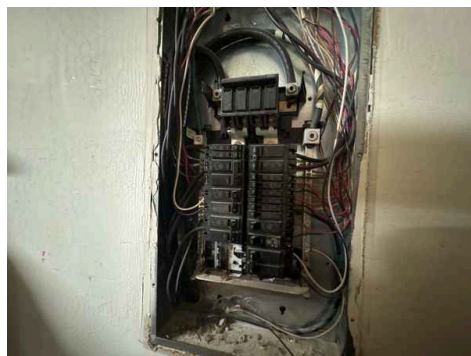
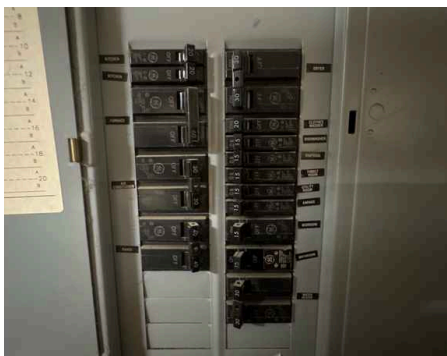
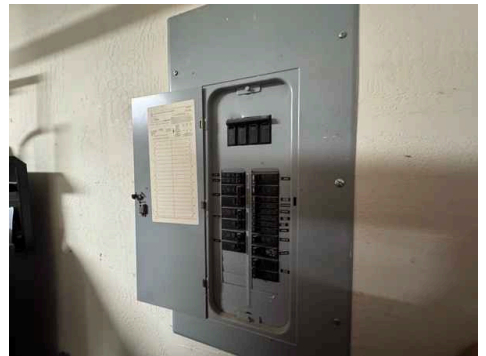
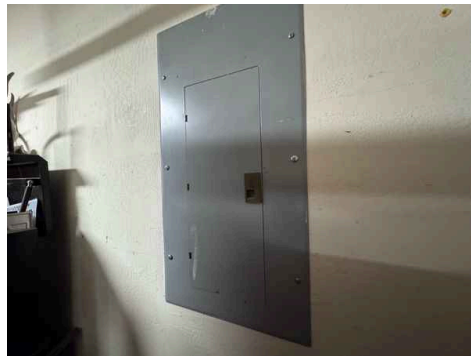
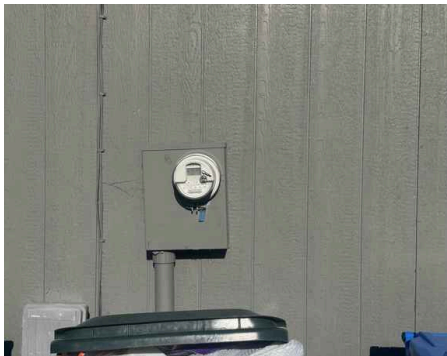
The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.





Electrical Photos

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

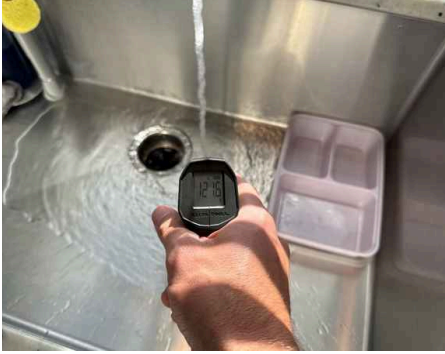


Plumbing Photos

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

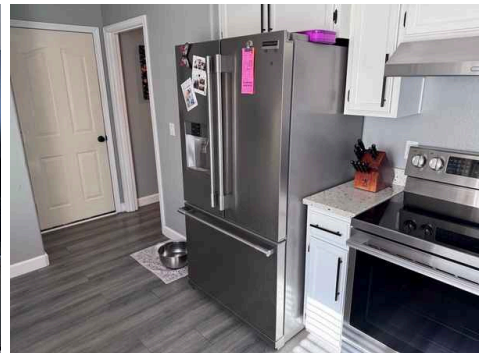


Clean-out



Appliance Photos

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



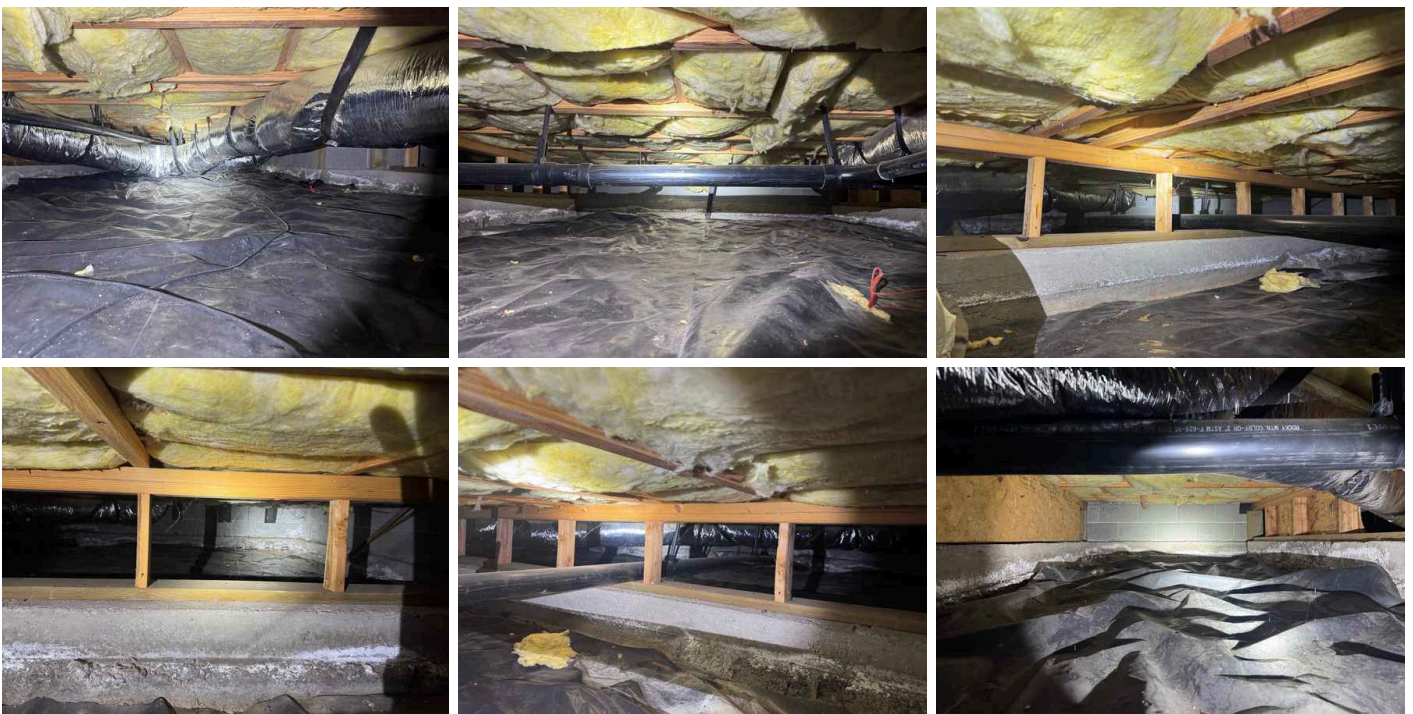
Attic Photos

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



Crawlspace Photos

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





Garage Photos

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

