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Seller's Property Disclosures..... 27-34
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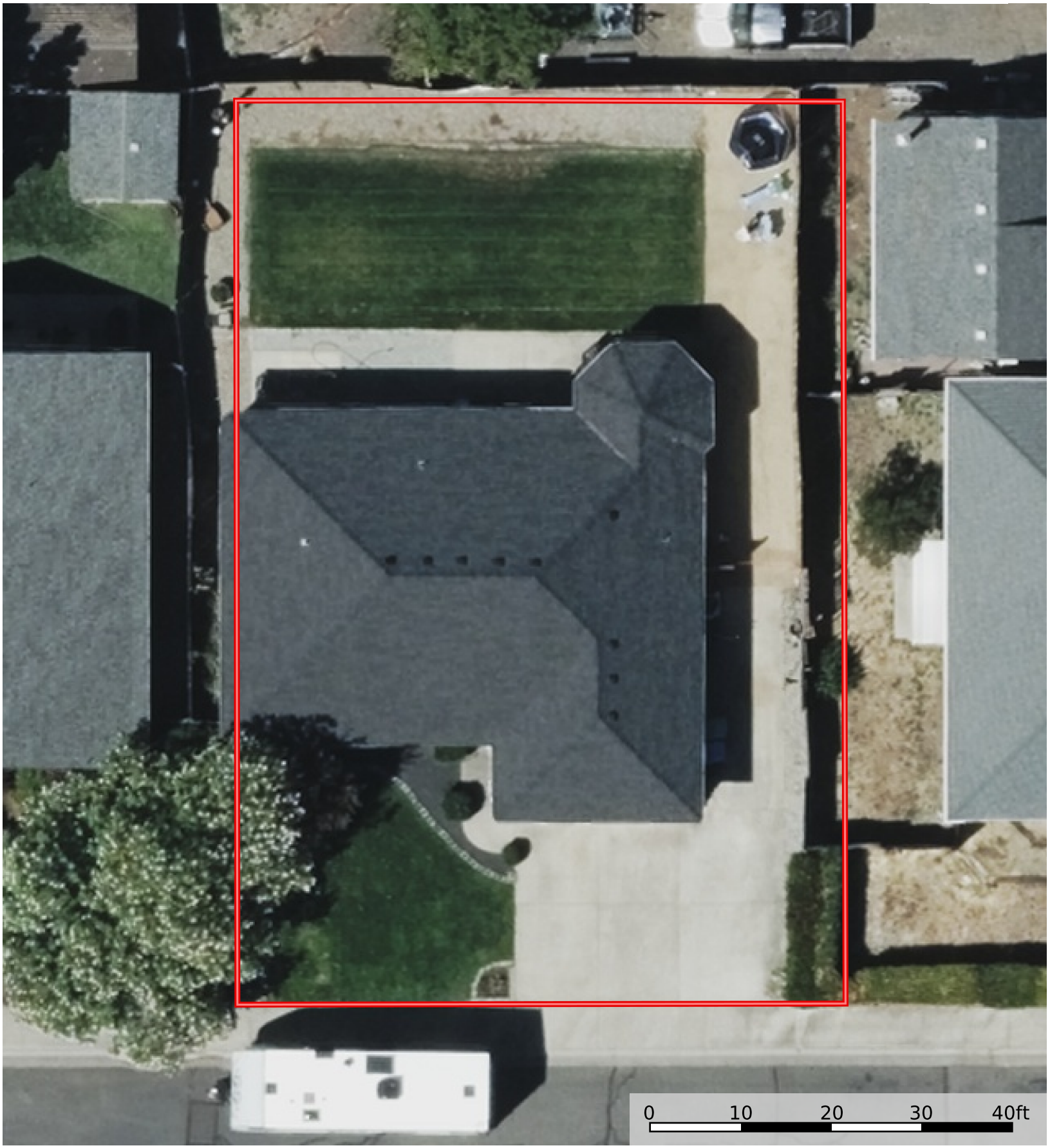
Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest
541.660.5111
Team@MOPG.com

MOPG
by John L. Scott

Mapping

79 Osprey Drive

Oregon, AC +/-



Boundary

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

79 Osprey Drive

Oregon, AC +/-



Boundary

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

79 Osprey Drive

Oregon, AC +/-

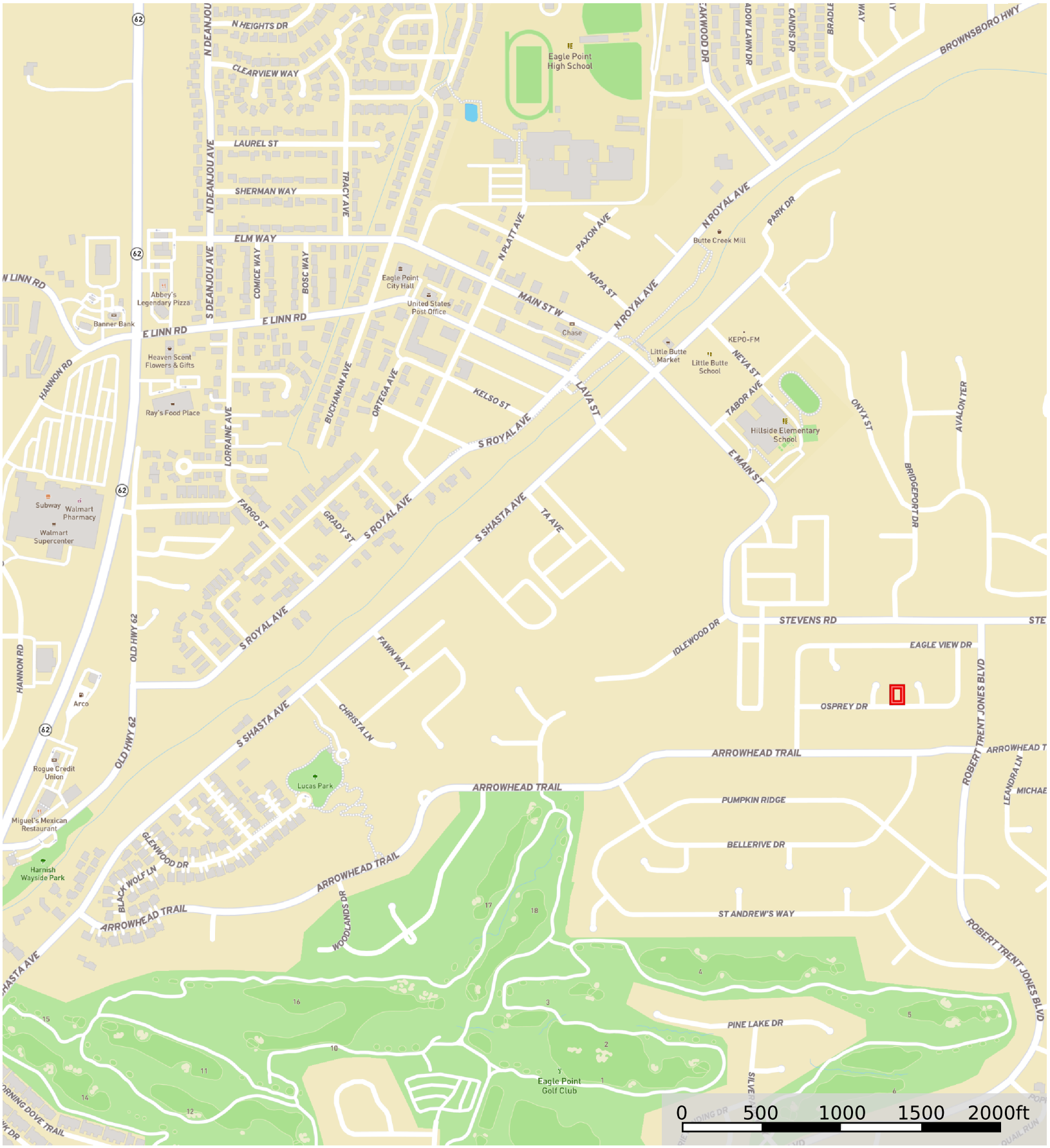


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79 Osprey Drive

Oregon, AC +/-



Boundary

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

Tax Records

Account Sequence | Map TL Sequence | Assessment Year 2026 | Print Window | Close Window

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

Report For Assessment Purposes Only Created June 29, 2026

Account Info

Account	1-088032-1
Map Taxlot	361W02CB 215
Owner	BARDEN BRYCE A
Situs Address	
79 OSPREY DR EAGLE POINT R	
Mailing Address	BARDEN BRYCE A 79 OSPREY DR EAGLE POINT OR, 97524-8600
Appraiser	

Tax Year 2025 Info

Pay Taxes Online

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

Land Info

Tax Code	9-01
Acreage	0.15
Zoning	
Land Class	
HS 0.15 Ac	
Property Class	101
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 Number	Sales History
$ 279,210	Dec 27, 2019	2019-40580	Details

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 Details		Total:	$ 388,620	$ 388,620	$ 196,000	$ 196,000

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	9-01	1996	2004	141	One story	RESIDENCE	1523	100 %	Details

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #1 Comments

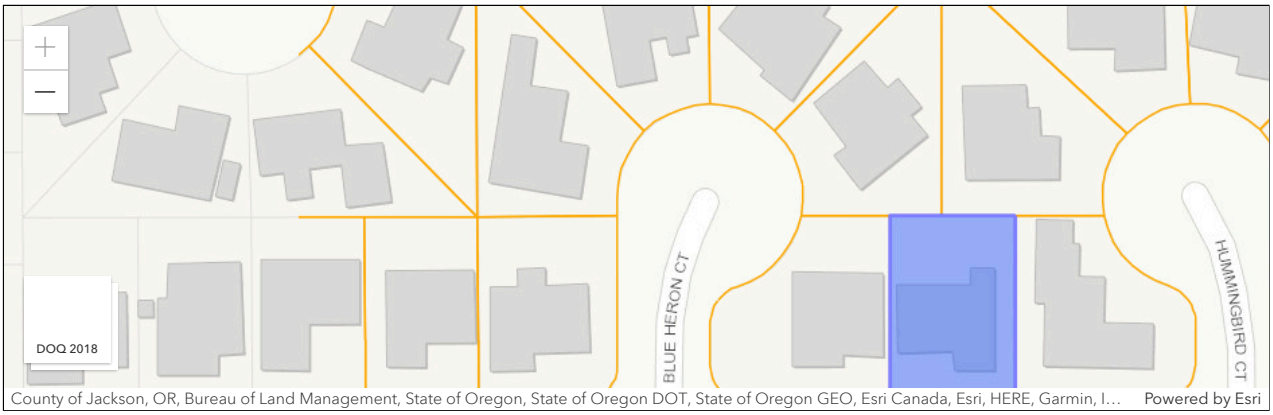
02/21/2020 PER INT. LISTING PHOTOS CHG ST CLS 131+ TO 141 & ADDED 5YRS GOMAR, RMV ONLY #189 >>>

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



Close Window | Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10880321

Map 361W02-CB-00215

Situs 79 OSPREY DR EAGLE POINT OR 97524

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

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.

☐ Mailing address change on back

ACCOUNT NO.
10880321
AMOUNT ENCLOSED
$

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

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001088032100000915600000179458000026644 00

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		

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

THIS SPACE RESE

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

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, 20 19.

Joshua Mitchell

Emily Mitchell

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 27 day of Dec, 20 19 by **Joshua Mitchell and Emily Mitchell**.

Deborah Laney

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

OFFICIAL STAMP
DEBORAH LYNN LANEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 988276
MY COMMISSION EXPIRES JUNE 11, 2023

Title Report

First American Title Insurance Company

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

Order No.: 7161-4401790
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 **i**nformation 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.

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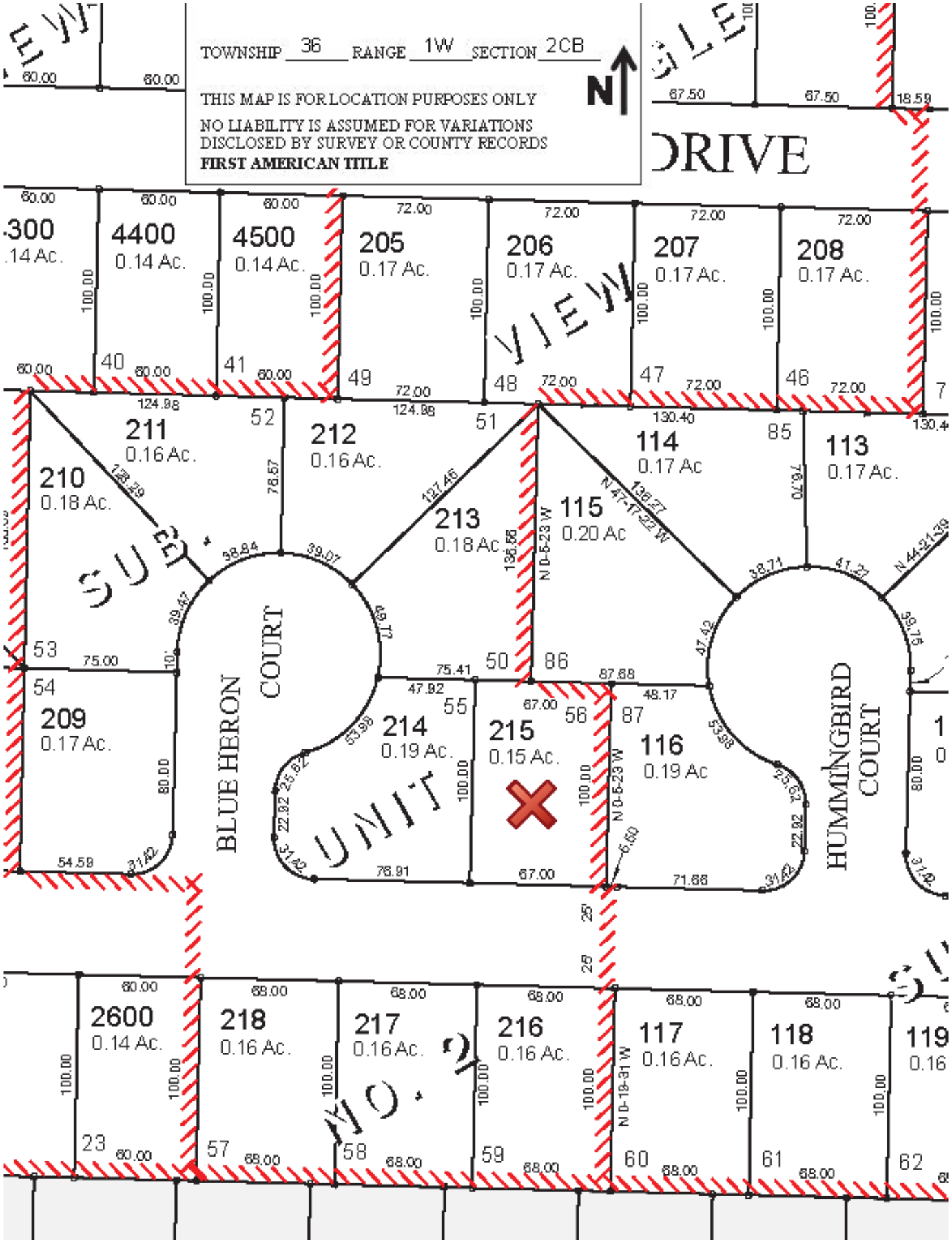
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Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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TOWNSHIP 36 RANGE 1W SECTION 2CB
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE
N
DRIVE
4400 0.14 Ac.
4500 0.14 Ac.
205 0.17 Ac.
206 0.17 Ac.
207 0.17 Ac.
208 0.17 Ac.
211 0.16 Ac.
212 0.16 Ac.
210 0.18 Ac.
213 0.18 Ac.
115 0.20 Ac
114 0.17 Ac
113 0.17 Ac.
209 0.17 Ac.
214 0.19 Ac.
215 0.15 Ac.
116 0.19 Ac
BLUE HERON COURT
HUMMINGBIRD COURT
2600 0.14 Ac.
218 0.16 Ac.
217 0.16 Ac.
216 0.16 Ac.
117 0.16 Ac.
118 0.16 Ac.
119 0.16

Floor Plans



TOTAL: 1498 sq. ft

1st floor: 1498 sq. ft

EXCLUDED AREAS: GARAGE: 412 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

Seller's Property Disclosures

Sale Agreement #_____

3.1 SELLER PROPERTY DISCLOSURE STATEMENT

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

INSTRUCTIONS TO THE SELLER

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

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

An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding 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)

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

Initial only the exclusion you wish to claim.

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

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

_____The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.

_____This sale or transfer is by a governmental agency.

Signature(s) of Seller claiming exclusion

Seller:_____Date: _____Seller:_____Date: _____

Seller:_____Date: _____Seller:_____Date: _____

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

Buyer:_____Date: _____Buyer:_____Date: _____

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

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

Buyer Initials _____ _____ _____ _____ **Seller Initials** _____ _____ _____ _____

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Created by Martin Outdoor Outdoor Property Group with SkySlope® Forms

Sale Agreement #_____ **SELLER PROPERTY DISCLOSURE STATEMENT**

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

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

Seller ☑ is occupying the Property; or ☐ is not occupying the Property.

I. SELLER REPRESENTATIONS

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

DO NOT LEAVE ANY SPACES BLANK

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

1. TITLE

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

2. WATER

A. Household water

Buyer Initials _____ _____ _____ _____ **Seller Initials** _____ _____ _____ _____

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(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

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4. DWELLING INSULATION

A. Is there insulation in the:
- **(1)** Ceiling? ☑ Yes ☐ No ☐ Unknown
- **(2)** Exterior walls? ☑ Yes ☐ No ☐ Unknown
- **(3)** Floors? ☑ Yes ☐ No ☐ Unknown

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

5. DWELLING STRUCTURE

A. Has the roof leaked? ☐ Yes* ☑ No ☐ Unknown
If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☑ N/A

B. Are there any additions, conversions or remodeling? ☐ Yes ☑ No ☐ Unknown
If yes, was a building permit required? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☑ N/A

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

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

E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☑ No ☐ Unknown
*If yes, what is the make?** _____ ☑ N/A
If yes, was it installed with a permit? ☐ Yes* ☐ No ☐ Unknown ☑ N/A
If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes* ☐ No ☐ Unknown ☑ N/A

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

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

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

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what are the materials? _____ ☑ N/A
- **(1)** Are there problems with the materials? ☐ Yes ☑ No ☐ Unknown ☑ N/A
- **(2)** Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A
- **(3)** Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A
- **(4)** Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
  If yes, when? _____ [Date] ☐ N/A
- **(5)** Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A
- **(6)** Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

6. DWELLING SYSTEMS AND FIXTURES

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 signed?
- **(1)** Electrical system, including wiring, switches, outlets and service ☑ Yes ☐ No ☐ Unknown
- **(2)** Plumbing system, including pipes, faucets, fixtures and toilets ☑ Yes ☐ No ☐ Unknown
- **(3)** Water heater tank ☑ Yes ☐ No ☐ Unknown
- **(4)** Garbage disposal ☑ Yes ☐ No ☐ Unknown ☐ N/A
- **(5)** Built-in range and oven ☑ Yes ☐ No ☐ Unknown ☐ N/A
- **(6)** Built-in dishwasher ☑ Yes ☐ No ☐ Unknown ☐ N/A

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(7) Sump pump ☐ Yes ☐ No ☐ Unknown ☑ N/A
(8) Heating and cooling systems ☑ Yes ☐ No ☐ Unknown ☐ N/A
(9) Security system ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, are the systems: ☐ Owned ☐ Leased ☑ N/A

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 suit settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what product? _____ ☑ N/A
(1) Are there problems with the product? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____ [Date] ☐ N/A
(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

7. COMMON INTEREST

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

B. Regular periodic assessments: $_____ per: ☐ Month ☐ Year ☐ Other _____ ☑ N/A

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

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

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

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

8. SEISMIC

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

9. GENERAL

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

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

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

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

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

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

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

H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ☐ Yes ☑ No ☐ Unknown

Buyer Initials _____ _____ **Seller Initials** _____ _____

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If yes, was a Certificate of Fitness issued? ☐ Yes* ☐ No ☐ Unknown ☑ N/A

10. FULL DISCLOSURE BY SELLER

A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about? ☐ Yes* ☑ No

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

II. VERIFICATION

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

Seller(s) signature:

Seller: _____ Dated: 7-12-2026

Seller: _____ Dated: _____

Seller: _____ Dated: _____

Seller: _____ Dated: _____

III. BUYER'S ACKNOWLEDGMENT

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

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

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

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

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

Buyer: _____ Dated: _____

Buyer: _____ Dated: _____

Buyer: _____ Dated: _____

Buyer: _____ Dated: _____

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

_____ Real Estate Licensee

_____ Real Estate Firm

Date received by Agent _____

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

1. Property Address or Description: _____

2. Names of Parties to this Agreement:

Buyer: _____ **Seller:** _____

Buyer: _____ **Seller:** _____

Buyer: _____ **Seller:** _____

Buyer: _____ **Seller:** _____

3. Use and Effect of this Attachment. The ***Form 3.1 Seller Property Disclosure Statement*** states, "*If you mark yes on items with *, attach a copy of item's document or explain yes answer on an attached sheet.*" This Attachment form is used for those explanations. 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, 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 additional items, use ***Form 3.4 Attachment Sheet for Disclosure Forms***.

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 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT, $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 Document labeled as Exhibit A – Tax Assessment showing pending governmental assessment."

4. Disclosure. This Attachment is related to the above referenced Sale Agreement and ***Form 3.1 Seller's Property Disclosure Statement***.

5. Explanations and Attachments. The following are explanations of various "yes" answers to disclosure items marked with *, or descriptions of attached items related to such * items.

Item Related to Question 5, F **Attached Document labeled as Exhibit** _____
Statement of Explanation (if any): pre-inspection completed.

Item Related to Question _____ **Attached Document labeled as Exhibit** _____
Statement of Explanation (if any): _____

Item Related to Question _____ **Attached Document labeled as Exhibit** _____
Statement of Explanation (if any): _____

Item Related to Question _____ **Attached Document labeled as Exhibit** _____
Statement of Explanation (if any): _____

Item Related to Question _____ **Attached Document labeled as Exhibit** _____
Statement of Explanation (if any): _____

Form 3.1A Seller Property Disclosure Statement Attachment Version 2026-2
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Home Inspection

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



INSPECTION REPORT

79 Osprey Dr
Eagle Point, OR 97524

Bryce Barden
07/14/2026



Inspector
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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.

8

MINOR

7

MODERATE

- 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
- 4.2.1 ROOF - Flashings & Penetrations: Vent Boot - Improper Size
- 5.1.1 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
- 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
- 8.9.1 PLUMBING - Tubs & Showers: Drain - Leaking
- 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

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

GROUNDS OVERVIEW

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

Lot Type
Slight Slope

Soil Conditions
Dry

Driveway Material
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.

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

Moderate

SOFFIT VENT - DAMAGE

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

Recommendation

Contact a qualified professional.



Left Of Home

3.5.1 Exterior Doors

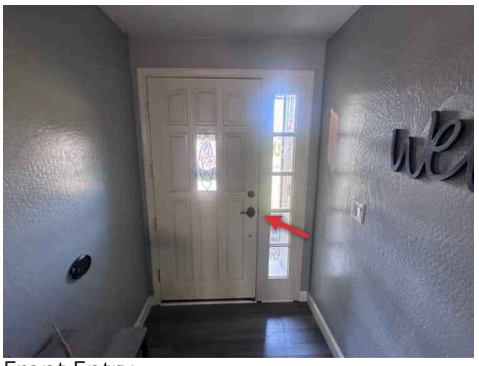
Minor

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.



Front Entry

3.5.2 Exterior Doors

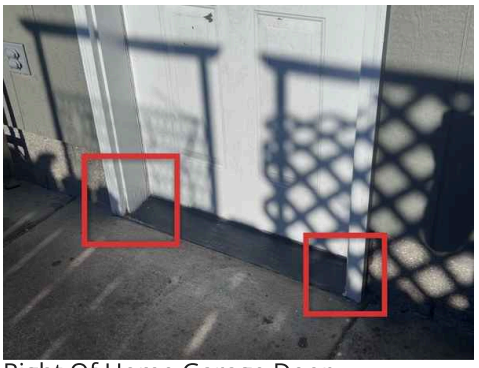
Minor

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.



Right Of Home Garage Door

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

Moderate

VENT BOOT - IMPROPER SIZE

The vent boot(s) around the plumbing pipe(s) was an improper size for the pipe. This is prone to leaking during a rain storm. Recommend a proper sized vent boot be installed or sealed as necessary by a roofing professional.

Recommendation

Contact a qualified roofing professional.



Back Of Home

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

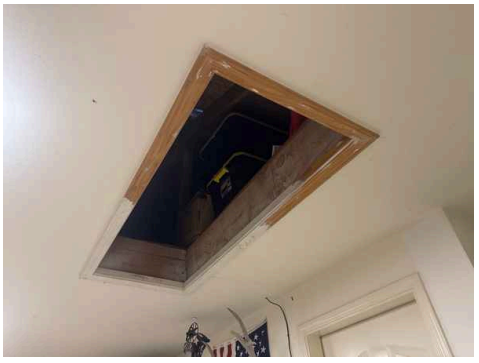
Moderate

ATTIC COVER - MISSING

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

Minor

FURNACE - END OF LIFE EXPECTANCY

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



Recommendation

Recommend monitoring.

6.2.1 Air Conditioning

Minor

AIR CONDITIONER - END OF ESTIMATED LIFE EXPECTANCY

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

Recommendation

Recommend monitoring.



7: 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

Moderate

EXHAUST FAN - INOPERABLE

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

Minor

EXHAUST FAN - IMPROPER CONNECTION

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

Moderate

CATCH PAN - NOT PRESENT

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

Recommendation

Contact a qualified professional.



8.9.1 Tubs & Showers

Moderate

DRAIN - LEAKING

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
Fire Rated, Metal

Garage Doors
Automatic, Metal, Insulated

Deficiencies

9.4.1 Interior Doors

DOOR - MISSING

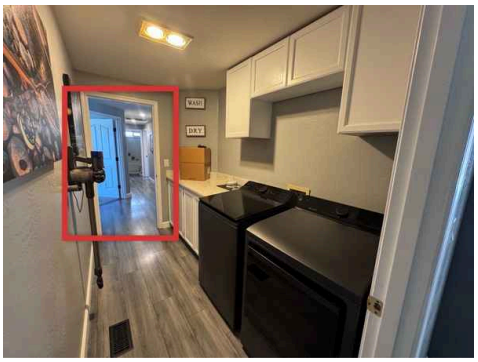
Minor

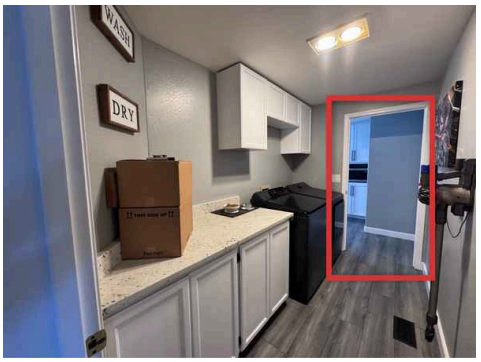
LAUNDRY AREA (DOORS IN ATTIC)

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

Minor

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

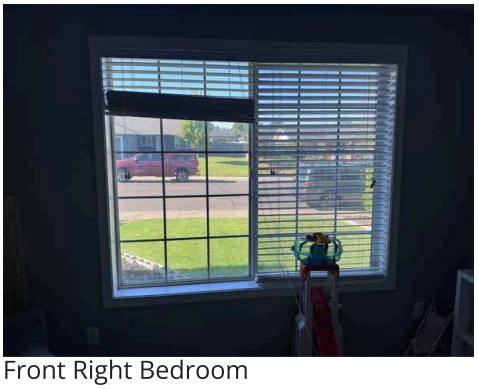
WINDOW - FAILED SEAL

Moderate

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

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.

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.

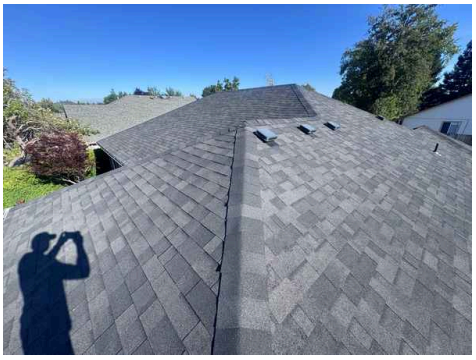


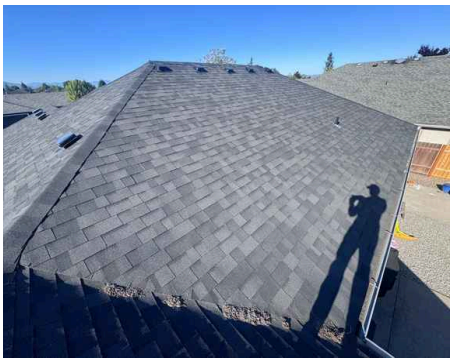




Roof Photos

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





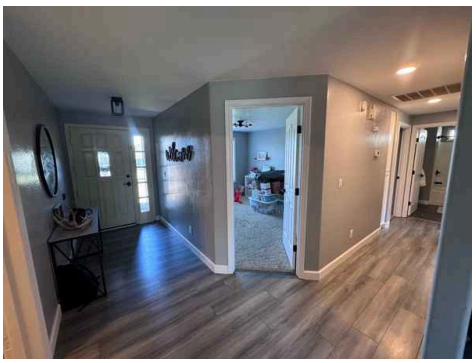


Interior Photos

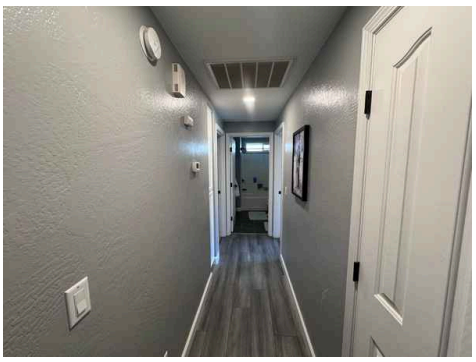
The following photos are general views of the interior, taken at time of inspection for your reference.

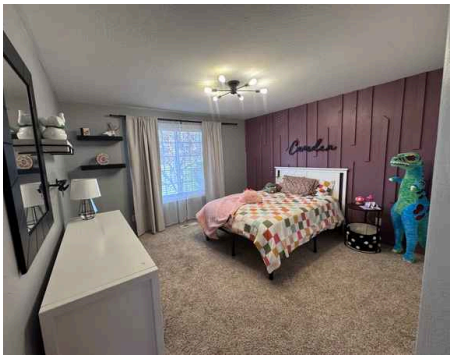
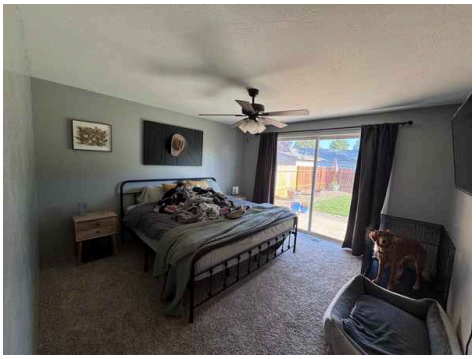




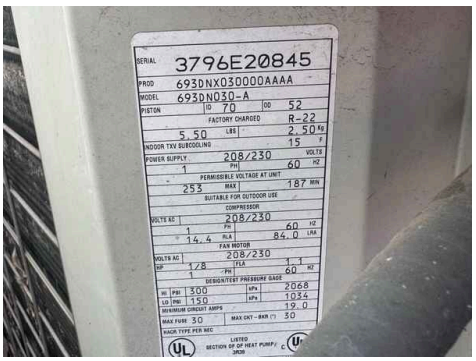




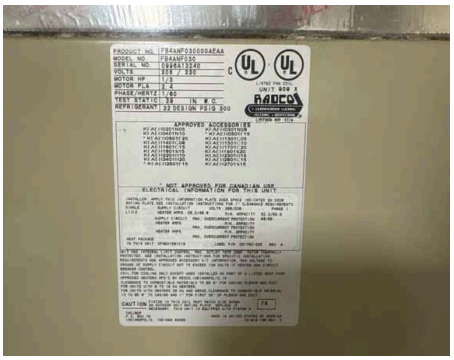




HVAC Photos

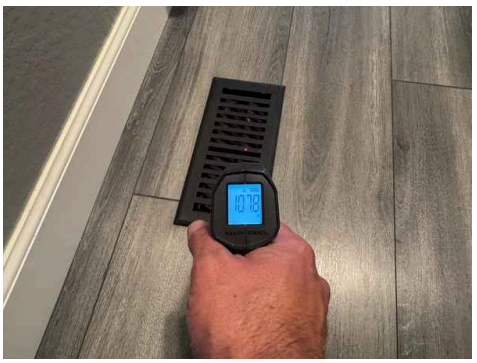
The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.



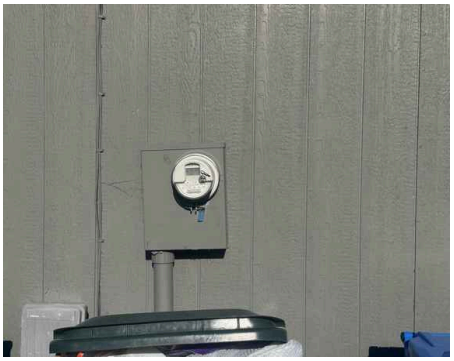
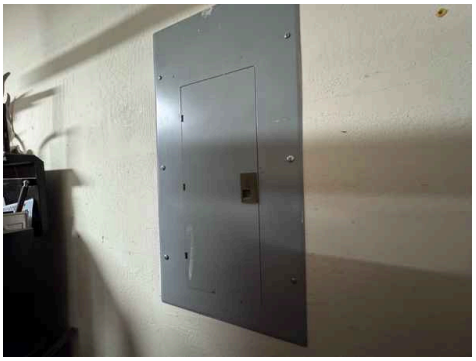
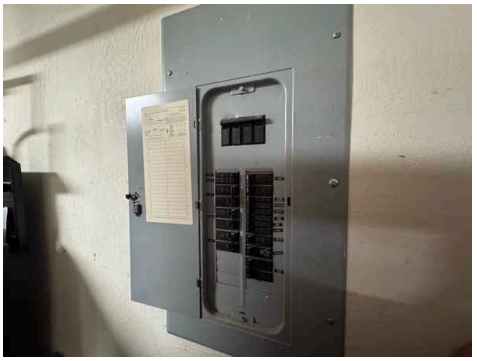
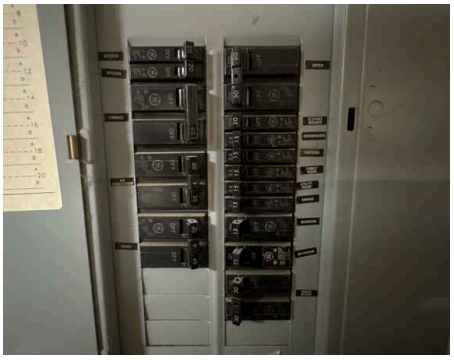
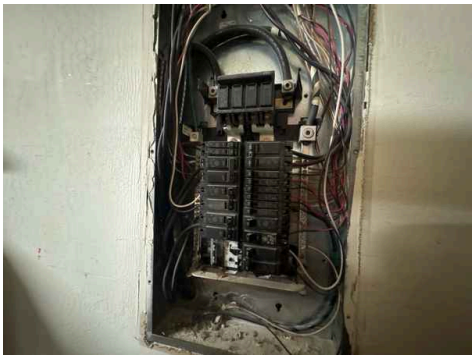




Electrical Photos

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.

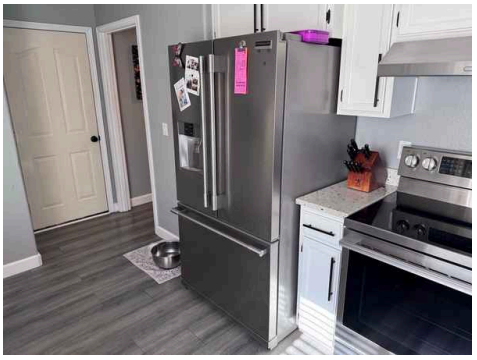
















Attic Photos

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.

