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Septic Information & Testing.....89-93

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

MOPG by John L. Scott

Mapping

3583 Ross Lane

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.

3583 Ross Lane

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.

3583 Ross Lane

Oregon, AC +/-

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

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.

3583 Ross Lane

Oregon, AC +/-

Boundary Wetlands Riparian

The information contained herein was obtained from sources deemed to be reliable.
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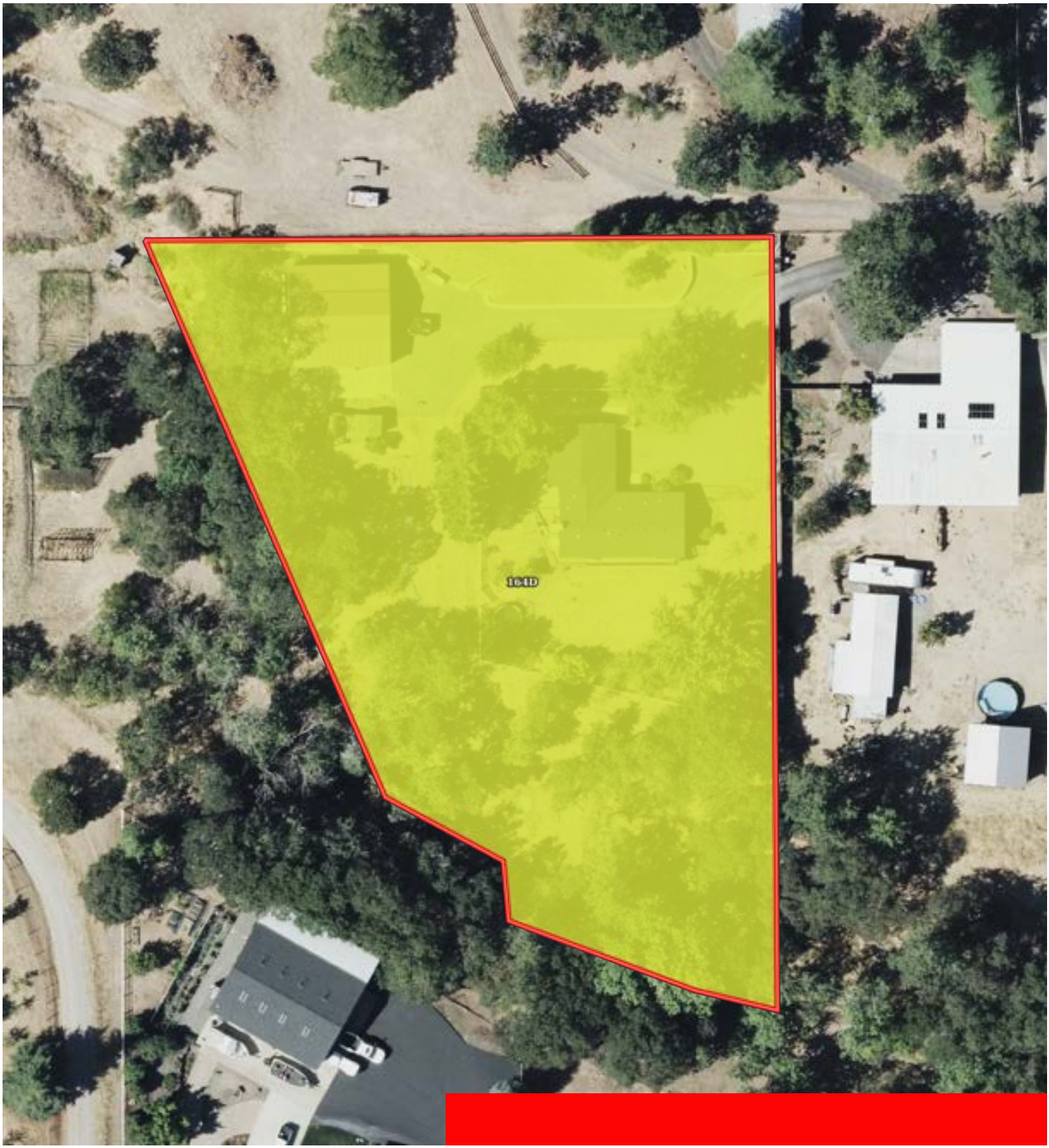
3583 Ross Lane

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.

| Boundary 1.54 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
164D	Shefflein loam, 7 to 20 percent slopes	1.54	100	0	65	4e
TOTALS		1.54(*)	100%	-	65.0	4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

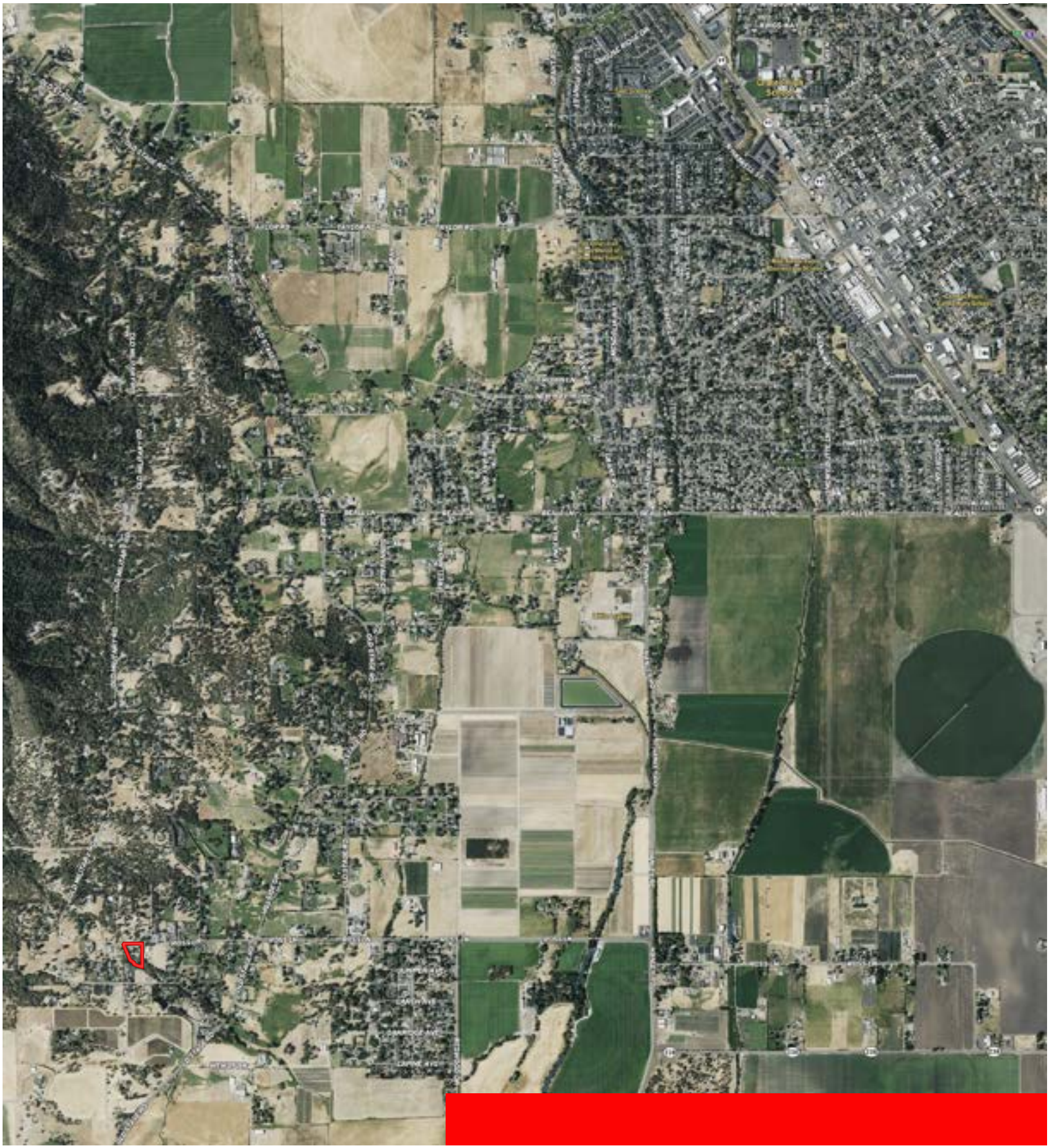
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

3583 Ross Lane

Oregon, AC +/-



Boundary

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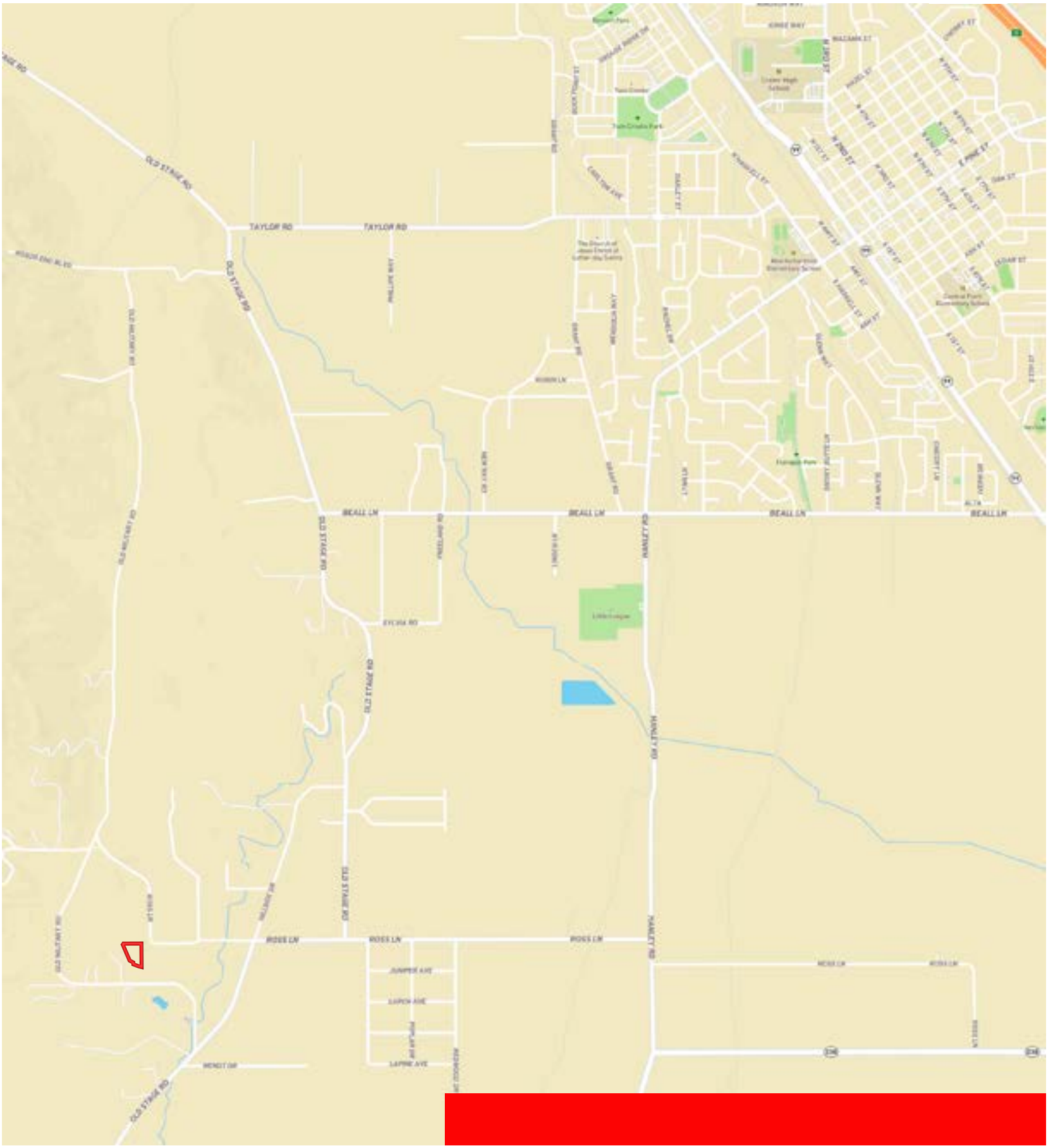
3583 Ross Lane

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 1-046479-2 Map 372W20AA Taxlot 400

Report For Assessment Purposes Only Created August 21, 2026

Account Info

Account	1-046479-2
Map Taxlot	372W20AA 400
Owner	CREIGHTON PAULANNE
Situs Address	
3583 ROSS LN MEDFORD/COUNTY R	
Mailing Address	CREIGHTON PAULANNE 3583 ROSS LN CENTRAL POINT OR, 97502-1177
Tax Accounts	1 Acct
Appraiser	209

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	49-15
Acreage	1.40
Zoning	
RR-2.5	
Land Class	
HS 0.00 Ac RT 1.40 Ac	
Property Class	401
Unit ID	170998-1
Maintenance Area	5
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 629,000	Oct 06, 2020	2020-38557	Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
2	GP BUILDING	49-15	0	850	R		
1	HOME SITE	49-15	0	000	R		
1	MARKET OSD	49-15	0	000	R		
1	MARKET OSD	49-15	0	000	R		
2	RURAL TRACT	49-15	0	000	R	1.40	A
1	SING FAMILY RES	49-15	0	143	R		

ID	Value Source	RMV	M5	Exception Value
2	GP BUILDING	$ 65,890	$ 65,890	$ 0
1	HOME SITE	$ 123,100	$ 123,100	$ 0
1	MARKET OSD	$ 3,030	$ 3,030	$ 0
1	MARKET OSD	$ 40,400	$ 40,400	$ 0
2	RURAL TRACT	$ 29,870	$ 29,870	$ 0
1	SING FAMILY RES	$ 432,300	$ 432,300	$ 0

Market Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-15	LAND	1.40	$ 196,400	$ 196,400		
49-15	IMPR	0.00	$ 498,190	$ 498,190		
PSO Value History Details		Total:	$ 694,590	$ 694,590	$ 483,450	$ 483,450

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	49-15	1966	1990	143	One story with basement	RESIDENCE	2816	100 %	Details
2	49-15	2021	2021	850	GP Bldg	FARM BLDG	1848	100 %	Details

Photos and Scanned Documents

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

Improvement Comments

Building #1 Comments

8/25/09 NC TO HOUSE, CONV ACC #151>>> 4/6/17 ADJ EYB TO 1975/GOMAR. UPDATE INV, GAR & DECK. RMV ONLY. MAJOR REMOD/LISTING. ADJ EYB TO 1990. UPDATE HEAT W/EXC #167 >>> 3/3/22 ADD NEW GP BLDG AS EXC. #182 >>> 6/9/23 UPDT INV AND ACC PKG, NO EXC. #199 >> 1/19/24 MOVE GP BLDG TO STAT 300 W/ ASSOC MAV, NO EXC. #182 >>> 02/11/25 NIC. #209 >>>

Building #2 Comments

02/11/25 MOVED FROM STAT 300 W/ ASSOC MAV, ADJST SF, ALL AS NO EXC. #209 >>>>

Account Comments

(1) VIEW PARTLY BLOCKED BY STRUCTURE ON (2) NEXT LOT >>> 2006-05-05 CONVERTION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>>8/25/09 MAKE LS 2 - NO EXC #151>>> 4/6/17 NLC #167 >>> 3/3/22 NLC #182 >>> 6/9/23 NLC #199 >> 1/19/24 NLC #182 >>> 02/11/25 UPDT SA & NH, AS NO EXC. #209 >>>

Exemptions / Special Assessments / Notations / Potential Liability

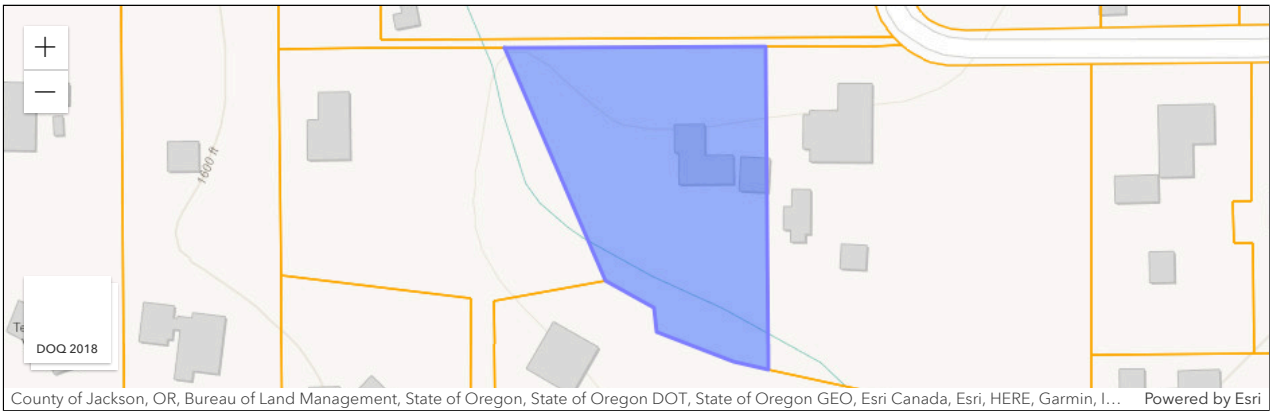
Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	$20.80	1.40
2026	39	FIRE IMPROVEMENT SURCHARGE	$60.32	0.00

Notations

Description	Tax Amount	Year Added	Value Amount
STATE FIRE PROTECTION		2023	

Location Map



Close Window Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10464792

Map 372W20-AA-00400

Mailing CREIGHTON PAULANNE
3583 ROSS LN
CENTRAL POINT OR 97502-1177

Situs 3583 ROSS LN MEDFORD/COUNTY OR 97520

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	4915	850	2021	100	850 - GP Bldg	1,848

Rooms:

Floors

Description	Class	Comp %	OR %	Sqft
Building Structure	6	100		1848

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
ELECTRICAL	1848		

Total RMV $65,890

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10464792

Map 372W20-AA-00400

Situs 3583 ROSS LN MEDFORD/COUNTY OR 97520

Mailing CREIGHTON PAULANNE
3583 ROSS LN
CENTRAL POINT OR 97502-1177

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	4915	143	1966	100	143 - One story with basement	2,816

Rooms: 4 - BD, 2 - FB, 1 - HB, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	4	100		1408
Basement	4	100		1408
Garage	4	100		576

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
SFR-INVENTORY	2816		

Accessories

Description	Size	Qty
COMPLEX ACC PKG		1

Total RMV $432,300

STATEMENT OF TAX ACCOUNT

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

21-Aug-2026

CREIGHTON PAULANNE
3583 ROSS LN
CENTRAL POINT OR 97502-1177

Tax Account #	10464792	Lender Name	CLG - GOSERVICEONE INC
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	3583 ROSS LN MEDFORD/COUNTY OR 97520	Interest To	Sep 15, 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	$6,009.58	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,881.72	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,701.97	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,502.88	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,738.37	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,625.96	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,519.62	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,405.64	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,333.28	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,028.72	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,859.42	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,802.57	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,564.55	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,447.72	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,386.65	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,324.17	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,239.56	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,154.86	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,034.62	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,661.28	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,579.14	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,521.76	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,451.56	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,354.39	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,239.30	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,241.69	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,132.22	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,059.68	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,982.59	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,241.97	Nov 15, 1996
	Total	$0.00	$0.00	$0.00	$0.00		

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: 10464792

10464792

CREIGHTON PAULANNE
3583 ROSS LN
CENTRAL POINT OR 97502-1177

CODE: 4915 **MAP:** 372W20-AA-00400 **ACRES:** 1.40
SITUS: 3583 ROSS LN MEDFORD/COUNTY

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	286,190	208,080
STRUCTURES	454,150	501,680
TOTAL RMV	740,340	709,760
ASSESSED VALUE	**455,700**	**469,370**
TOTAL PROPERTY TAX:	**5,881.72**	**6,009.58**

EDUCATION SERVICE DISTRICT	165.41
RCC	240.69
MEDFORD SD 549C	2,071.00
EDUCATION TOTAL:	2,477.10
JACKSON COUNTY	943.39
4-H EXTENSION SERVICE DISTRI	20.00
VECTOR CONTROL	20.14
RVTD	83.17
RVTD LOCAL LEVY	61.02
JACKSON SOIL & WATER CONS	23.47
JACKSON COUNTY LIBRARY DIS	281.62
JACKSON COUNTY RFPD #3	1,464.15
GENERAL GOVT TOTAL:	2,896.96
JACKSON COUNTY BONDS ECSC	30.56
RCC BONDS	0.00
RCC SHARED BONDS	20.56
MEDFORD SD 549C BONDS-2007	506.40
OR FORESTRY FIRE SURCHARG	58.00
OR FORESTRY FIRE, TIMBER	20.00
BONDS - OTHER TOTAL:	635.52

TAX STATEMENT INFORMATION WAS SENT TO:
CLG GOSERVICEONE INC

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **5,829.29**

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

☐ Mailing address change on back

ACCOUNT NO.
10464792
AMOUNT ENCLOSED
$

Due November 17th, 2025

3% Discount..... ☐	**5,829.29**		
2% Discount..... ☐	**3,926.26**	Next Payment	05/15/2026
Trimester Option ☐	**2,003.20**	Next Payment	02/17/2026

CREIGHTON PAULANNE
3583 ROSS LN
CENTRAL POINT OR 97502-1177

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001046479200002003200000392626000058292 95

Jackson County Official Records **2020-038557**
R-WD
Stn=4 WARDRR **10/16/2020 04:03:14 PM**
$15.00 $10.00 $11.00 $11.00 $60.00 **$107.00**

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

THIS SPACE RE

After recording return to:
Paulanne Creighton
3583 Ross Lane
Central Point, OR 97502

Until a change is requested all tax statements shall be sent to the following address:
Paulanne Creighton
3583 Ross Lane
Central Point, OR 97502

File No.: 7161-3561649 (SC)
Date: August 31, 2020

STATUTORY WARRANTY DEED

Lara E. Foote, Grantor, conveys and warrants to **Paulanne Creighton** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2020-2021** Taxes, a lien not yet payable.

The true consideration for this conveyance is **$629,000.00.** (Here comply with requirements of ORS 93.030)

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

Dated this 6 day of October, 20 20

Lara E. Foote

Lara E. Foote

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 6 day of Oct, 20 20
by **Lara E. Foote**.

Notary Public for Oregon
My commission expires: 7/10/21

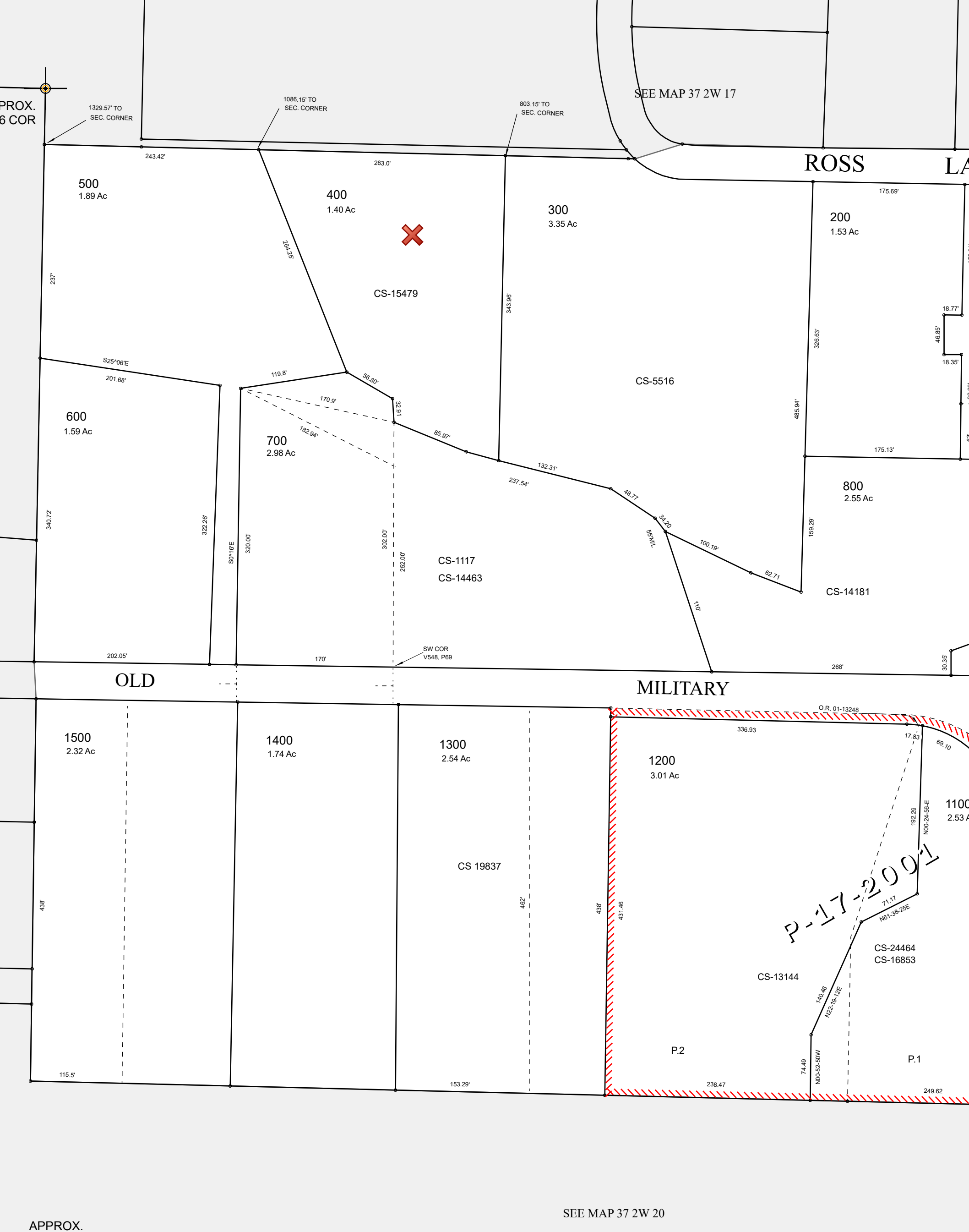
OFFICIAL STAMP
KAYDIE MAE SLEEZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 964328
MY COMMISSION EXPIRES JULY 10, 2021

EXHIBIT A

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

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 66.0 FEET; THENCE SOUTH 89° 41' WEST, 803.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 19' WEST, 343.96 FEET TO THE CENTER OF A CREEK; THENCE ALONG SAID CREEK THE FOLLOWING: NORTH 75° 58' 20" WEST, 37.54 FEET; THENCE NORTH 66° 16' 30" WEST, 85.97 FEET; THENCE NORTH 15° 17' 20" WEST, 32.91 FEET; THENCE NORTH 63° 41' WEST, 56.80 FEET; THENCE NORTH 23° 47' 10" WEST, 264.25 FEET; THENCE NORTH 89° 41' EAST, 283.00 FEET TO THE TRUE POINT OF BEGINNING.

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


SEE MAP 37 2W 17
PROX.
6 COR
1329.57' TO
SEC. CORNER
1086.15' TO
SEC. CORNER
803.15' TO
SEC. CORNER
ROSS
LA
500
1.89 Ac
400
1.40 Ac
300
3.35 Ac
200
1.53 Ac
CS-15479
CS-5516
600
1.59 Ac
700
2.98 Ac
800
2.55 Ac
CS-1117
CS-14463
CS-14181
SW COR
V548, P69
OLD
MILITARY
1500
2.32 Ac
1400
1.74 Ac
1300
2.54 Ac
1200
3.01 Ac
CS 19837
O.R. 01-13248
P-17-2001
CS-24464
CS-16853
CS-13144
P.2
P.1
SEE MAP 37 2W 20
APPROX.

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.: 7161-4419447
September 15, 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:

3583 Ross Lane, Medford, OR 97502

2021 ALTA Owners Standard Coverage	Liability	$ 795,000.00	Premium	$	1,793.00
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	$	30.00
Other Medford Irrigation District			Cost	$	65.00

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 September 08, 2026 at 8:00 a.m., title to the fee simple estate is vested in:

Paulanne Creighton

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. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

10. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

11. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of un-named creek.

12. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the un-named creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

13. Easement, including terms and provisions contained therein:
    Recording Information: June 21, 1963 as Volume 548, Page 65
    For: Domestic water pipeline, 5 feet in width
    (Specific Location Not Given)

14. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters.
    Recorded: November 15, 1966
    Recording Information: Document No. 66-11973
    Grantee: Pacific Power & Light Company
    Affects: The North 10 feet

15. Deed of Trust and the terms and conditions thereof.
    Grantor/Trustor: Paulanne Creighton a married woman as her sole and separate property
    Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" solely as A nominee for Primelending, A Plainscapital Company, its successors and assigns
    Trustee: First American Title Company of Oregon
    Amount: $503,200.00
    Recorded: October 16, 2020
    Recording Information: Document No. 2020-038558

16. Deed of Trust and the terms and conditions thereof.
    Grantor/Trustor: Paulanne Creighton
    Grantee/Beneficiary: Spring EQ, LLC
    Trustee: Nextitle
    Amount: $102,000.00
    Recorded: July 22, 2022
    Recording Information: Document No. 2022-023077

    Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

17. The Decree of Dissolution filed in the Circuit Court of Jackson County, Oregon, under Case No. 24DR15007, entitled Paula Creighton, Co-Petitioner vs Stephen Nigel Guerrero, Co- Petitioner does not mention the herein described land as an asset. Pursuant to Chapter 800, 1995 Oregon Revised Statutes, as spouse may reopen the divorce proceedings and have the court make a new distribution of assets which were "omitted", therefor we will require a Deed from Stephen Nigel Guerrero, Co-Petitioner in said divorce proceedings.

- 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:	$6,009.58
Map No.:	372W20AA 400
Property ID:	1-046479-2
Tax Code No.:	4915

NOTE: An easement appurtenant to the herein described property for ingress & egress, including the terms and provisions thereof, as set forth in instrument recorded volume 574 page 178 and 66-07139, Official Records of Jackson County, Oregon.

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:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 66.0 FEET; THENCE SOUTH 89° 41' WEST, 803.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 19' WEST, 343.96 FEET TO THE CENTER OF A CREEK; THENCE ALONG SAID CREEK THE FOLLOWING: NORTH 75° 58' 20" WEST, 37.54 FEET; THENCE NORTH 66° 16' 30" WEST, 85.97 FEET; THENCE NORTH 15° 17' 20" WEST, 32.91 FEET; THENCE NORTH 63° 41' WEST, 56.80 FEET; THENCE NORTH 23° 47' 10" WEST, 264.25 FEET; THENCE NORTH 89° 41' EAST, 283.00 FEET TO THE TRUE POINT OF BEGINNING.

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

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

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

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

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21

Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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

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

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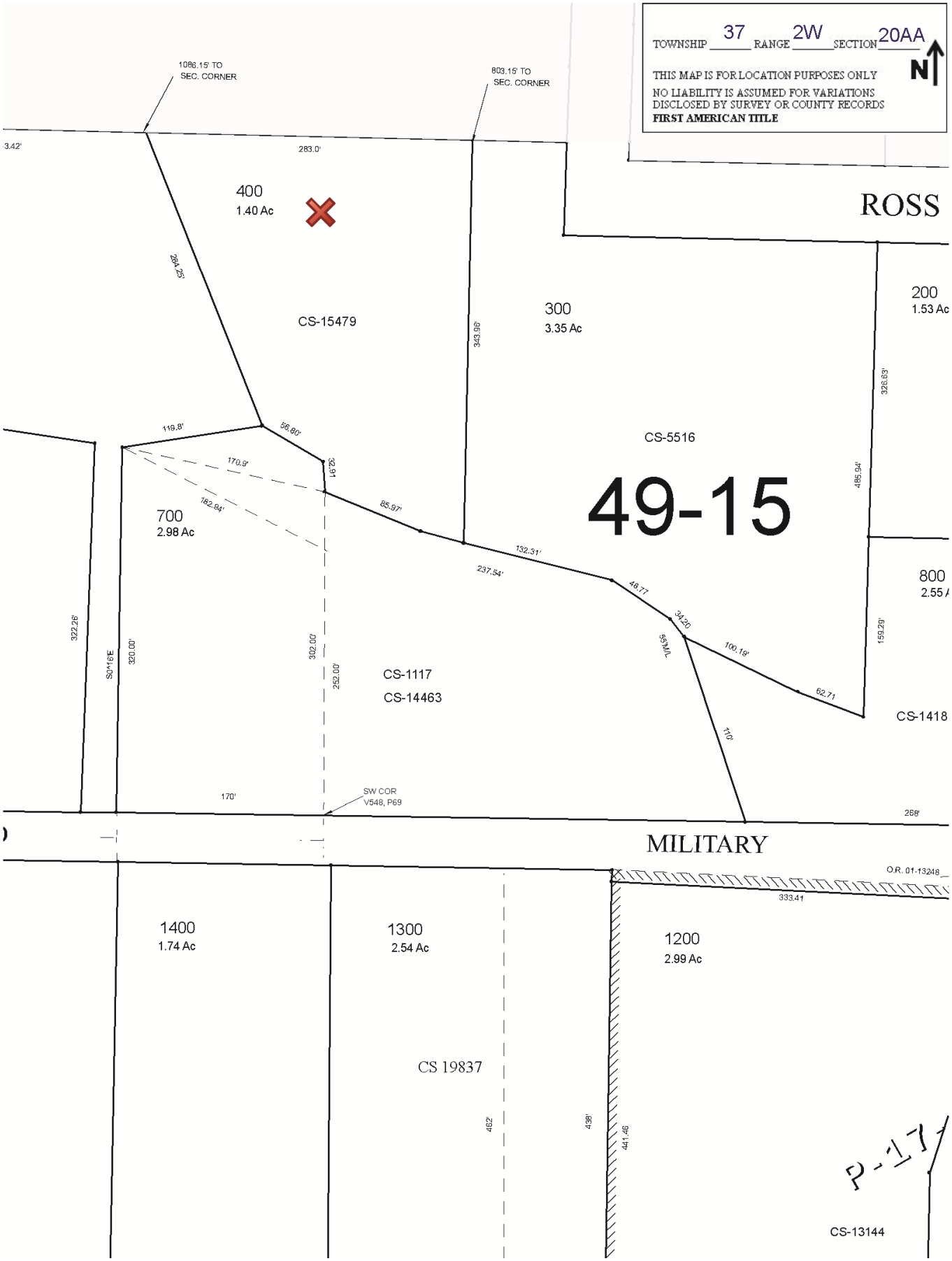
TOWNSHIP 37 RANGE 2W SECTION 20AA

N

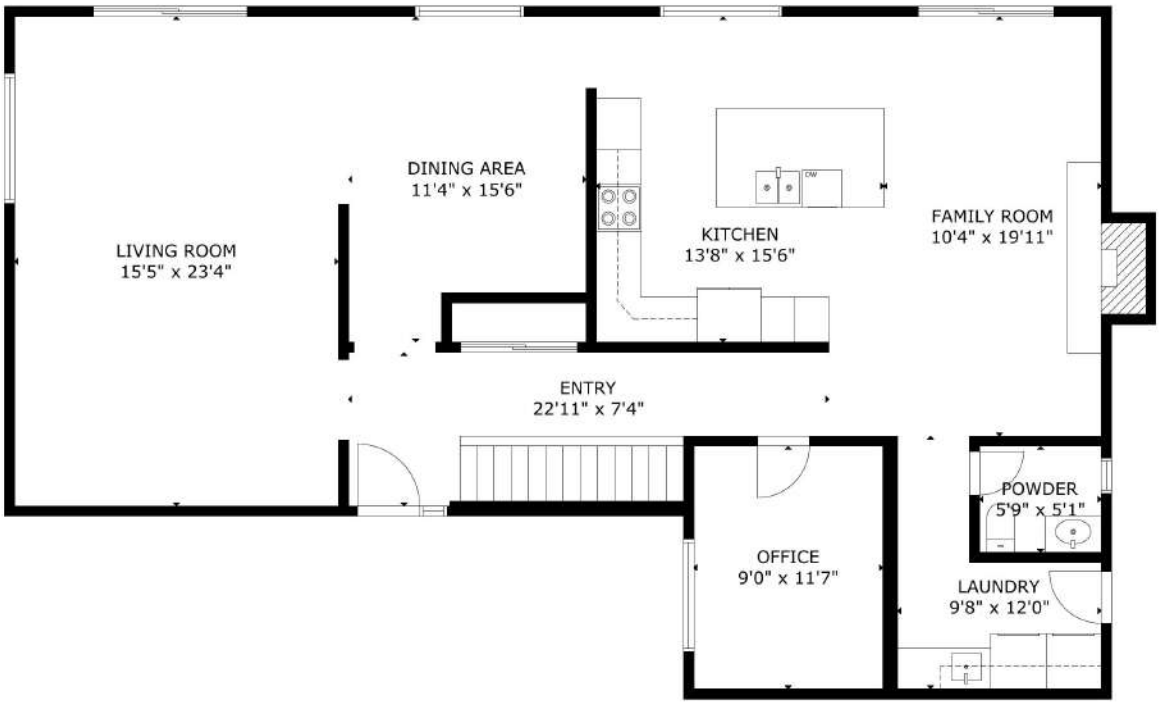
THIS MAP IS FOR LOCATION PURPOSES ONLY

NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY OR COUNTY RECORDS

FIRST AMERICAN TITLE

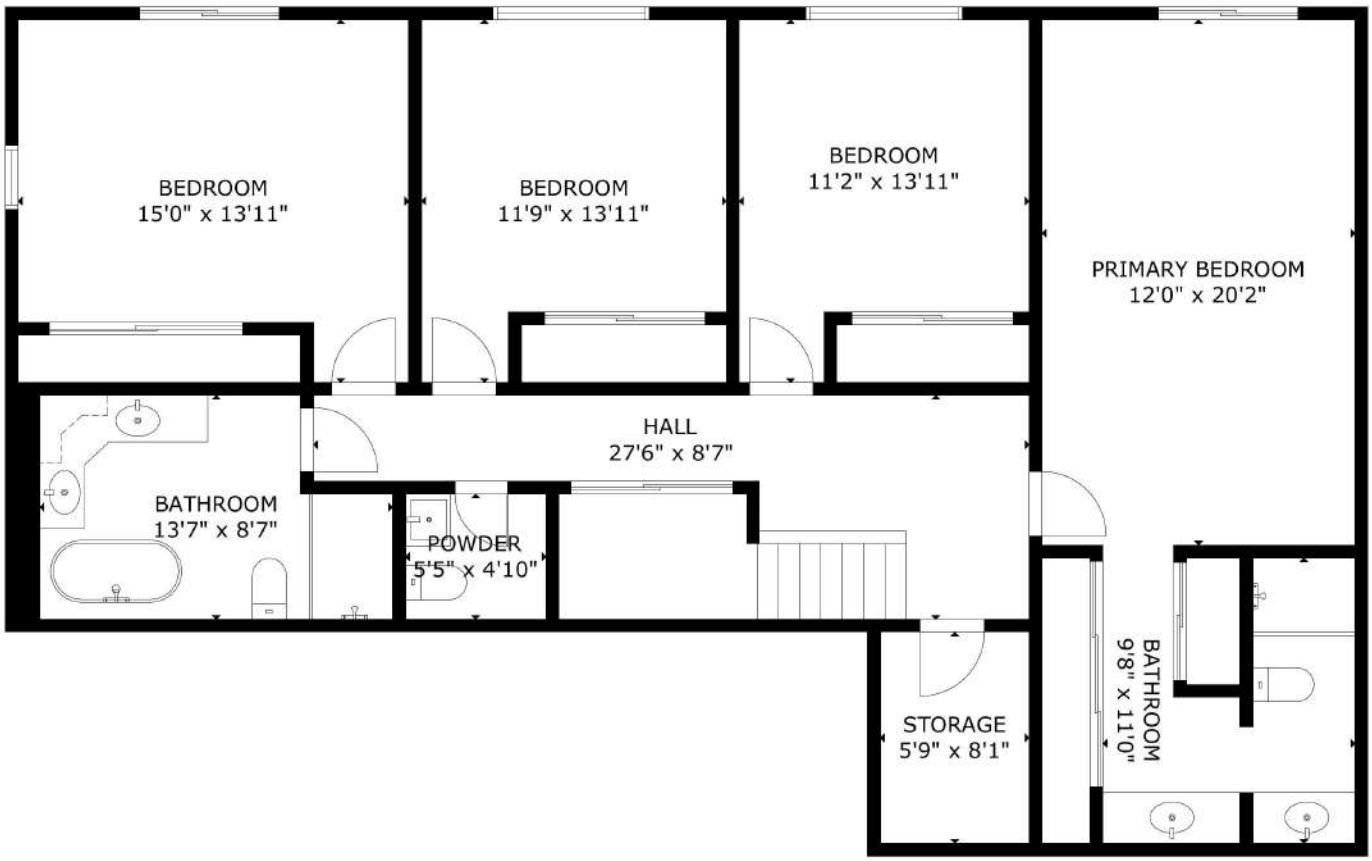


Floor Plans



GROSS INTERNAL AREA
TOTAL: 2,710 sq.ft
LOWER FLOOR: 1,331 sq.ft, MAIN FLOOR: 1,379 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

MAIN FLOOR



GROSS INTERNAL AREA
TOTAL: 2,710 sq.ft
LOWER FLOOR: 1,331 sq.ft, MAIN FLOOR: 1,379 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LOWER FLOOR

Seller’s Property Disclosures

DigiSign Verified - 09bc811e-5b57-4e63-a94d-9b3ddfbe6837

OREF OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

SALE AGREEMENT # _____

RESIDENTIAL

LEAD-BASED PAINT DISCLOSURE ADDENDUM

Buyer(s) _____

Seller(s) Paulanne Creighton

Property Address or Tax ID # 3583 Ross Ln, Central Point, OR 97502 10464792 (the "Property")

This Lead-Based Paint Disclosure Addendum (this "LBP Disclosure Addendum") must be part of every Real Estate Sale Agreement for the sale of property containing one or more structures built before 1978 currently used or intended for use as a residence.

1. LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. For more information, Buyer and Seller are advised to review OREF 018 – Advisory Regarding Lead-Based Paint.

2. AGENT ACKNOWLEDGMENT:

(a) KC / AJ (*Seller's Agent Initials*) Seller's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Seller's Agent's responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.

(b) _____ / _____ (*Buyer's Agent Initials, or enter N/A if not applicable*) If the Buyer's Agent will receive compensation from the Seller, Buyer's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Buyer's Agent's responsibility to ensure compliance with 40 C.F. R. 745 Subpart F.

3. SELLER'S DISCLOSURE:

(a) Seller must initial either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:

(i) _____ Seller has knowledge of lead-based paint and/or lead-based paint hazards at the Property. (*describe what is known*)

_____

_____

(ii) PC Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(b) Seller must initial either (i) or (ii) below regarding records and reports available to Seller:

(i) _____ Seller has provided Buyer with all available records, reports, and additional information available pertaining to lead-based paint and/or lead-based paint hazards at the Property (the "LBP Documents"). (*list documents*) _____

_____

(ii) PC Seller has no records, reports or other information pertaining to lead-based paint and/or lead-based paint hazards at the Property.

4. BUYER'S ACKNOWLEDGMENT:

(a) Buyer acknowledges receipt of the statements made by Seller in Section 3 (Seller's Disclosure).

(b) If Seller has initialed item 3(b)(i) of the Seller's Disclosure, Buyer has (*initial [i] or [ii] below*):

(i) _____ received the LBP Documents.

(ii) _____ not received the LBP Documents. If Buyer receives the LBP Documents after Buyer has signed this LBP Disclosure Addendum, Buyer will initial below:

Buyer Initials _____ / _____ / _____ / _____

Date _____ / _____ / _____ / _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials PC / _____ / _____ / _____

LINES WITH THIS SYMBOL 🡐 REQUIRE A SIGNATURE AND DATE

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LEAD-BASED PAINT DISCLOSURE ADDENDUM

(c) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* ("EPA Pamphlet"), which is attached to this LBP Disclosure Addendum.

(d) Buyer has: (*initial one*)

(i) _____ received a 10 Calendar Day opportunity (or mutually agreed upon period) that begins following Delivery of this LBP Disclosure Addendum ("Risk Assessment Period") to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards ("Risk Assessment"). If Seller Delivers this LBP Disclosure Addendum before the Effective Date, the Risk Assessment Period will begin on the Effective Date; or

(ii) _____ waived the opportunity to conduct a Risk Assessment. Buyer is advised to review OREF 098 – Advisory to Buyer Regarding Waiving Contingencies for information about waiving contingencies.

Buyer will not provide all or a portion of any Risk Assessment reports to Seller unless Seller Delivers Notice to Buyer requesting them; but if Seller requests, in writing using OREF 110 – Notice from Seller to Buyer, all or a portion of any Risk Assessment reports during this transaction or within thirty (30) Calendar Days following termination, Buyer will promptly comply.

5. RIGHT OF TERMINATION: Buyer has the right to terminate the Sale Agreement any time prior to the end of the Risk Assessment Period and up to _____Business Days (two [2] if not filled in) after Seller's Delivery to Buyer of this LBP Disclosure Addendum, the EPA Pamphlet, all LBP Documents, and following Delivery of each supplement to the LBP Documents that contains material information previously unknown to Buyer (the "LBP Contingency Deadline"). Buyer must Notify Seller using OREF 064 – Notice of Buyer's Unconditional Disapproval before 5:00 p.m. on the LBP Contingency Deadline of Buyer's unconditional disapproval of the Property. Upon Delivery of Buyer's unconditional disapproval, all Deposits will be promptly refunded to Buyer, and this transaction will be terminated. If Buyer fails to provide Seller with written unconditional disapproval of the Property by 5:00 p.m. on the LBP Contingency Deadline, Buyer will no longer be able to terminate based on lead-based paint and/or lead-based paint hazards at the Property. However, Buyer has no right to terminate under this LBP Disclosure Addendum if Buyer closes this transaction.

6. CERTIFICATION OF ACCURACY: The Parties and their agents have reviewed their statements above and certify, to the best of their knowledge, that their statements are true and accurate.

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Seller Paulanne Creighton Date/Time 10/05/2026, 01:00:51 PM PDT ←
Print Paulanne Creighton

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

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OREF OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

SALE AGREEMENT # _____

RESIDENTIAL

LEAD-BASED PAINT DISCLOSURE ADDENDUM

AGENT SIGNATURES

Buyer's Agent 1 _____ Date/Time _____ ←
Print _____

Buyer's Agent 2 _____ Date/Time _____ ←
Print _____

Seller's Agent 1 Keri Cossette Date/Time 10/05/2026, 12:08:44 PM PDT ←
Print Keri Cossette

Seller's Agent 2 Ashley Lacer Date/Time 10/05/2026, 11:57:35 AM PDT ←
Print Team MOPG Ashley Lacer

Buyer Initials _____ / _____ / _____ / _____

Seller Initials PC / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Home Inspection

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

INSPECTION REPORT

3583 Ross Ln
Central Point, OR 97502

Paulanne Creighton
09/22/2026

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

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

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

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction:

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

Scope:

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

Use of photos:

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

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

Comment Key or Definitions:

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

What really matters in a home inspection:

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

12 MINOR

8 MODERATE

1 SIGNIFICANT

- 2.5.1 GROUNDS - Decks, Porches & Balconies: Post - Soil Contact
- 2.7.1 GROUNDS - Trees & Vegetation : Vegetation - Building Contact
- 3.4.1 EXTERIOR - Eaves, Soffits & Fascias: Paint - Touchup
- 4.1.1 ROOF - Asphalt Shingles: Shingle - Damage (Monitor)
- 4.2.1 ROOF - Flashings & Penetrations: Vent Boot - Inverted
- 7.3.1 HVAC - Thermostat & Filters: Thermostat - Batteries
- 8.1.1 ELECTRICAL - Service Equipment: Service Conductors - Exposed
- 8.3.1 ELECTRICAL - Electrical Wiring : Wiring - Extension Cord
- 9.2.1 PLUMBING - Water Heaters: Strapping - Insufficient
- 9.7.1 PLUMBING - Sinks & Components: Sink Drain - Leaking
- 9.8.1 PLUMBING - Toilets: Toilet - Running
- 10.1.1 INTERIOR - Floors: Transition Strip - Missing
- 10.2.1 INTERIOR - Walls & Ceilings: Drywall - Cracking (Minor)
- 10.6.1 INTERIOR - Fire Separation: Drywall - Missing
- 10.7.1 INTERIOR - Garage Doors & Openers: Opener - Controller Not Secure
- 10.7.2 INTERIOR - Garage Doors & Openers: Opener - No Electrical Outlet
- 10.8.1 INTERIOR - Stairs & Railings: Railing - Loose
- 10.9.1 INTERIOR - Cabinets & Shelves: Cabinet - Previous Water Damage/Stains
- 13.1.1 OUTBUILDING - EXTERIOR: Siding - Gap/Hole
- 13.2.1 OUTBUILDING - ROOF & GUTTER: Downspouts - Drain Near Foundation
- 13.5.1 OUTBUILDING - ELECTRICAL: Wiring - Incomplete

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
North

Orientation
Cover Photo

Occupancy
Staged, Partially Furnished

Attendance
Inspector

Utilities
All Utilities On

Weather
Clear

Temperature
50-60 F

Structures Inspected
Home, Attached Garage, Outbuilding

Photos Are Representative

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

Pre - 1980 Construction

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

2: GROUNDS

Information

GROUNDS OVERVIEW

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

Lot Type
Sloped

Soil Conditions
Dry

Driveway Material
Gravel

Walkway Material
Concrete

Patio Material
Concrete, Pavers

Fence Material
Vinyl, Woven Wire

Deck Material
Composite

Retaining Walls
Masonry Block

Sprinkler System
None Observed

Hot Tub
No

Pool
No

Deficiencies

2.5.1 Decks, Porches & Balconies

Minor

POST - SOIL CONTACT

One or more deck support posts were observed to be in direct contact with soil. Wood posts in soil contact are more susceptible to moisture exposure and deterioration over time, which can reduce their strength and service life. This condition may contribute to premature decay and affect the stability of the deck structure. It is recommended that a qualified contractor evaluate the affected posts and make appropriate repairs or modifications to separate the wood from soil contact and improve durability.

Recommendation

Contact a qualified professional.

2.7.1 Trees & Vegetation

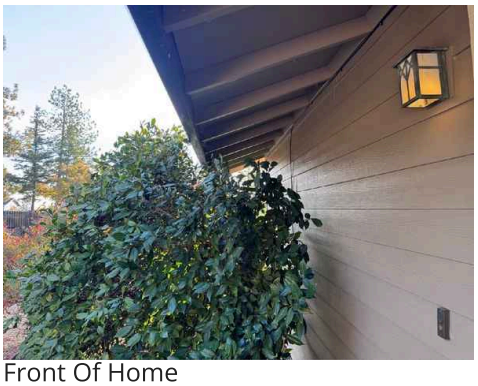
Minor

VEGETATION - BUILDING CONTACT

There was vegetation (trees, shrubs, vines, bushes, grass) in contact or close contact to the exterior. This can cause moisture and pest related issues. Recommend all vegetation be trimmed to be at least 6 inches away from the exterior.

Recommendation

Recommended DIY Project



Front Of Home

3: EXTERIOR

Information

EXTERIOR OVERVIEW

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

Siding
Wood, Fiber Cement

Soffits
Open

Windows
Vinyl, Thermal

Exterior Doors
Glass, 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

3.4.1 Eaves, Soffits & Fascias

Minor

PAINT - TOUCHUP

There was areas observed at the eaves that needed touchup paint. Recommend painting these areas to help prevent moisture related damage.

Recommendation

Contact a handyman or DIY project

Right Of Home

4: ROOF

Information

ROOF OVERVIEW

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

Inspection Method
Fully Traversed

Roof Style
Gable

Pitch
4:12

Roofing Material
Asphalt Shingle

Gutter Material
Metal

Flashing Material
Metal

Skylights
Solar Tube(s)

Ventilation Type
Pan vents, Soffit Vents

Chimney Exterior
Block

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

4.1.1 Asphalt Shingles

Minor

SHINGLE - DAMAGE (MONITOR)

There was minor damage observed at the roof shingle(s). This damage does not appear to effect the performance of the roof covering and no leaks were observed at time of inspection. Recommend monitoring for now.

Recommendation

Recommend monitoring.

4.2.1 Flashings & Penetrations

Minor

VENT BOOT - INVERTED

The vent boot(s) on the roof were inverted. This can create a pool of water around the seal and increase the risk of leaks. Recommend repair by a qualified person to prevent deterioration and leaks.

Recommendation

Contact a qualified professional.

5: STRUCTURE

Information

STRUCTURE OVERVIEW

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

Foundation Type
Full Basement

Foundation Material
Masonry Block

Foundation Tie Downs
Not Visible

Floor Structure
Not Visible, Concrete Slab

Floor Support
Supporting Walls

Sub-floor
Not Visible

Wall Structure
Wood, Concealed

Ceiling Structure
2x4

Roof Structure
2x4 Rafters

Roof Sheathing
Plywood

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, Hall Closet

Attic Observation
From Entry

Insulation
Cellulose

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.

Attic Information

INACCESSIBLE AREAS - LIMITED INSPECTION

There were areas of the attic that were not evaluated due to restrictions. Such as, low height, HVAC ducts, insulation etc. Unknown conditions may exist in these areas.

Crawlspace

BASEMENT - NO CRAWLSPACE

There was no crawlspace found due to the home having a basement.

Wall Structure

NOT VISIBLE

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

6: FIREPLACES

Information

FIREPLACE OVERVIEW

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

Type
Solid Fuel, Insert

Certified
Yes

Cleanout
N/A

Controls
Manual

Chimney Liner
Metal Flue

Level of Cleanliness
Good

Wood Stove Operational
The wood stove was in good working condition at the time of inspection.

Fireplace Fan
Yes

Limitations

Fireplace Information

FIREPLACE/STOVE LIMITATIONS

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

7: HVAC

Information

HEATING SYSTEM OVERVIEW

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

Brand
Carrier

Location
Garage

Energy Source
Electric

Filter Location
Basement, Living Room

Filter Size
14x14, 20x25

Filter Type
Washable

Heat Type
Heat Pump

Ductwork
Insulated, Rigid

Thermostat
Digital

Manufacture Date
2024 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
Goodman

Location
Exterior - Right of Garage

Energy Source
Electric

Configuration

Thermostat

Manufacture Date

Central	Shared with Heating	2014 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.

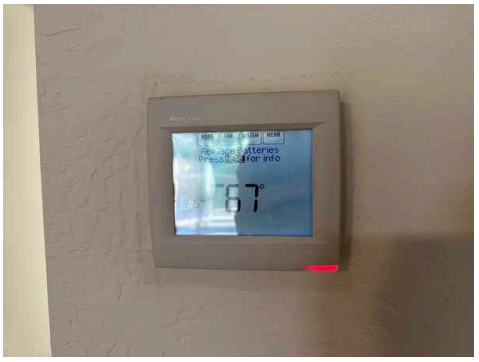
Deficiencies

7.3.1 Thermostat & Filters

Minor

THERMOSTAT - BATTERIES

The batteries in the thermostat appeared to be low or dead as the display was dim or blank at time of inspection. We were unable to properly test the HVAC equipment due to this condition. Recommend replacing batteries and checking and if problem still persists, having an HVAC professional evaluate.



Recommendation

Recommended DIY Project

8: ELECTRICAL

Information

ELECTRICAL OVERVIEW

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

Service Type
Overhead

Service Size
240 Volts

Service Conductors
Aluminum

Main Panel Location
Garage

Panel Type
Circuit Breakers

Panel Capacity
200 AMP

Panel Manufacturer
Siemens

Wiring Method
Romex

Branch Wiring
Copper

Sub Panel
Garage, Basement

Low Voltage Systems

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

GFCI Protection

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

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

Limitations

Electrical Information

ELECTRICAL LIMITATIONS

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

Deficiencies

8.1.1 Service Equipment

SERVICE CONDUCTORS - EXPOSED

Significant

The splices on the service conductors are exposed and in need of repair. Recommend evaluation and repair by a licensed electrician and/or utility company.

Recommendation

Contact your local utility company

8.3.1 Electrical Wiring

WIRING - EXTENSION CORD

Moderate

There were extension cords being used as permanent wiring. This condition is substandard and may pose electrical issues. Recommend an electrical contractor repair as necessary.

Recommendation

Contact a qualified electrical contractor.

Gate

9: PLUMBING

Information

PLUMBING OVERVIEW

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

Water Source
Well

Water Shut-Off
Pump House, Basement

Water Supply Material
Copper

Distribution Material
Galvanized

Drain Size
1 1/2", 3”

Drain Material
Iron, Galvanized

Water Treatment
Whole house conditioner, UV Filter, Water Softener, Ozone

Clean-out Location
None Found

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
Yes

Seismic Straps
Yes, Improper

Manufacturer
AO Smith

Manufacture Date
2023 Year

Life Expectancy & Maintenance

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

Here is a nice maintenance guide from Lowe's to help.

Operational

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

Limitations

Plumbing Information

PLUMBING LIMITATIONS

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

Water Heater Information

WATER HEATER LIMITATIONS

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

Deficiencies

9.2.1 Water Heaters

Moderate

STRAPPING - INSUFFICIENT

This water heater was improperly strapped against seismic activity. Modern safety standards mandate one strap be installed on the lower third of the tank and one on the upper third. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.

9.7.1 Sinks & Components

Moderate

SINK DRAIN - LEAKING

The sink drain(s) were leaking at time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.

1/2 Bath

Kitchen

9.8.1 Toilets

Minor

TOILET - RUNNING

The fill valve at the toilet(s) was running at time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified handyman.

10: INTERIOR

Information

INTERIOR OVERVIEW

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

Wall Material
Drywall

Ceiling Material
Drywall

Floor Coverings
Tile, LVP

Interior Doors
Wood

Window Type
Thermal, Sliders, Single-hung

Cabinetry
Wood

Countertops
Granite, Quartz

Bath Exhaust Fans
Yes

Smoke Detectors
Yes, Hallway, Basement

Carbon Monoxide Alarms
Yes, Hallway, Bedrooms, Basement

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
Unfinished

Ceilings
Unfinished

Floor
Concrete

Occupant Door
N/A

Garage Doors
Automatic, Wood

Deficiencies

10.1.1 Floors

Minor

TRANSITION STRIP - MISSING

The transition strip(s) was missing at time of inspection. Recommend installation by a qualified professional.

Recommendation

Contact a handyman or DIY project

Basement Bathroom

10.2.1 Walls & Ceilings

Minor

DRYWALL - CRACKING (MINOR)

Minor cracks were observed in one or more locations on the interior drywall/surfaces. These cracks do not appear to be a structural concern. Recommend patching.

Recommendation

Contact a qualified drywall contractor.

Dining Room to Kitchen Wall

10.6.1 Fire Separation

Moderate

DRYWALL - MISSING

Areas of the fire separation wall/ceiling in between the garage and living space are compromised due to damaged/missing drywall. Fire separation standards are to slow a fire from spreading from the garage into the living space, and to prevent harmful gases from entering the living space through the garage. In order to maintain a fire separation wall, I recommend having the areas evaluated and repaired by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.

10.7.1 Garage Doors & Openers

Minor

OPENER - CONTROLLER NOT SECURE

The garage door opener switched was not secured at time of inspection. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project

10.7.2 Garage Doors & Openers

Moderate

OPENER - NO ELECTRICAL OUTLET

There is no outlet installed for the garage door opener. Recommend installation by a licensed electrician. Extension cords are not rated for permanent use.

Recommendation

Contact a qualified electrical contractor.

10.8.1 Stairs & Railings

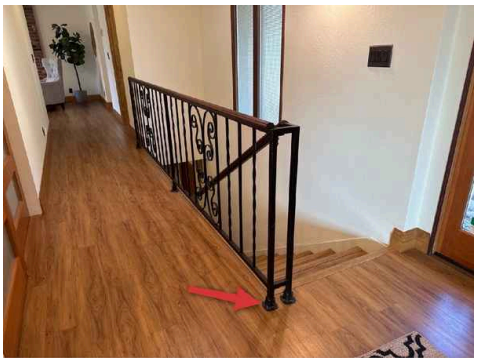
Moderate

RAILING - LOOSE

The railings were loose at the time of inspection. This could pose a safety hazard. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



10.9.1 Cabinets & Shelves

Minor

CABINET - PREVIOUS WATER DAMAGE/STAINS

1/2 BATH

The cabinet base under the plumbing systems show signs of water damage/stains. there were no active leaks at the time of inspection and the damage/stains are old. Recommend repair as desired.

11: APPLIANCES

Information

APPLIANCE OVERVIEW

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

Cooking Equipment Type
Wall Oven, Cooktop

Cooking Energy Source
Electric

Anti-Tip Bracket
N/A

Cooking Vent Type
Vented, Microwave Exhaust

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

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.

12: PESTS

Information

PEST OVERVIEW

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

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.

13: OUTBUILDING

		IN	NI	NP	DE
13.1	EXTERIOR	X			X
13.2	ROOF & GUTTER				X
13.3	STRUCTURE	X			
13.4	HVAC		X		
13.5	ELECTRICAL	X			X
13.6	INTERIOR	X			
13.7	PEST	X			

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

Information

EXTERIOR OVERVIEW

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

INTERIOR OVERVIEW

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

Building Type
Shop

Structure Type
Metal Construction

EXTERIOR: EXTERIOR OVERVIEW

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

EXTERIOR: Siding
Metal

EXTERIOR: Soffits
Closed

EXTERIOR: Windows
Vinyl, Thermal

EXTERIOR: Exterior Doors
Metal

EXTERIOR: Window Information

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

ROOF & GUTTER: Roof Overview

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

ROOF & GUTTER: Inspection Method
Ground

ROOF & GUTTER: Roof Style
Gable

ROOF & GUTTER: Pitch
2:12, 3:12

ROOF & GUTTER: Roofing Material
Metal

ROOF & GUTTER: Gutter Material
Metal

ROOF & GUTTER: Flashing Material
Metal

ROOF & GUTTER: Skylights
None

ROOF & GUTTER: Chimney Exterior
N/A

ROOF & GUTTER: Ventilation Type
None Found

ROOF & GUTTER: Life Expectancy

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

ROOF & GUTTER: Life Expectancy 10+ Years

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

STRUCTURE: STRUCTURE OVERVIEW

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

STRUCTURE: Foundation Type
Slab on Grade

STRUCTURE: Foundation Material
Concrete

STRUCTURE: Foundation Tie Downs
Yes, Bolted Sill Plate

STRUCTURE: Floor Structure
Concrete Slab

HVAC: HVAC SYSTEM OVERVIEW

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

HVAC: Brand
Daikin, Fujitsu

HVAC: Heater Location
Exterior - Back of Shop, Exterior - Right of Shop

HVAC: Energy Source
Electric

HVAC: Filter Location
In Head Unit

HVAC: Filter Type
Washable

HVAC: Heat Type
Heat Pump

HVAC: Ductwork
Ductless

HVAC: Thermostat
None Found, Not Functional

HVAC: Unit Manufacture Date
2020 Approximate

HVAC: Unit Manufacture Date
2021 Manufacture Year

HVAC: Unit Manufacture Date
2024 Approximate

HVAC: Air Conditioning System
Yes, Combination Unit

HVAC: Typical Life Expectancy

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

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

HVAC: System Service

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

ELECTRICAL: ELECTRICAL OVERVIEW

The following information pertains to the electrical system. We inspected the accessible and visible portions of the electrical system. We inspected the service entrance conductors, service equipment, grounding, over-current devices and distribution panels. We inspected the branch circuit conductors and their compatibility of their amperage, voltages and material type. We tested all accessible exterior outlets and a representative number of interior outlets for polarity and function. Any limitations to this inspection will be noted in the limitations section of this report. The following photos are for your reference.

ELECTRICAL: Panel Capacity
200amp

ELECTRICAL: Panel Manufacturer
Eaton

ELECTRICAL: Panel Type
Circuit Breaker

ELECTRICAL: Panel Location
Shop

ELECTRICAL: Power Supply
Below Ground

INTERIOR: INTERIOR OVERVIEW

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

INTERIOR: Interior Doors
Metal

INTERIOR: Window Type
Thermal, Sliders

PEST: PEST OVERVIEW

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

Limitations

HVAC

MINI SPLIT - REMOTE NOT FOUND

I was unable to locate the controller for the mini split systems. Recommend inquiring with seller and testing.

Deficiencies

13.1.1 EXTERIOR

SIDING - GAP/HOLE

Minor

One or more gaps were found on the exterior siding. Recommend sealing to prevent insect/rodent access.

Recommendation

Contact a qualified professional.

13.2.1 ROOF & GUTTER

DOWNSPOUTS - DRAIN NEAR FOUNDATION

Moderate

The downspout(s) around the structure drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and damage to siding. Recommend adding extensions or splash blocks where needed to properly channel water away from home.

Recommendation

Contact a handyman or DIY project

13.5.1 ELECTRICAL

WIRING - INCOMPLETE

Moderate

Components of the electrical system have been removed leaving exposed wire terminations and exposed panels. Recommend a qualified electrician evaluate, terminate what is not in use, and clean up the electrical system.

Recommendation

Contact a qualified electrical contractor.

14: ADDITIONAL INFORMATION

Information

Questions or Concerns

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

The Final Walk-Through

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

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

Exterior Photos

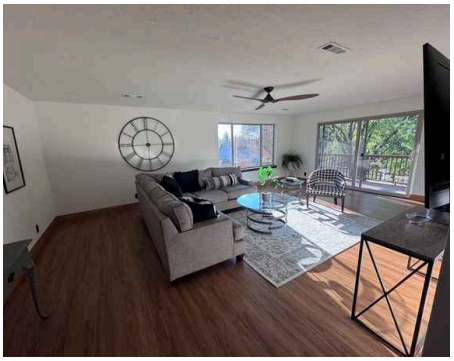
The following photos are general views of the exterior, taken at time of inspection for your reference.

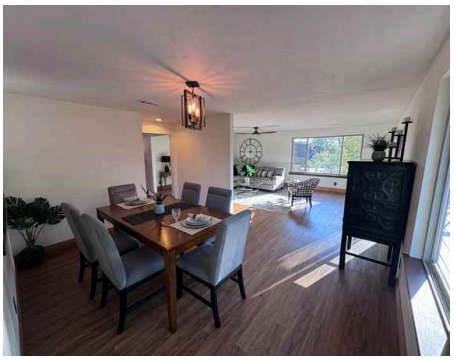
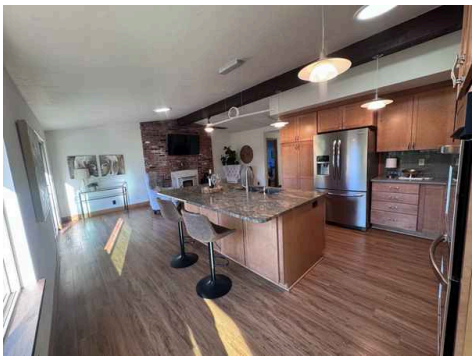
Roof Photos

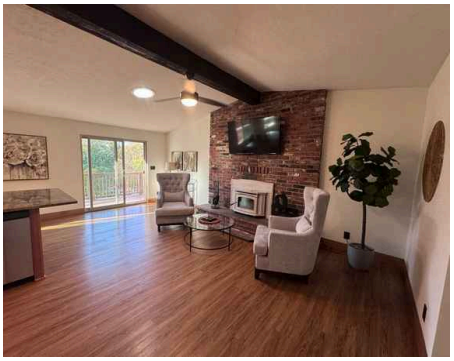
The following photos are general views of the roof, taken at time of inspection for your reference.

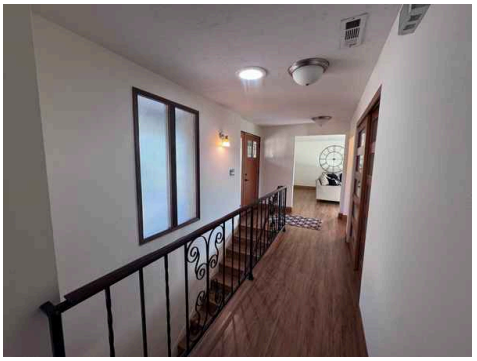
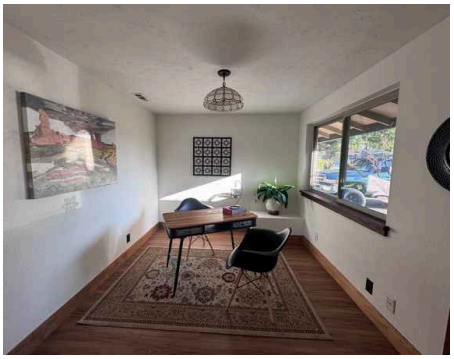
Interior Photos

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





Fireplace Photos

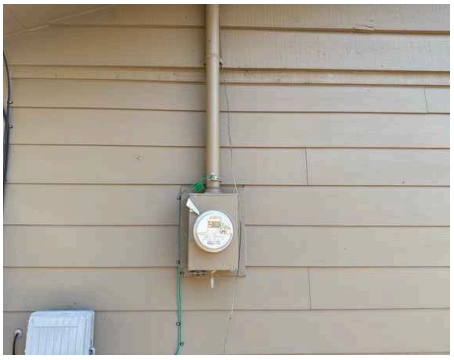
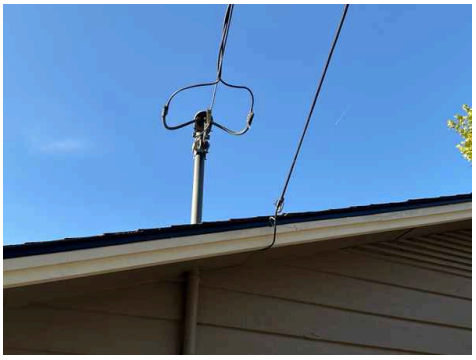
The following photos are general views of the fireplace, taken at the time of inspection for your reference.

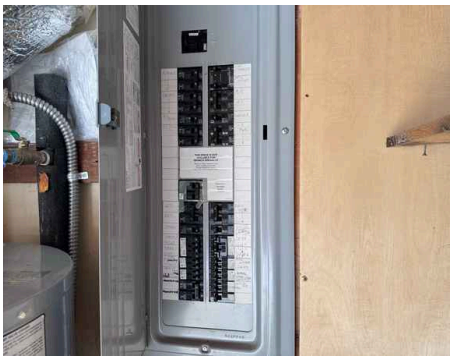
HVAC Photos

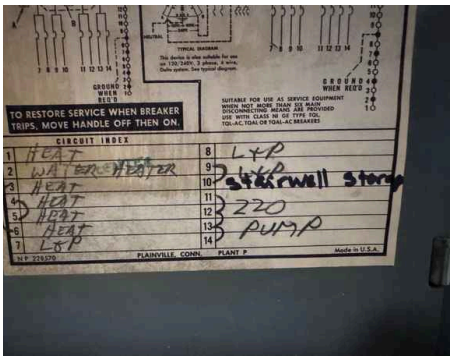
The following photos are general views of the HVAC system/components, taking at time of inspection for your reference.

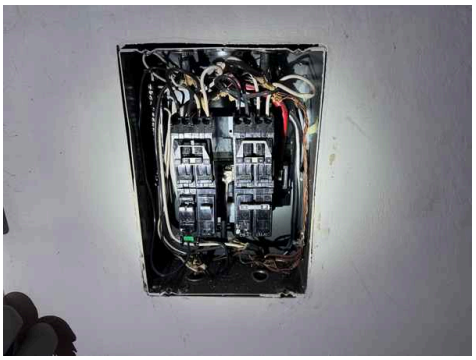
Electrical Photos

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

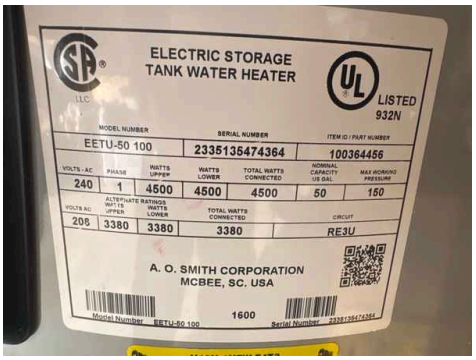






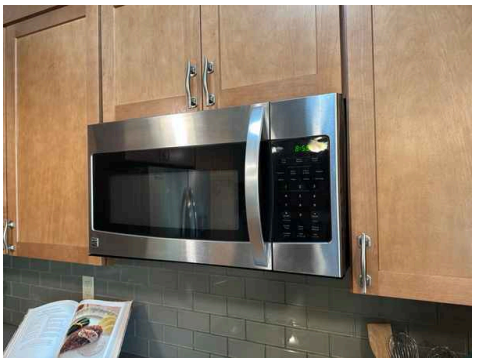
Plumbing Photos

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



Appliance Photos

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

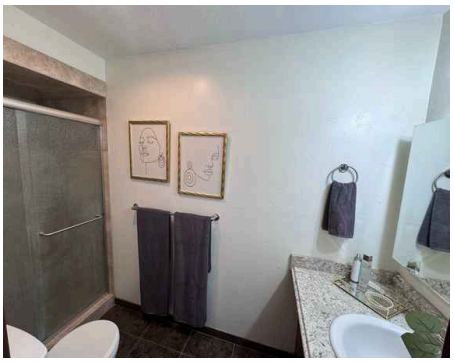


Attic Photos

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

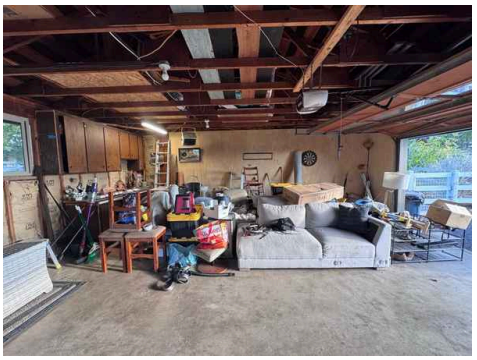
Basement Photos

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



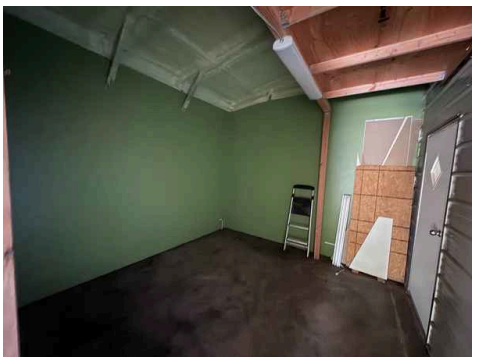
Garage Photos

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



Outbuilding Photos

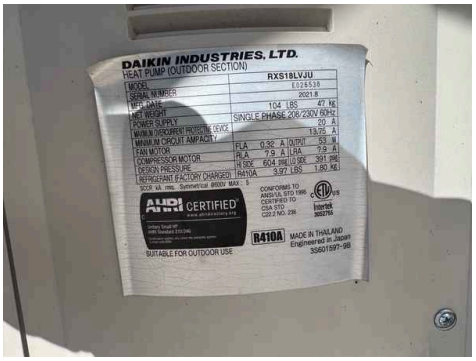
The following are photos taken of the outbuilding at time of inspection that maybe useful for your reference.



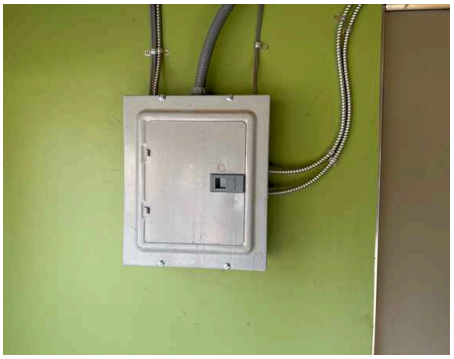
FUJITSU

FUJITSU
SPLIT TYPE AIR CONDITIONER
OUTDOOR USE
MODEL No. AOU24RLXFW1
SERIAL No. BIP014053
SOURCE 208/230 V 60Hz 1-PH
COOL
HEAT
CAPACITY (ARI) BTU/HR 22000 26200
TOTAL AMPS 7.9 8.6
OUTDOOR COMPRESSOR AMPS 6.2 6.8
FAN MOTOR AMPS 0.9 0.9
MINIMUM CIRCUIT AMPACITY 18 A
MAXIMUM OVERCURRENT PROTECTION 30 A
(TIME DELAY FUSE OR HACR TYPE CIRCUIT BREAKER)
REFRIGERANT R410A FACTORY CHARGED 4 lb 10 oz
DESIGN PRESSURE HIGH SIDE 450 psig
LOW SIDE 240 psig
APPLICABLE INDOOR UNIT ASU24RLF
Halcyon HPI Compatible
FUJITSU GENERAL LIMITED
MADE IN THAILAND
Intertek

FUJITSU


DAIKIN INDUSTRIES, LTD.
HEAT PUMP (OUTDOOR SECTION)
RXS18LVJU
E028538
2021.8
104 LBS 47 Kg
SINGLE PHASE 208/230V 60Hz
20 A
18.25 A
FLA 0.32 A
LRA 7.52 A
FLA 7.9 A
LRA 39.0 A
FLA 604 W
LRA 391 W
3.97 LBS 1.80 Kg
R410A
CERTIFIED
R410A
SUITABLE FOR OUTDOOR USE
MADE IN THAILAND
Engineered in Japan
Intertek

FUJITSU
SPLIT TYPE AIR CONDITIONER
OUTDOOR USE
MODEL No. AOU36RLXB
COOL
HEAT
CAPACITY (ARI) BTU/HR 33000 34000
TOTAL AMPS 18.0 16.5
OUTDOOR COMPRESSOR AMPS 17.3 15.1
FAN MOTOR AMPS 0.4 1.0
MINIMUM CIRCUIT AMPACITY 23.3 A
MAX. CKT. BKR. 30 A
REFRIGERANT R410A FACTORY CHARGED 4 lb 10 oz
DESIGN PRESSURE HIGH SIDE 450 psig
LOW SIDE 240 psig
APPLICABLE INDOOR UNIT ASU36RLXB
FUJITSU GENERAL LIMITED
MADE IN THAILAND
Intertek



SIEMENS

Well Information & Testing

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:	September 23, 2026
Address of Source:	3583 Ross Ln
Sample ID #:	22603155
Project Name:	None Provided

Analysis Report

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

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

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

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

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

Sincerely,

Doree Schaafsma
Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22603155**	Collectors Name:	Corby Leckie
Address of Source:	3583 Ross Ln	Sample Point:	Inside Faucet
Project Name:	None Provided	Source:	Well
Received Date:	09/22/2026	Treatment System:	UV Light

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **09/22/26 1:45 PM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Present**	100ml	9/22/2026 4:02:29 PM	EM	AA	A
E. Coli	COLILERT	**Absent**	100ml	9/22/2026 4:02:29 PM	EM		

This Sample DOES NOT Conform

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

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

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

DEFINITIONS AND DATA FLAGS

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

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

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:	September 24, 2026
Address of Source:	3583 Ross Ln
Sample ID #:	22603154
Project Name:	None Provided

Analysis Report

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

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

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

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

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

Sincerely,

Doree Schaafsma
Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22603154**	Collectors Name:	Corby Leckie
Address of Source:	3583 Ross Ln	Sample Point:	Well Tap
Project Name:	None Provided	Source:	Well
Received Date:	09/22/2026	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **09/22/26 1:30 PM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Present**	100ml	9/22/2026 4:02:29 PM	EM	AC	A
E. Coli	COLILERT	**Absent**	100ml	9/22/2026 4:02:29 PM	EM		

This Sample DOES NOT Conform

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

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

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

Results of Chemical Analysis

Sample Notes: Collection Date: **09/22/26 1:30 PM**

Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	**ND**	mg/L	0.01	09/23/26 9:42 am	JTZ	AA	A
Nitrate	EPA 300.0	0.5	**ND**	mg/L	10	09/22/26 5:42 pm	PVS	AB	A

DEFINITIONS AND DATA FLAGS

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

Results Color Key

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

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:	September 23, 2026
Address of Source:	3583 Ross Ln
Sample ID #:	22603154
Project Name:	None Provided

Analysis Report

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

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

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

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

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

Sincerely,

Doree Schaafsma
Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22603154**	Collectors Name:	Corby Leckie
Address of Source:	3583 Ross Ln	Sample Point:	Well Tap
Project Name:	None Provided	Source:	Well
Received Date:	09/22/2026	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **09/22/26 1:30 PM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Present**	100ml	9/22/2026 4:02:29 PM	EM	AC	A
E. Coli	COLILERT	**Absent**	100ml	9/22/2026 4:02:29 PM	EM		

This Sample DOES NOT Conform

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

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

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

DEFINITIONS AND DATA FLAGS

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

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

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RECEIVED

NOV 1 2 1991

WATER RESOURCES DEPT.
SALEM, OREGON

Jack 31210

37S/2W-20

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

(START CARD) # 29958

(1) OWNER:
Well Number:
Name PATRICA B. INGRAM
Address 3583 ROSS LANE
City CENTRAL POINT State OR Zip 97502

(2) TYPE OF WORK:
[XX] New Well [ ] Deepen [ ] Recondition [ ] Abandon

(3) DRILL METHOD
[XX] Rotary Air [ ] Rotary Mud [ ] Cable
[ ] Other

(4) PROPOSED USE:
[XX] Domestic [ ] Community [ ] Industrial [ ] Irrigation
[ ] Thermal [ ] Injection [ ] Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes [ ] No [XX] Depth of Completed Well 342 ft.
Explosives used Yes [ ] No [XX] Type Amount

HOLE Diameter	From	To	SEAL Material	From	To	Amount sacks or pounds
10"	0	21	CEMENT	0	21	5½SACKS
6"	21	342				

How was seal placed: Method [ ] A [ ] B [XX] C [ ] D [ ] E
[ ] Other
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	21	.250	[XX]	[ ]	[X]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
Liner:					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]

Final location of shoe(s) 21

(7) PERFORATIONS/SCREENS:
[ ] Perforations Method N/A
[ ] Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]

(8) WELL TESTS: Minimum testing time is 1 hour
[ ] Pump [ ] Bailer [XX] Air [ ] Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
7 GPM		342	1 hr.

Temperature of water 55 Depth Artesian Flow Found
Was a water analysis done? [ ] Yes By whom
Did any strata contain water not suitable for intended use? [ ] Too little
[ ] Salty [ ] Muddy [ ] Odor [ ] Colored [ ] Other
Depth of strata:

(9) LOCATION OF WELL by legal description:
County JACKSON Latitude ' " Longitude ' "
Township 37S N or S. Range 2W E or W. WM.
Section 20 ¼ ¼
Tax Lot 601 Lot Block Subdivision
Street Address of Well (or nearest address) SAME AS #1

(10) STATIC WATER LEVEL:
100 ft. below land surface. Date 10-15-91
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:
Depth at which water was first found 297

From	To	Estimated Flow Rate	SWL
297	298	7 GPM	100

(12) WELL LOG:
Ground elevation

Material	From	To	SWL
SOIL, BROWN	0	2	
CLAY, BROWN	2	7	
GRANITE ,BROWN	7	16	
GRANITE, GREY	16	342	100

Date started 10-14-91 Completed 10-15-91

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number
Signed MEDINA WELL DRILLING Date

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 1207
Signed Joaquin Medina Date 10-15-91

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT SECOND COPY - CONSTRUCTOR THIRD COPY - CUSTOMER 9809C 3/88

Septic Information & Testing

ROGUE VALLEY PUMP SERVICE

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

LICENSED
BONDED
INSURED
CCB# 116125

PROFESSIONAL QUALITY SERVICE
541-474-7877
CLOUSER•NORTH VALLEY•CASCADE•CAPP'S

Jonathon Creighton
3583 Ross Ln
Central Point, Or 97502

DATE 9-22-26
INVOICE # 67827

INVOICE FOR WORK COMPLETED AT: 3583 ROSS LN

WORK COMPLETED

LABOR CHARGES

ARRIVE FOR FLOW TEST TO DISCOVER HOLDING TANK IS JUST UNDER HALF FULL AND WELL NOT FILLING TANK. UPON TROUBLESHOOTING WE FOUND THE FLOAT IN THE TANK WAS NOT MAKING GOOD CONTACT. WE WERE ABLE TO GET THE FLOAT WORKING AND THE TANK IS NOW FILLING. RECOMMEND REMOVING O3 FILTRATION THAT IS NOT IN USE, AND REMOVING SOME DIRT IN THE PUMP HOUSE. RECOMMEND REPLACING STICKING TANK FLOAT(WILL SEND BID)

PARTS AND SUPPLIES USED

QTY	DESCRIPTION	UNIT	TOTAL

PARTS PAGE 1	
PARTS PAGE 2	
LABOR TOTAL	
TRIP CHARGES	$50.00
SUB TOTAL	$50.00
TOTAL INV	$50.00

INVOICE #	TOTAL INV	AMOUNT PAID	PAYMENT NOTES
67827	$50.00		

BALANCE DUE $50.00

Payment on time helps us serve you better. This invoice is due in full upon receipt. Failure to pay within 14 days from receipt of invoice will result in a 1.5% per month service charge added to balance.
In event of default, you will be charged for all reasonable collection charges and/or legal fees.

ALL OF OUR SERVICES CARRY A CUSTOMER SATISFACTION GUARANTEE.
IF YOU LIKE OUR SERVICE, PLEASE GIVE US A REVIEW ON GOOGLE, IF YOU HAVE ANY CONCERNS, PLEASE CONTACT US
WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO SERVING YOU IN THE FUTURE

BID

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

LICENSED
BONDED
INSURED
CCB# 116125

PROFESSIONAL QUALITY SERVICE

541-474-7877

NORTH VALLEY•CASCADE•CAPP'S•RVPS

Jonathon Creighton
3583 Ross Ln
Central Point, Or 97502

BID NUMBER 60152
DATE 9-22-26

BID REQUESTED FOR: 3583 ROSS LN

WORK TO BE COMPLETED

	LABOR CHARGES
REPLACE FLOAT IN TANK	$150.00

PARTS AND SUPPLIES USED

QTY	DESCRIPTION
1	PUMP FLOAT SWITCH SJE 20 PMU PUMP UP
1	MISC PLUMBING AND/OR ELECTRICAL 90

LABOR TOTAL	$150.00
PARTS PRICE	$134.38
TRIP CHARGES	$50.00
SUB TOTAL	$334.38
TOTAL BID	**$334.38**

WE APPRECIATE THE OPPORTUNITY TO GIVE YOU THIS BID

SEPTIC SYSTEM INSTALLATION REQUIREMENTS
****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: Patricia Ingram

Twp. 37 Range 1W Section 20 Tax Lot 601 **TYPE OF SYSTEM:** Standard repair

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of (4) bedrooms. The maximum daily sewage flow shall not exceed 450 gallons.

ON-SITE CONSULTATION REQUIRED (call 776-7554 between 8:00 a.m. and 9:30 a.m. for appointment).

Septic Tank Size: 1000 gallons. **Dosing Tank Size:** 500 gallons. An alarm system is required.
*A water tightness test of the septic tank and the dosing tank is required.

Drainfield Requirements: Equal distribution design; 375 lineal feet; Trench Depth 24 to 30 inches; Gravel Depth 12 inches. *The drainfield must be installed in the approved area as shown on the soils worksheet dated 10/10/96.

Low Pressure Distribution: Hydro-splitter with equal length lines.

SPECIAL CONDITIONS:
If existing tank is at least 900 gallon capacity, watertight, and in good condition; it may be used in conjunction with a new 500 gallon dosing tank. Otherwise it must be legally abandoned and replaced by a new 1500 gallon two compartment dosing septic tank.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. **A STAKING CHECK AND ON-SITE CONSULTATION IS REQUIRED IF THE PROPERTY OWNER IS INSTALLING THIS SYSTEM.** Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Services, Environmental Quality Section (776-7554), for assistance on how to proceed. Office hours for counter staff are 8:00 am to 12:00 and 1:00 to 4:00 pm. Office hours for field staff are 8:00 am to 9:30 am. Additional installation details and diagrams are available on request.

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

The site of the drainfield installation must be kept vacant and free of all development or any other activity which would damage the system.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the drainfield trenches have been excavated, the hydrosplitter has been placed, the drain media and distribution piping have been installed, and the drain media has been covered with paper or filter fabric.

After the septic tank, dosing tank, pump, alarm, float switches, pressure transport piping, and effluent sewer line between the dosing tank and septic tank have been installed, but **before** they are backfilled. The tank(s) must be filled with water to two inches into the riser for the watertightness test.

Dick Florey
Site Evaluation Specialist

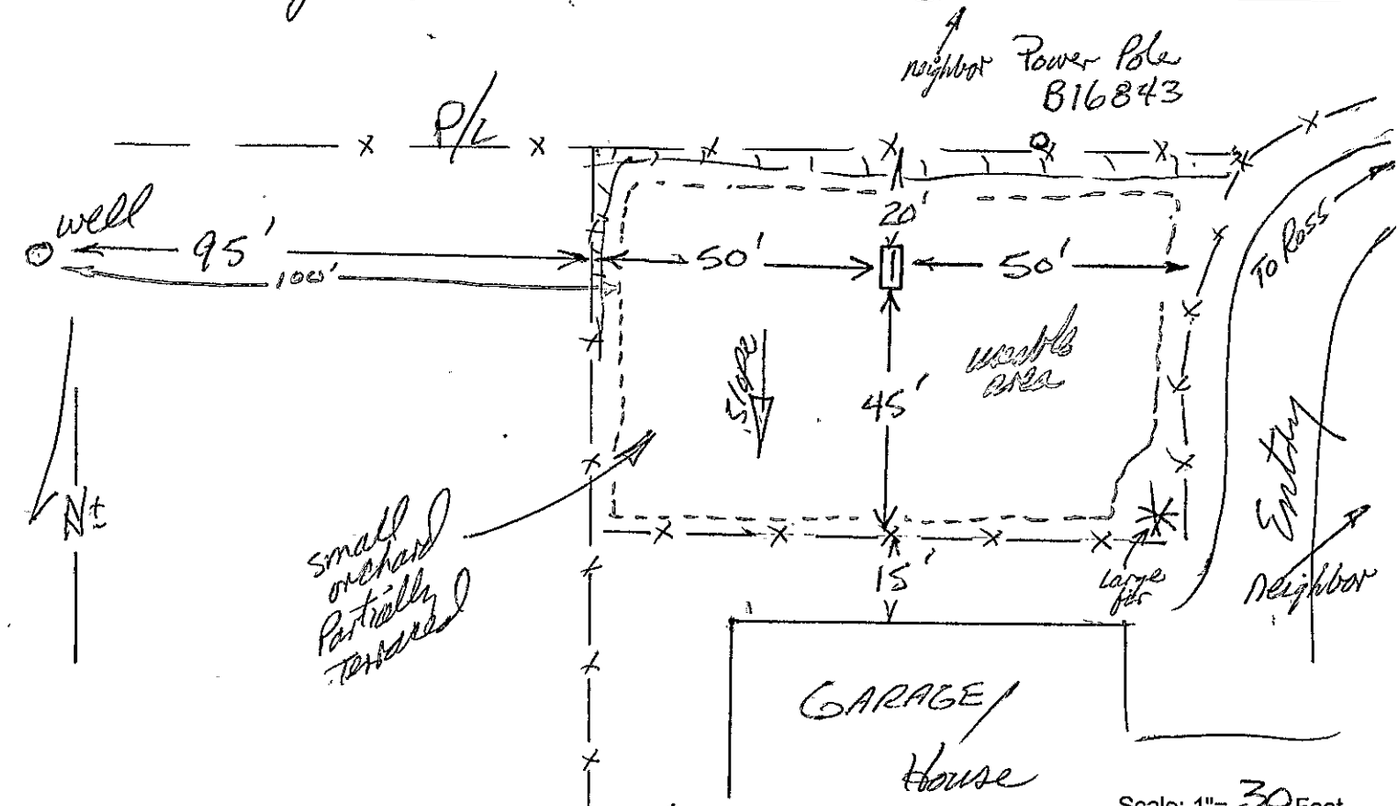
Permit #15-302-96R

Issued: 10/11/96 Expires: 10/11/97

Inspected and approved by _____ Date _____

Correction Notice issued on _____ _____ _____

NAME Patricia Ingram TWP 37 RANGE 2W SECTION 20 TAX LOT 601



Scale: 1"= 30 Feet

Potential Permit Recommendations: Gallons Per Day (GPD) 450 Lineal Feet Per 150 GPD _____ Total Lineal Feet _____
(**See Permit For Specifics**) Trench Depth _____ W/ ___ Rock Cap ___ Curtain Drain ___ W/ ___ Rock
Other Must be 100' from Any well & electrical Permit Needed for Pump

Position: Foot Slope - Side Slope - Top - Fan - Hi Terrace - Lo Terrace - Bottom Flood Plain - Other _____
Relief: Smooth - Concave - Convex - Undulating - Hummocky

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table
1	0-10	H Co Sl	s Wk Mod St SG a Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro	7.5YR 3/4	at _____ Slope % Up 10
	10-22	lt Co Sl	s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro	7.5YR 5/4	Down 12
	22-30	Co Sl & D.G. Sap	s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro	5YR 5/4	Limiting Layer at 30
	30-72	Pr Weath. Fx D.G.	s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro	2.5YR 5/6	-Red Clays

Pit #1 Notes:

PIT #							
2			s Wk Mod St SG a Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Slope % Up _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Down _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Limiting Layer at _____

Pit #2 Notes:

PIT #							
3			s Wk Mod St SG a Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Slope % Up _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Down _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Limiting Layer at _____

Pit #3 Notes:

PIT #							
4			s Wk Mod St SG a Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Slope % Up _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Down _____
			s Wk Mod St SG a Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Limiting Layer at _____

Pit #4 Notes:

Additional Notes: _____

SITE SUITABILITY: Standard Repair USEABLE AREA: 90x53
Site Evaluation By: Hosley Date On-Site: 10/10/96 Date Completed: 10/11/96

Abbreviations:

Lt. - light	C - clay	W - weathered	Seds - sedimentary	Meta - metamorphic	P - pebbles (2mm-3")
H - heavy	Cy - clayey	Rx - rocks	HW - highly weathered	Fx - fractured	K - cobbles (3"-10")
F - fine	L - loam	Sub - substrata	Si. - silt(y)	V - very	St. - stones (+10")
Co. - coarse	S - sand(y)	Vol - volcanic	DG - decomposing granite	Gr. - gravelly	Rx out - rock outcrop
x-x-x-x fence	P/L - property line	Sap - saprolite	Hd - hard	P F - pressure face	Slicks - slickensides

soilsht.kc11/95