

38939 RIVER DR

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

Luxury
INTERNATIONAL
KELLERWILLIAMS

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- 1,641 SqFt
- 2 Bedrooms, 2 Bathrooms
 - Large Mudroom
 - Walk In Showers
 - Upstairs Laundry
- LEED Certified Windows
 - Nathan Good Architect
 - Energy Efficient
- New Interior Paint
- River Frontage and Easy Access
- RV Parking
- Great Deck
 - Perfect for Entertaining
- \$40,000 in Landscaping Improvements



LIST PACK





Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0164802**

Tax Lot: **12S01W2900301**

Owner: Seemiller, Daniel

CoOwner:

Site: 38939 River Dr

Lebanon OR 97355

Mail: 38939 River Dr

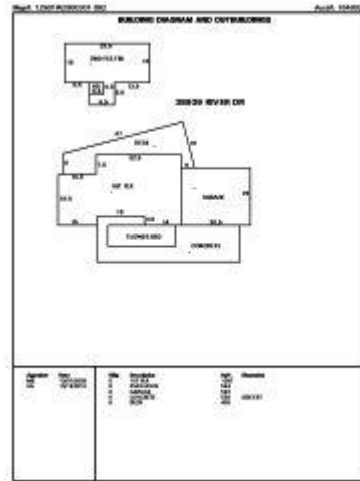
Lebanon OR 97355

Zoning: County-RR-2.5 - Rural Residential, 2.5 Acre Minir

Std Land Use: RSFR - Single Family Residence

Legal:

Twn/Rng/Sec: T:12S R:01W S:29 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$502,420.00**

Market Land: **\$196,160.00**

Market Impr: **\$306,260.00**

Assessment Year: **2021**

Assessed Total: **\$238,280.00**

Exemption:

Taxes: **\$3,486.67**

Levy Code: 00902

Levy Rate: 14.6327

PROPERTY CHARACTERISTICS

Year Built: 2009

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories: 2

Total SqFt: 1,641 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.20 Acres (52,272 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 9Z2 - Lebanon

Census: 2023 - 030902

Recreation:

SALE & LOAN INFORMATION

Sale Date: 04/15/2020

Sale Amount: \$450,000.00

Document #: 7166

Deed Type: Deed

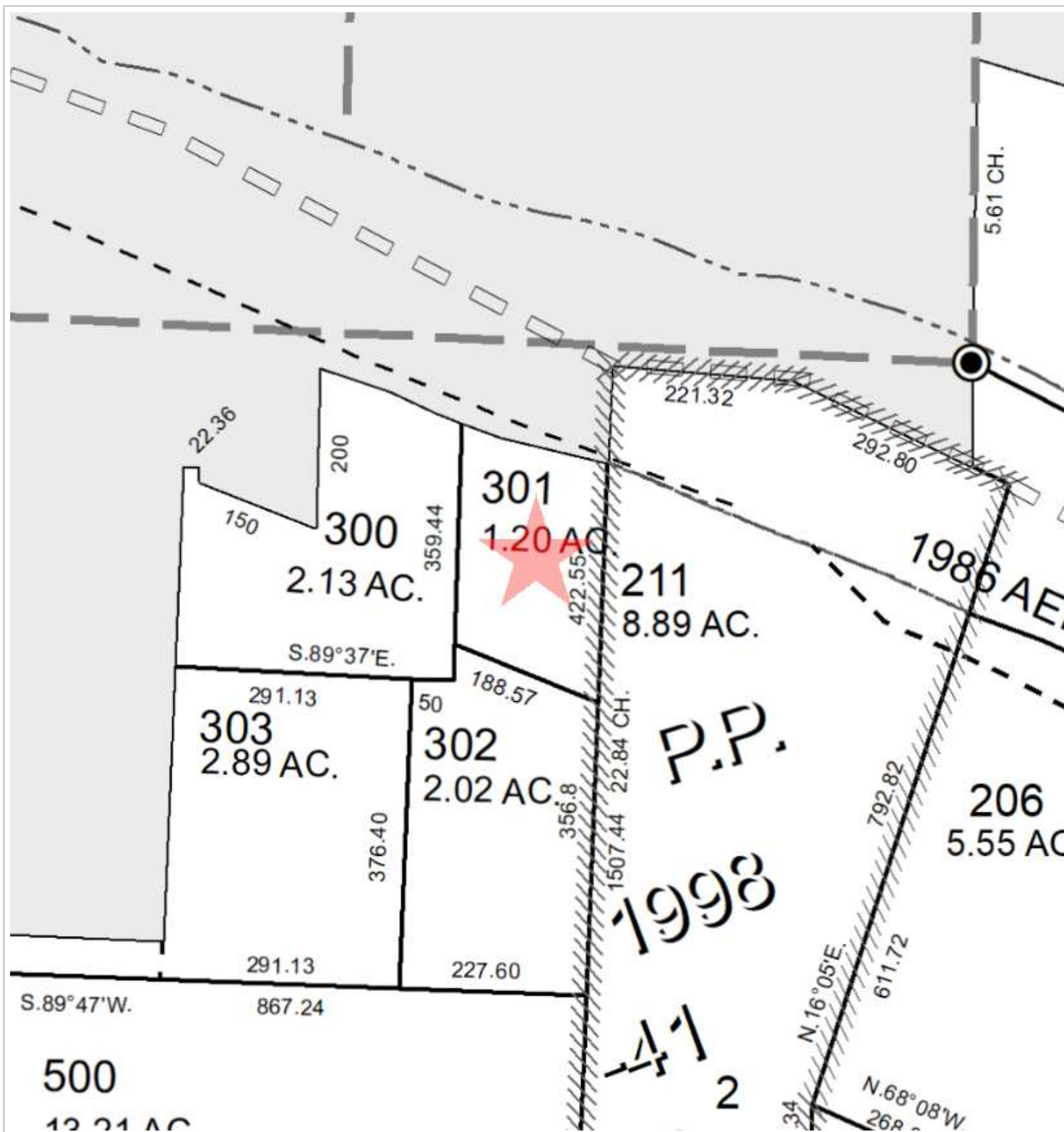
Loan
Amount: \$427,500.00

Lender: HOME PT FIN'L CORP

Loan Type: Conventional

Interest Type:

Title Co: AMERITITLE



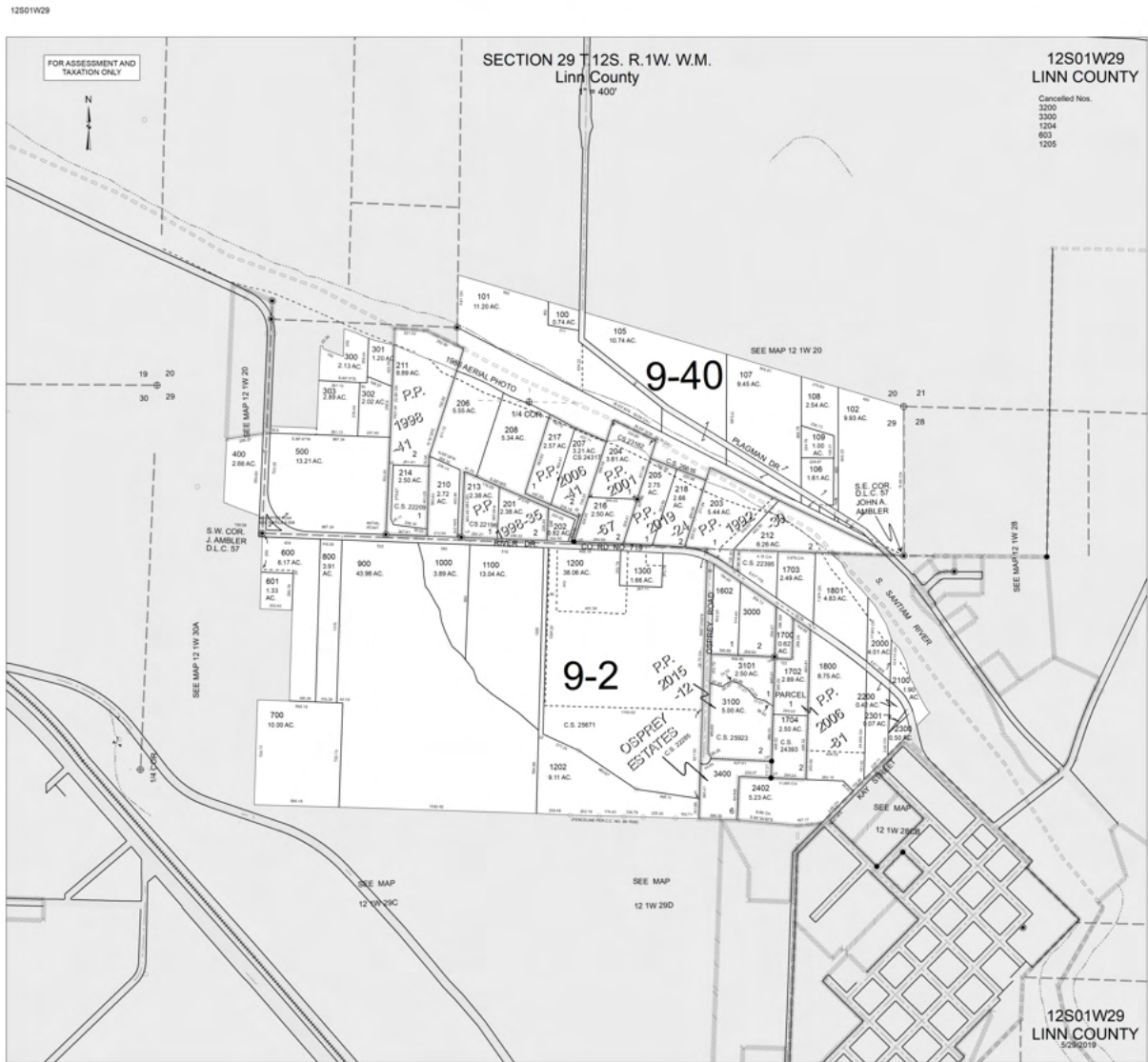
Fidelity National Title

Parcel ID: 0164802

Site Address: 38939 River Dr

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Fidelity National Title

Parcel ID: 0164802

Site Address: 38939 River Dr

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Aerial Map

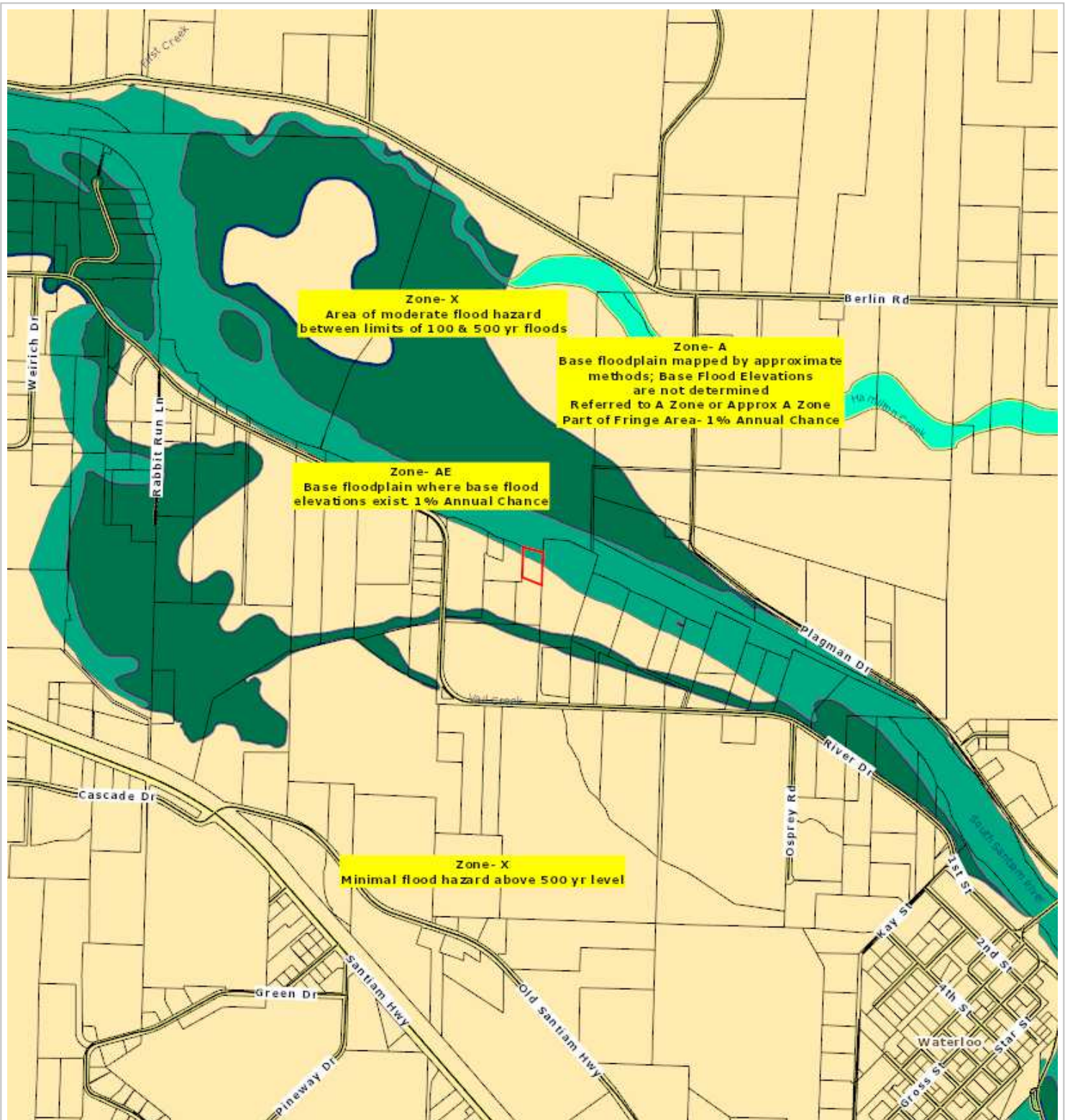


Fidelity National Title

Parcel ID: 0164802

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Flood Map



Fidelity National Title

Parcel ID: 0164802

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

March 10, 2022 2:21:45 pm

Account # 164802
Map # 12S01W2900 00301
Code - Tax # 00902-164802

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name SEEMILLER DANIEL

Deed Reference # 2020-7166

Agent

Sales Date/Price 04-07-2020 / \$450,000.00

In Care Of

Appraiser GERGER, SAM

Mailing Address 38939 RIVER DR
 LEBANON, OR 97355

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 03 00 001 15606-1

Situs Address(s)	Situs City
ID# 1 38939 RIVER DR	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902 Land	208,910			Land	0
Impr.	324,130			Impr.	0
Code Area Total	533,040	245,420	245,420		0
Grand Total	533,040	245,420	245,420		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00902					LANDSCAPE - AVERAGE	100				5,000
00902	1	<input checked="" type="checkbox"/>			Market	100	A	1.20		203,910
Grand Total								1.20		208,910

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00902	101	2009	110	Residential Other Improvements		100	0		8,430
00902	100	2009	153	RES Two story		100	1,641		315,700
Grand Total							1,641		324,130

Comments: ***** CAP NOTE - Type R MX for 2011 *****
 10MX:PLANS FOR NEW RES. 10-09MB///EXT. RES JUST STARTED. EST 15% COMP. SEE 2011 FOR COMP, FINAL CLASSING, OSD'S, ETC. 12-09 SG
 11MX: EXT W/ OWNER. RES IS COMPLETE. INCREASED OVERALL CLASS DUE TO QUALITY OF CONSTRUCTION. 10-10 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Mar-2022

SEEMILLER DANIEL
38939 RIVER DR
LEBANON OR 97355

Tax Account #	164802	Lender Name	CLG - STONEGATE MORTGAGE CORPORA
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	38939 RIVER DR LEBANON OR 97355	Interest To	Mar 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,486.67	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,415.70	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,328.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,244.52	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,172.71	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,097.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,992.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,929.72	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,790.03	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,704.98	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,667.72	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$747.22	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$487.49	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$472.96	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.24	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$440.44	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$429.70	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$432.10	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$407.12	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$376.23	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$372.76	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$374.36	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.34	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.87	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$293.97	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$351.39	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.01	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.80	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.45	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.83	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$187.84	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$41,323.52	



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Seemiller

38939 River Drive

Lebanon, OR 97355

Until a change is requested all tax statements shall be sent to the following address:

Daniel Seemiller

38939 River Drive

Lebanon, OR 97355

File No. 358884AM

LINN COUNTY, OREGON

2020-07166

D-WD

Stn=48 S. WILSON

04/15/2020 01:33:00 PM

\$15.00 \$11.00 \$10.00 \$60.00 \$19.00

\$115.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

STATUTORY WARRANTY DEED

Jennifer K. Walter ,

Grantor(s), hereby convey and warrant to

Daniel Seemiller, an unmarried man

Grantee(s), the following described real property in the County of Linn and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit A

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2S-01W-29 301

164802

The true and actual consideration for this conveyance is \$450,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

AMERITITLE 358884AM

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 7 day of April 2020

Jennifer K. Walter
Jennifer K. Walter

State of AZ ss
County of Pima

On this 8 day of April, 2020, before me, Sherry Harrison a Notary Public in and for said state, personally appeared Jennifer K. Walter, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sherry Harrison
Notary Public for the State of AZ
Residing at: 4729 E. JOHNSON DR 234
Commission Expires: 7:00 PM, AZ-0571B

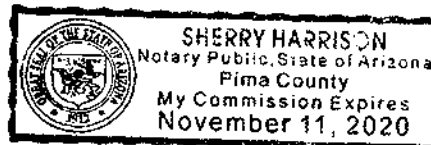


EXHIBIT "A"

358884AM

Beginning at an iron rod which bears South 239.37 feet and South 70°21' East 732.15 feet distant from the Northeast corner of the George W. Klum Donation Land Claim No. 39 in Township 12 South, Range 1 West of the Willamette Meridian, in Linn County, Oregon; thence South 70°21' East 188.57 feet to a 1/2" iron rod; thence North 422.85 feet, more or less, to the North line of the West ell of the John Ambler Donation Land Claim No. 57 at a point 13.14 chains East of the Northwest corner of said West ell; thence West along said claim line 177.59 feet; thence South 359.44 feet, more or less, to the place of beginning.

TOGETHER WITH a perpetual non-exclusive 47.32 foot wide access easement Westerly to County Road #719 (River Drive), the North line of which is described as follows:

Beginning at a point 863.25 feet South along the East line of the George W. Klum Donation Land Claim No. 39, in Section 20, Township 12 South, Range 1 West of the Willamette Meridian from the Northeast corner of said Donation Land Claim No. 39; thence East (across a tie rod per C.S. 5698 near the Easterly right of way line of said County Road) 348.3 feet to a 3/8" pipe; thence North 89°47' East parallel to the South line of the J. Ambler Donation Land Claim No. 57, 291.0 feet, more or less, to the West line of the aforementioned tract.

ALSO TOGETHER WITH a 30 foot non-exclusive roadway easement as created by instrument recorded April 11, 2008 as 2008-07436 in the Deed Records for Linn County, Oregon, the centerline of which is described as follows:

Beginning at a 5/8" iron rod marking the Southeast corner of a 20.0 foot wide easement, said rod being South along the East Donation Land Claim 239.37 feet and South 70°21' East 732.15 feet from the Northeast corner of the George Klum Donation Land Claim No. 39 in Section 20, Township 12 South, Range 1 West, Willamette Meridian, in Linn County, Oregon; thence South along the East line of a 2.0 acre tract 45.0 feet to a 5/8" rod at the Southeast corner thereof; thence North 89°37' West 50.0 feet along the South line of said 2.0 acre tract to a 5/8" iron rod; thence South 377.51 feet to a 5/8" rod, said rod being the termination of this easement.

HOME INSPECTION



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



Inspection Report

Daniel Seemiller

Property Address:

38939 River Dr.
Lebanon OR. 97355



Quality Check Home Inspections LLC.

Joshua Nelson CCB# 207367

Phone: (541) 232-6223

Email: qcheckinspections@gmail.com

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Date: 3/17/2020	Time: 08:30 AM	Report ID:
Property: 38939 River Dr. Lebanon OR. 97355	Customer: Daniel Seemiller	Real Estate Professional: Paul Terjeson

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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Maintenance/Monitor (M) = This item, component or unit is due for its regular maintenance or recommend monitoring this area.

Repair or Replace (RR) = The item, component or unit is not functioning as intended. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer's Agent

Type of building:

Single Family

Approximate age of building:

2009

Home Faces:

South

Temperature:

Below 50(F)

Weather:

Clear

Rain in last 3 days:

No

Repair or Replace Summary



Phone: (541) 232-6223
Email: qcheckinspections@gmail.com

Customer
Daniel Seemiller

Address
38939 River Dr.
Lebanon OR. 97355

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.3 Gutters and Downspouts

Maintenance/Monitor, Repair or Replace

(1) The gutter appears to leak at the seam on the South side of the home. I recommend cleaning and apply gutter sealant or epoxy.

2. Exterior



2.0 Siding, Flashing, and Trim

Repair or Replace

The exterior of the home appears to be made with a product known as Exterior Insulation Finish Systems, (EIFS). One of the main differences of EIFS vs standard Stucco is that EIFS will not allow water to pass back through its coating in vapor form once moisture gets behind the system. There were some hairline cracks in a few areas of the home. There is missing sealant at the bottom of the wall on the South side of the home. These areas can allow moisture penetration into the EIFS. Periodic maintenance should include thorough checking of flashing and sealing to ensure that the building envelope remains watertight. Testing of this cladding is beyond the scope of this inspection. There was no high moisture readings or evidence of moisture penetration at the time of the inspection. Recommend further evaluation by a qualified contractor.

3. Structural Components

3.0 Foundations, Basement and Crawlspcace

Repair or Replace

There should be a vapor barrier (plastic) on the ground in the areas where there is no concrete in the crawlspace. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. I recommend adding a vapor barrier in these areas.

4. Garage

4.1 Garage Walls

Repair or Replace

There is a settlement crack in the drywall at the corner of the door and window on the NW corner of the garage. It can not be determined is this is recent or from previous settlement. Recommend further evaluation by a licensed contractor.

6. Electrical System

6.8 Carbon Monoxide Detectors

Repair or Replace

There were no visible CO monitors inside or within 15 feet of the bedroom(s) at the time of the inspection. New Fire Marshal Regulation requires that a Carbon Monoxide monitor(s) be installed in homes with natural gas, propane, any petroleum based heating products, wood burning units, and has an attached garage that communicates directly to the living space. The detector(s) must be placed in the home either within fifteen feet of the homes sleeping areas or in each sleeping room. Recommend installing CO monitors as described.

9. Interiors

9.4 Windows (representative number)

Repair or Replace

(1) There is a broken seal in a window on the NE corner of the upstairs bedroom. This is the argon gas seal inside the two panes of glass. When this seal is broken, it causes condensation buildup and causes the window to appear foggy. Recommend repair or replace by a licensed contractor.

(3) There are several windows in the home that are missing crank handles. Recommend repair

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joshua Nelson

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Metal	Walked lower part of the roof	None
Gutters and Downspouts:		
Metal		

Items

1.0 Roof Coverings

Comments: Inspected

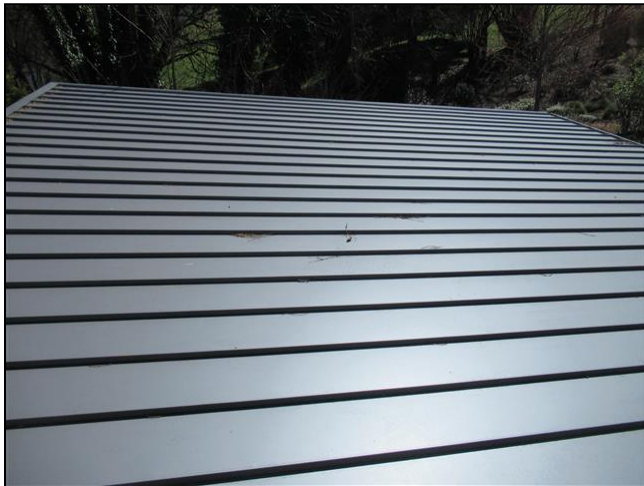
Pictures of roof. FYI.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Gutters and Downspouts

Comments: Maintenance/Monitor, Repair or Replace

(1) The gutter appears to leak at the seam on the South side of the home. I recommend cleaning and apply gutter sealant or epoxy.



1.3 Item 1(Picture)

(2) The gutters are full of debris. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning gutters as part of regular maintenance.



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:	Siding Style:	Exterior Entry Doors:
Metal	Panel Siding	Swing Door
Stucco	Cement stucco	
Appurtenance:		
Deck		

Items

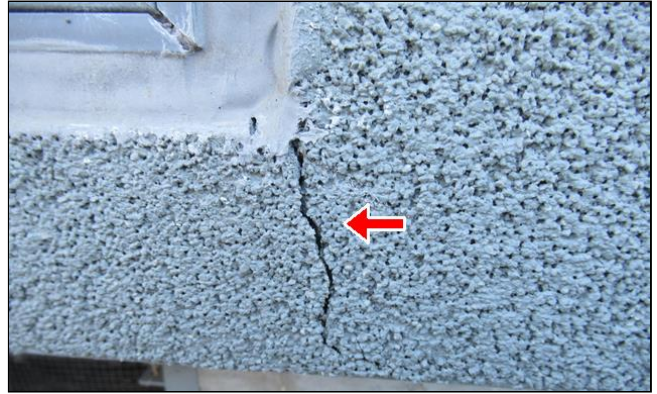
2.0 Siding, Flashing, and Trim

Comments: Repair or Replace

The exterior of the home appears to be made with a product known as Exterior Insulation Finish Systems, (EIFS). One of the main differences of EIFS vs standard Stucco is that EIFS will not allow water to pass back through its coating in vapor form once moisture gets behind the system. There were some hairline cracks in a few areas of the home. There is missing sealant at the bottom of the wall on the South side of the home. These areas can allow moisture penetration into the EIFS. Periodic maintenance should include thorough checking of flashing and sealing to ensure that the building envelope remains watertight. Testing of this cladding is beyond the scope of this inspection. There was no high moisture readings or evidence of moisture penetration at the time of the inspection. Recommend further evaluation by a qualified contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 Eaves, Soffits and Fascias

Comments: Inspected

2.2 Doors (Exterior)

Comments: Inspected

2.3 Windows

Comments: Inspected

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Crawlspace Access Location:	Foundation:	Method used to observe Crawlspace:
North side of the foundation	Poured concrete	Crawled
Floor Structure:	Wall Structure:	Ceiling Structure:
Engineered floor joists	2 X 6 Wood	Vaulted Ceilings

Items

3.0 Foundations, Basement and Crawlspace

Comments: Repair or Replace

There should be a vapor barrier (plastic) on the ground in the areas where there is no concrete in the crawlspace. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. I recommend adding a vapor barrier in these areas.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 Floors (Structural)

Comments: Inspected

3.2 Ceilings (Structural)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

The home inspector shall describe garage door operators; Operate garage doors manually or by using permanently installed controls for any garage door opener and report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system. The home inspector is not required to observe; garage door operator remote control transmitters.

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER
Garage Type:		
Attached Garage		

Items

4.0 Garage Ceilings

Comments: Inspected

4.1 Garage Walls

Comments: Repair or Replace

There is a settlement crack in the drywall at the corner of the door and window on the NW corner of the garage. It can not be determined is this is recent or from previous settlement. Recommend further evaluation by a licensed contractor.



4.1 Item 1(Picture)

4.2 Garage Floor

Comments: Inspected

4.3 Garage Overhead Door(s)

Comments: Inspected

4.4 Occupant Door

Comments: Inspected

4.5 Garage Door Operators

Comments: Inspected

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Distribution (inside home): PEX	Plumbing Waste: ABS	Water Heater Type and Location: Electric water heater Downstairs
Manufacturer: RHEEM	Water Heater Capacity: Extra Info : 105 gallon	Water Heater Age: 11 Years Old

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

5.1 Plumbing Water Supply and Distribution System

Comments: Inspected

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Pictures of water heater. FYI.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

.....
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Operate any system or component that is shut down or otherwise inoperable; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below Ground 120/240v	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wiring 15 and 20 AMP:	Wiring Methods:
SIEMENS	Copper	Non-metallic Sheathed Cable

Items

6.0 Service Entrance Conductors

Comments: Inspected

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

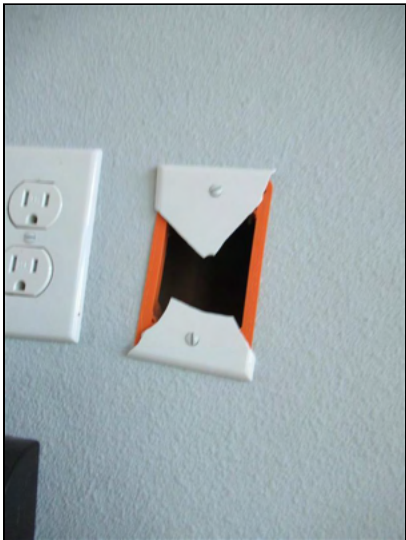
6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Maintenance/Monitor

There is a damaged cover plate in the upstairs bedroom. Recommend repair if desired.



6.3 Item 1(Picture)

6.4 Exterior Electrical (Connected devices, fixtures, and branch circuits)

Comments: Inspected

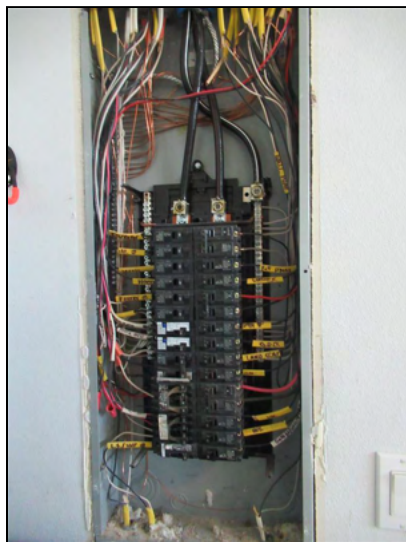
6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

6.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel is located in the garage. FYI.



6.6 Item 1(Picture)

6.7 Smoke Detector(s)

Comments: Inspected

6.8 Carbon Monoxide Detectors

Comments: Repair or Replace

There were no visible CO monitors inside or within 15 feet of the bedroom(s) at the time of the inspection. New Fire Marshal Regulation requires that a Carbon Monoxide monitor(s) be installed in homes with natural gas, propane, any petroleum based heating products, wood burning units, and has an attached garage that communicates directly to the living space. The detector(s) must be placed in the home either within fifteen feet of the homes sleeping areas or in each sleeping room. Recommend installing CO monitors as described.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Filter Type:
Split System Ductless Heat Pump	Electric	Washable

Items

7.0 Heating Equipment

Comments: Inspected

The three mini splits where operable at the time of the inspection.



7.1 Normal Operating Controls

Comments: Inspected

7.2 Automatic Safety Controls

Comments: Inspected

7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Maintenance/Monitor

(1) The service indicator light came on when operating the HRV system (Which means it is time to preform maintenance). The filters need to be cleaned on all three of the mini splits as part of regular maintenance.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

(2) The HRV system is located above the water heater.

7.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

.....
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Floor System Insulation:

Loose Fill Fiberglass

Items

8.0 Insulation Under Floor System

Comments: Maintenance/Monitor

There are a couple areas under the home where the material being used to support the insulation has ripped and has caused some of the insulation to fall down. There was no signs of moisture in these areas at the time of the inspection. Recommend repair.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Ventilation of Crawlspace

Comments: Inspected

8.2 Venting System (Laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:	Wall Material:	Interior Doors:
Drywall	Drywall	Wood
Floor Covering(s):	Window Types:	
Hardwood Floors	Vinyle frame	
Tile		

Items

9.0 Walls/Ceilings

Comments: Maintenance/Monitor

(1) There are a few small cracks in the drywall in a few areas in the home. These cracks do not appear to be structural. Recommend repairing the drywall and monitor.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)

(2) Some "nail pops" (exposed nail heads in the drywall) were found in the upstairs bathroom, but can easily be repaired and do not indicate any structural issues. Seat the nails before patching and painting.



9.0 Item 6(Picture)



9.0 Item 7(Picture)



9.0 Item 8(Picture)

9.1 Floors

Comments: Inspected

9.2 Steps, Stairways, Balconies and Railings

Comments: Inspected

9.3 Doors (representative number)

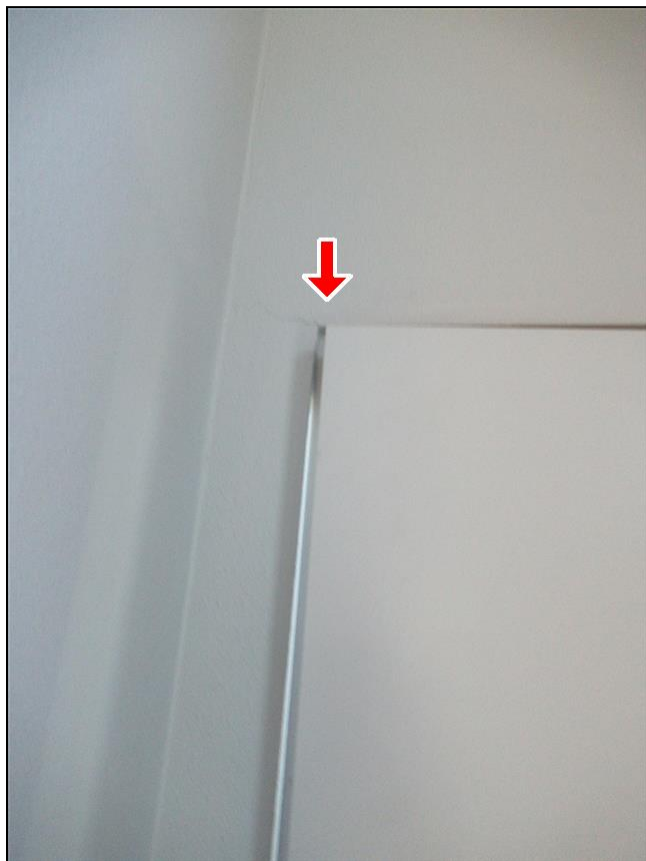
Comments: Maintenance/Monitor

(1) The interior door in the downstairs bathroom needs a strike and latch adjustment to stay closed.



9.3 Item 1(Picture)

(2) The upstairs bathroom door rubs in the upper corner. This may involve taking the door off and shaving some of the edge of the door to allow proper clearance. Recommend repair.



9.3 Item 2(Picture)

(3) The bottom of the weather stripping is damaged on the garage occupant door. Recommend repair as desired.



9.3 Item 3(Picture)

9.4 Windows (representative number)

Comments: Repair or Replace

(1) There is a broken seal in a window on the NE corner of the upstairs bedroom. This is the argon gas seal inside the two panes of glass. When this seal is broken, it causes condensation buildup and causes the window to appear foggy. Recommend repair or replace by a licensed contractor.



9.4 Item 1(Picture)

(2) There are some windows in the home that are dirty and it is difficult to determine if there are broken seals present. It is possible that a broken seal(s) have gone unnoticed.

(3) There are several windows in the home that are missing crank handles. Recommend repair



9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Bathroom/s

The home inspector shall observe fixtures and faucets, functional flow, leaks, and cross connections. Observe traps, drain, waste, and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets except where the flow end of the faucet is connected to an appliance or interior faucets not serviced by a drain; observe bathroom ventilation system; Walls, ceiling, and floors; The home inspector is not required to operate any valve except toilet flush valves fixture faucets, and whirlpool tubs, except as to functional flow and functional drainage.

Styles & Materials

Bathroom Flooring:	Wall and Ceiling Materials:	Ventilation:
Tile	Drywall	Ventilation fan

Items

10.0 Bathroom Floor

Comments: Inspected

10.1 Bathroom walls and ceiling

Comments: Inspected

10.2 Sink and Toilet

Comments: Inspected

10.3 Ventilation

Comments: Inspected

10.4 Bathtub/Shower

Comments: Inspected

10.5 Jetted Tub

Comments: Inspected

The bathroom was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector shall observe and describe counters and cabinets. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The home inspector is not required to operate a representative number of cabinets and drawers.

Styles & Materials

Kitchen Floor:	Kitchen Countertops:	Ventilation:
Hardwood Floors	Granite	Range hood

Items

11.0 Floors and Countertops

Comments: Inspected

11.1 Cabinets

Comments: Inspected

11.2 Food Waste Disposer

Comments: Inspected

11.3 Kitchen sink, Faucet, and Drain

Comments: Inspected

11.4 Refrigerator

Comments: Inspected

The icemaker was off at the time of the inspection. Due to the amount of time it would take to produce ice, it could not be determined if it operates properly.

11.5 Dishwasher

Comments: Inspected

11.6 Ranges/Ovens/Cooktops

Comments: Inspected

11.7 Ventilation

Comments: Inspected

11.8 Microwave Cooking Equipment

Comments: Inspected

The kitchen was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Pest and Dry Rot Report

Styles & Materials

Subterranean Termite:	Dampwood Termites:	Carpenter Ants:
No	No	No
Wood Boring Beetle:	Dryrot:	Excessive Moisture:
No	No	No
Water Leaks:	Earth-Wood Contact:	Cellulose Debris:
No	No	No
Fungi:		
No		

Items

- 12.0 Exterior (Dry Rot)

Comments: Inspected
- 12.1 Interior (Dry Rot)

Comments: Inspected
- 12.2 Attic (Dry Rot)

Comments: Inspected
- 12.3 Crawlspace/Basement (Dry Rot)

Comments: Inspected
- 12.4 Evidence of Wood Destroying Insects

Comments: Inspected

ELEVATION CERTIFICATE



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



Federal Emergency Management Agency

Washington, D.C. 20472

May 06, 2020

MS. JENNIFER WALTER
UDELL ENGINEERING AND LAND
SURVEYING
38939 RIVER DR
LEBANON, OR 97355

CASE NO.: 20-10-0669A
COMMUNITY: LINN COUNTY, OREGON
(UNINCORPORATED AREAS)
COMMUNITY NO.: 410136

DEAR MS. WALTER:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	LINN COUNTY, OREGON (Unincorporated Areas)	A parcel of land, as described in the Statutory Warranty Deed recorded as Document No. 2008-13729, in the Office of the County Clerk, Linn County, Oregon
	COMMUNITY NO.: 410136	
AFFECTED MAP PANEL	NUMBER: 41043C0590G	
	DATE: 9/29/2010	
FLOODING SOURCE: SOUTH SANTIAM RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.605583, -122.838927 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	38939 River Drive	Structure (Residence)	X (unshaded)	--	385.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

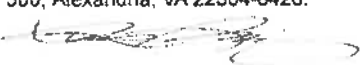
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Jennifer Walter				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 38939 River Drive				Company NAIC Number:	
City Lebanon		State Oregon		ZIP Code 97355	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Map 12S-01W-29, Tax Lot 301					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>44°50'20" N</u> Long. <u>122°50'20" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1080.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>10</u>					
c) Total net area of flood openings in A8.b <u>1260.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>581.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Linn County 410136			B2. County Name Linn County		B3. State Oregon
B4. Map/Panel Number 41043C0590	B5. Suffix G	B6. FIRM Index Date 09-29-2010	B7. FIRM Panel Effective/Revised Date 09-29-2010	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 384.20'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 38939 River Drive			Policy Number:
City Lebanon	State Oregon	ZIP Code 97355	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Albany GPS 98035 Vertical Datum: NGVD29 + 3.356 = NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>386.5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>392.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>392.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>387.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>386.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>391.6</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>385.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Kyle Latimer

License Number
80442

Title
Survey Manager

Company Name
Udell Engineering & Land Surveying, LLC

Address
63 E Ash St

City
Lebanon

State
Oregon

ZIP Code
97355

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442**

Signature
Kyle W. Latimer

Date
4/2/2020

Telephone
(541) 451-5125

EXPIRES: 12-31-2020

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Benchmark elevation converted from NGVD29 to NAVD88 using NGS VERTCON

5 vents were found to be 1 foot above adjacent grade

Lowest mechanical elevation is for a heat pump

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City Lebanon	State Oregon	ZIP Code 97355	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ <u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				

☐ Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 38939 River Drive			Policy Number:	
City Lebanon	State Oregon	ZIP Code 97355	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
<p>G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <div style="text-align: right; margin-top: 10px;"><input type="checkbox"/> Check here if attachments.</div>				

BUILDING PHOTOGRAPHS

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
38939 River Drive

City
Lebanon

State
Oregon

ZIP Code
97355

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front view, taken 3/20/2020

Clear Photo One



Photo Two

Photo Two Caption Rear view, taken 3/30/2020

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 38939 River Drive			Policy Number:
City Lebanon	State Oregon	ZIP Code 97355	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Heat pump under deck, taken 3/30/2020

Clear Photo Three



Photo Four

Photo Four Caption Rear and side view, taken 3/30/2020

Clear Photo Four