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# CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

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Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, December 17, 2025 at 6:00 PM

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Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email [recorderteam@orc.org](mailto:recorderteam@orc.org) or call 503-496-1509 by 3:00 PM on the day of the meeting to register)

- Email [recorderteam@orc.org](mailto:recorderteam@orc.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)

- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045
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## **1. CALL TO ORDER AND ROLL CALL**

## **2. PUBLIC COMMENTS**

## **3. DISCUSSION ITEMS**

- a. Residential Inspections of Urban Renewal Residential Properties
- b. Urban Renewal Property Discussion

## **4. COMMUNICATIONS**

## **5. ADJOURNMENT**

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### **PUBLIC COMMENT GUIDELINES**

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Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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### **ADA NOTICE**

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The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

**Video Streaming & Broadcasts:** The meeting is streamed live on the [Oregon City's website](https://www.oregoncity.gov) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



**CITY OF OREGON CITY**

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**Staff Report**

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**To:** Urban Renewal Commission                      **Agenda Date:** December 17, 2025  
**From:** James Graham, Economic Development Manager

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**SUBJECT:**

Item 3.a. - Residential Inspections of Urban Renewal Residential Properties

**STAFF RECOMMENDATION:**

Staff requests that the Urban Renewal Commission (“URC”) review the residential inspection reports and provide direction on how to proceed.

**EXECUTIVE SUMMARY:**

On May 7, 2025, the Urban Renewal Commission directed staff to obtain property profiles of the two residential properties owned by the Urban Renewal Agency. On May 21, 2025, the URC wanted more information on the leases associated with each property.

On June 4, 2025, the Urban Renewal Commission directed staff to do the following:

- Continue the land use rezoning process (rezoning from institutional to residential)
- Order an appraisal.
- Notify the tenants of the Agency’s intention to sell the properties.
- Remove the Agency’s fence on to its property at 313 S 2<sup>nd</sup> Street from a neighboring property because the existing fence is encroaching onto the neighbor’s property.

An appraiser is on stand-by awaiting the Commission’s direction to staff whether an appraisal is conducted prior to any repairs; hence, on an “AS IS” basis, or appraise the properties after repairs have been completed.

**BACKGROUND:**

On May 7, 2025, the URC directed staff to obtain property profiles for the 20 properties owned by the Urban Renewal Agency, with an interest in discussing the two residential properties owned by Urban Renewal. The properties in question are located at:

- 214 S Tumwater Drive, Oregon City, OR 97045
- 313 S 2<sup>nd</sup> Street, Oregon City, OR 97045

Property Profile: 214 S Tumwater Drive, Oregon City, OR 97045

- Year Built 1935

- 2 bed, 1.5 bath
- Interior Sq Ft: 1450
- Lot size: 3,465 Sq Ft (0.08 acres)
- Zoning: Institutional
- Not in a flood zone
- Property Condition: poor
- Currently leased

Terms and Conditions of Lease for 214 Tumwater Drive:

- Lease commenced on 8/1/2023
- Lease initially began as a 10-month lease, up to 5/31/2024.
- After 5/31/2024, the lease turned into month-to-month
- By November 30, 2025, tenants would have leased the property for 27 months.

Property Profile: 313 S 2<sup>nd</sup> Street, Oregon City, OR 97045

- Year Built 1925
- 3 bed, 2 bath
- Interior Sq Ft 1450
- Lot size: 3,465 Sq Ft (0.08 acres)
- Zoning: Institutional
- Not in a Flood Zone
- Property Condition: poor
- Currently leased

Terms and Conditions of Lease for 313 S 2<sup>nd</sup> Street

- Lease commenced on 7/1/2024.
- Lease began as a month-to-month lease.
- By November 30, 2025, tenants would have leased the property for 16 months

On June 4, 2025, the Urban Renewal Commission directed staff to do the following:

- Continue the land use rezoning process (rezoning from institutional to residential)
- Order an appraisal.
- Notify the tenants of the Agency's intention to sell the properties.
- Remove the Agency's fence on to its property at 313 S 2<sup>nd</sup> Street from a neighboring property because the existing fence is encroaching onto the neighbor's property.

In late June 2025, the Agency’s property management company, Bluestone Real Estate Services, verbally notified the tenants of the Agency’s intent to sell the properties and that the tenants should be making plans to relocate. Bluestone Real Estate Services did not provide a written notice to vacate because Oregon State Law requires that tenants who have leased property for more than one year must be given at least a 60-day advance, written notice to vacate, provided the property owner has an offer to purchase the property. An email documenting this verbal exchange between Bluestone and the tenants is included with this staff report.

A residential inspection was ordered and completed on October 29, 2025. Included with this staff report is a summary of the repairs identified for the properties as well full inspection reports. On the summary pages, the repairs are categorized as major and minor. Staff has reached out to general contractors to obtain an estimate of the costs. None have responded yet.

An appraiser is on stand-by awaiting the Commission’s direction to staff whether an appraisal is conducted on an “AS IS” basis or after repairs have been completed.

**OPTIONS:**

1. Sell both residential properties “AS IS”
2. Complete all major repairs on both properties prior to selling them
3. Have all repairs completed prior to selling either property.
4. Do not sell properties.

**BUDGET IMPACT:**

Amount	Unknown
Fiscal Year(s):	2025/2026
Funding Source(s):	Urban Renewal Agency

# Residential Repair Review

313 S. 2<sup>nd</sup> Street

## MAJOR REPAIRS

## COSTSMINOR REPAIRS

## COSTS

EXTERIOR		EXTERIOR	
Roof - <b>Replace</b>		Exterior Siding/Wall/ Cladding/Flashing/Trim of residence is cracking- <b>Repair</b>	
Chimney- <b>Repair</b> Flashing- <b>Replace</b> Exhaust Cap- <b>Replace</b>		Basement entry door needs ground drain installed	
Garage wall - <b>Replace</b> Garage roof- <b>Replace</b> Garage siding/trim/Sill plate at foundation rotted - <b>Replace</b> Electricity in garage not working and is decommissioned - <b>Replace</b>		Exterior Doors- <b>Replace</b>	
Due to age of residence, a sewer scope and radon test should be done.		Rear Entry Deck- <b>Replace</b>	
Cracks in foundation of the residence need patching - <b>Repair</b>		Rear Entry Steps- <b>Replace</b>	
Broken up driveway- <b>Replace</b>		Landscape steps- <b>Replace</b>	
		Exterior fence- <b>Replace</b>	
		Driveway - <b>Replace</b>	
		Clogged gutters and Downspouts - <b>Clean</b>	

## Residential Repair Report

313 S. 2<sup>nd</sup> Street

<b>MAJOR REPAIRS</b>	<b>COSTS</b>	<b>MINOR REPAIRS</b>	<b>COSTS</b>
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INTERIOR	COSTS	INTERIOR	COSTS
Heating Equipment Replace Oil Furnace- <b>Replace</b> AC units- <b>Replace</b>		Top floor ceiling is under minimum legal requirement	
Plumbing drain, waste and vent systems - <b>Replace</b>		Missing Closet Doors - <b>Replace</b>	
Buried Oil Tank needs - <b>Decommission</b>		Main bathroom -Leaky shower tile, Leaky valve handles- <b>Relace</b>	
Washing machine is draining into sink needs a dedicated 2” drain is needed- <b>Repair</b>		Main Bathroom – loose toilet, sink needs p trap - <b>Replace</b>	
Disconnected plumbing vent at basement ceiling needs <b>repair.</b> Plumbing drain extends through HVAC ducting needs to be <b>relocated.</b>		Bedroom bathroom -lose sink pedestal, leaky showerhead - <b>Replace,</b> Holes in shower surround/pan- <b>Replace</b>	
Water piping throughout house is old, galvanized type piping that rusts and leaks. <b>Replace water piping with PEX.</b>		Broken garbage disposal - <b>Replace</b>	
Electrical system in the house needs to be upgraded and meet code. <b>Replace</b>		Attic Insulation - <b>Replace</b>	
Old Knob and Tube wiring throughout the house. Old BX wiring (non-grounded) <b>REPLACE</b>			
Mold growth noted in Attic - <b>Remove</b>			

## Residential Repair Review

214 Tumwater Drive

**MAJOR REPAIRS**

**COSTSMINOR REPAIRS**

**COSTS**

<b>EXTERIOR</b>		<b>EXTERIOR</b>	
Home Roof - <b>Replace</b> Carport Roof - <b>Replace</b>		Exterior Siding/Wall/ Cladding/Flashing/Trim and widow fascia- <b>Repair</b>	
Cracks in Chimney- <b>Repair</b> Flashing- <b>Replace</b>		Old metal sliding glass exterior doors- <b>Replace</b> Multiple windows can't lock - <b>Repair</b>	
Due to age of residence, a sewer scope and radon test should be done.		Front porch and brick lower siding cracking - <b>Replace</b>	
Cracks in foundation need patching - <b>Repair</b>		Broken up driveway- <b>Replace</b>	
Mold growth noted in Attic - <b>Removal</b>		Cracked rear patio - <b>Repair</b>	
		Exterior fence- <b>Replace</b>	

# Residential Repair Report

214 Tumwater Drive

MAJOR REPAIRS	COSTS	MINOR REPAIRS	COSTS
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INTERIOR		INTERIOR	
Sewer scope needed		Ceiling drywall in basement ceiling - <b>Replace</b>	
Buried oil tank – <b>Decommission</b> Radon Test needs to be conducted		Missing closet doors throughout house - <b>Replace</b>	
Water piping throughout house is old, galvanized type piping that rusts and leaks. <b>Replace water piping with PEX.</b>		Furnace and AC need servicing. Furnace filters need replacement-	
Old water heater in crawl space is rusted – <b>Replace</b>		Washing machine drains into sink needs dedicated 2 <sup>nd</sup> drain installed. - <b>Repair</b>	
Old frayed electric service entrance cables -Replace Old Pushmatic-Electric Panel obsolete - <b>Replace</b>		Basement bathroom needs air admittance valve (AAV) installed on sink drain- <b>Repair</b>	
Vermiculite insulation noted in attic contains asbestos - <b>Remove</b>		Main Bathroom – has poorly patched , leaking title surround at shower - <b>Replace</b> Heavily chipped tub- <b>Replace</b>	
Mold growth throughout attic- Remove		Fireplace needs flues cleaned and dampers repaired to function. - <b>Repair</b>	
		No carbon monoxide detectors - <b>Install</b>	
		Expired smoke detectors - <b>Replace</b>	





# Inspection Report

## City of Oregon City

**Property Address:**  
214 Tumwater Dr.  
Oregon City OR 97045



**Pacific NW Home Inspections**

**Tom Island / OCHI #1075 CCB 165898**

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<b>Date:</b> 10/29/2025	<b>Time:</b> 800a	<b>Report ID:</b> 214 Tumwater Dr.
<b>Property:</b> 214 Tumwater Dr. Oregon City OR 97045	<b>Customer:</b> City of Oregon City	<b>Real Estate Professional:</b>

James,

Thank you for having me inspect the city of Oregon City's home. I appreciate the opportunity to assist you.

This inspection conforms to the standards of practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement which is part of this report.

This inspection was performed accordance with and under the terms of the pre-inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy is attached to this report to refer to if needed.

Please feel free to call me anytime if you have any questions.

Sincerely,

Tom Island, inspector

### **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.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**This home is older than 80 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden**

damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

**In Attendance:**

Tenant

**Type of building:**

Single Family (1 story), w/ basement

**Approximate age of building:**

Over 80 Years old

**Temperature:**

Below 60 (F) = 15.5 (C) (a/c units cannot be operated due to low exterior temperatures)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No - done by a separate contractor

**Water Quality Test:**

No - done by separate contractor

**Buried Oil Tank Search:**

No - done by separate contractor

**Sewer Scope:**

No - done by separate contractor

**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:**

Architectural  
Asphalt roll roofing

**Viewed roof covering from:**

Walked roof

**Multiple layers:**

yes

**Sky Light(s):**

None

**Chimney (exterior):**

Brick

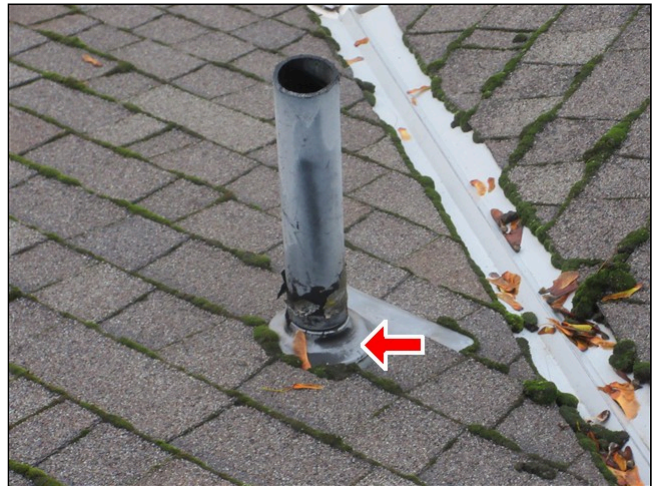
**Items**

**1.0 Roof Coverings**

**Comments:** Repair or Replace



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

**Old, worn through roof on home & carport needs replacing by a roofing contractor including new vents & flashings.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings,

skylights and roof penetrations. We do not guarantee against leaks.

**1.1 Flashings**

**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

**1.3 Roof Drainage Systems**

**Comments:** Repair or Replace



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

**Damaged, loose & leaking gutters & downspouts need replacing when roof is replaced.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

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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 Style:**

- Tongue and Groove
- Brick

**Siding Material:**

- Wood
- Brick

**Exterior Entry Doors:**

- Metal
- Fiberglass

**Appurtenance:**

- Porch
- Patio

**Driveway:**

- Asphalt

**Items**

**2.0 Siding/ Wall Cladding, Flashing and Trim**

**Comments:** Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

**Siding and trim has bubbling, peeling paint that all needs repainting. Rot needs repair at trim on corners, fascia & around windows where needed. Loose trim boards need securing.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.1 Eaves, Soffits and Fascias

**Comments:** Inspected

### 2.2 Doors (Exterior)

**Comments:** Repair or Replace



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

**Old metal sliding glass door needs repair to close & lock. Multiple windows need repairs to lock and be more easily operable.**

**2.3 Windows (exterior)**

**Comments:** Inspected

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

**Comments:** Inspected

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

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

**Comments:** Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

(1) **Extensive cracking was note at front porch and brick lower siding that needs repair/ replacing. Loose, corroded porch handrailing needs repair.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

(2) **Broken up driveway needs replacing. Cracked rear patio needs repair. Steps need handrailing installed and flashing installed at connection to siding to keep rot from occurring. Side basement entry steps needs handrailing installed.**



2.5 Item 7(Picture)



2.5 Item 8(Picture)

(3) **Rotted sections of fencing and gates need repair.**

**2.6 Other**

**Comments:** Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control**

**infestations.**

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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. 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:**

Drywall  
Lath & Plaster

**Wall Material:**

Drywall  
Lath & Plaster

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Vinyl  
Aged metal

**Cabinetry:**

Wood

**Countertop:**

tile

**Items**

**3.0 Ceilings**

**Comments:** Repair or Replace



3.0 Item 1(Picture)

**Portions of ceiling drywall in basement have been removed and needs installation to patch.**

**3.1 Walls**

**Comments:** Inspected

Note: Determining the presence of asbestos, lead paint, radon or other hazardous materials is beyond the scope of this inspection. Further evaluation is recommended by a licensed testing company.

**3.2 Floors**

**Comments:** Inspected

Note: As per OAR 812, we are not allowed to remove or disturb insulation or person property.

**3.3 Steps, Stairways, Balconies and Railings**

**Comments:** Repair or Replace



3.3 Item 1(Picture)

**Staircase in basement needs handrailing and balusters installed.**

**3.4 Counters and Cabinets**

**Comments:** Inspected

**3.5 Doors**

**Comments:** Repair or Replace

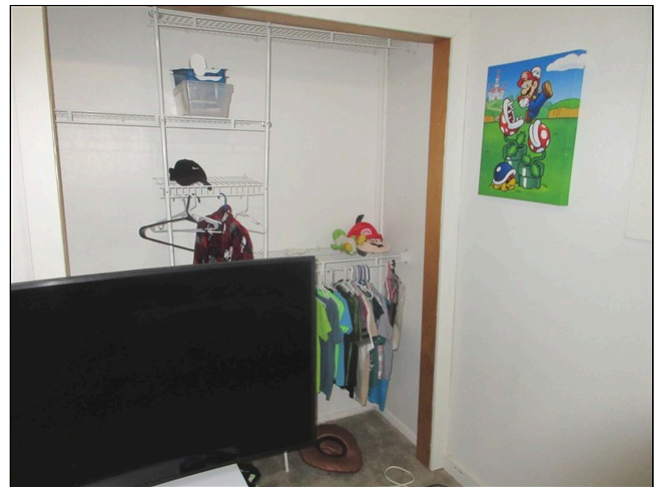


3.5 Item 1(Picture)

**Missing closet doors throughout home need installation.**

**3.6 Windows (representative number)**

**Comments:** Inspected



3.5 Item 2(Picture)

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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.

**4. 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**

<p><b>Heat Type:</b> Forced Air</p>	<p><b>Energy Source:</b> Gas</p>	<p><b>Number of Heat Systems (excluding wood):</b> One</p>
<p><b>Heat System Brand:</b> BRYANT</p>	<p><b>Ductwork:</b> Non-insulated Asbestos tape</p>	<p><b>Filter Type:</b> Disposable</p>
<p><b>Filter Size:</b> Adequate</p>	<p><b>Types of Fireplaces:</b> Conventional</p>	<p><b>Operable Fireplaces:</b> Two</p>
<p><b>Number of Woodstoves:</b> None</p>	<p><b>Cooling Equipment Type:</b> Air conditioner unit</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>
<p><b>Number of AC or Heat Pump Units:</b> One</p>	<p><b>Air conditioner or heat pump (Condenser location):</b> Back Yard</p>	

**Items**

**4.0 Heating Equipment**

**Comments:** Repair or Replace



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

**Furnace & AC units need servicing and cleaning by a heating contractor to maintain including cleaning out ducting. Loose registers need securing.**

#### 4.1 Normal Operating Controls

**Comments:** Inspected

#### 4.2 Automatic Safety Controls

**Comments:** Inspected

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

**Comments:** Repair or Replace



4.3 Item 1(Picture)

**Important: Furnace needs filter replaced regularly to maintain system.**

#### 4.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified contractor.

#### 4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

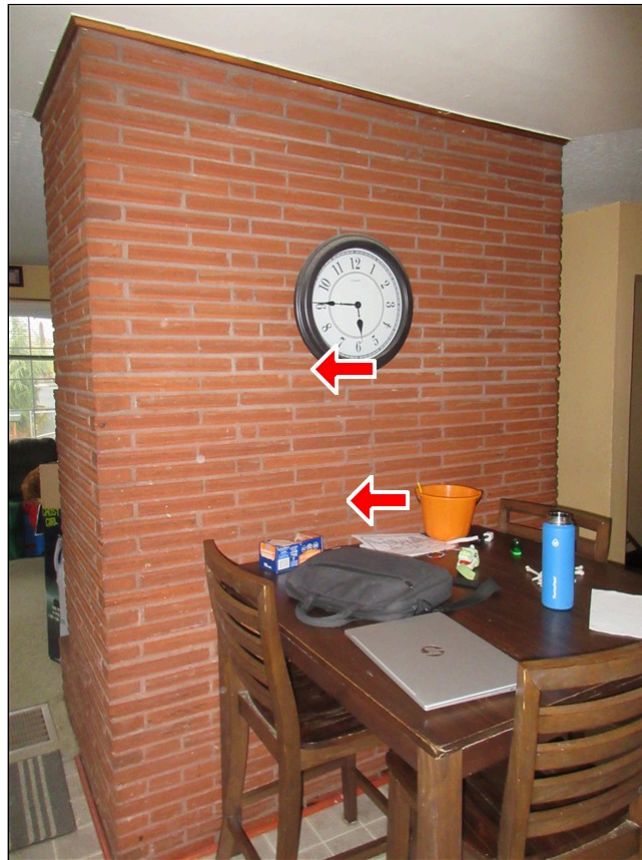
**Comments:** Repair or Replace



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

**Fireplaces need flues cleaned out and dampers repaired to function. Cracks in chimney need repair.**

**4.7 Gas/LP/Electric Firelogs and Fireplaces**

**Comments:** Not Present

**4.8 Cooling and Air Handler Equipment**

**Comments:** Inspected

**4.9 Normal Operating Controls**

**Comments:** Inspected

A/c units cannot be operated when temperatures outside are under 60 degrees and will damage unit. Consult a heating professional.

**4.10 Presence of Installed Cooling 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.

**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**

<p><b>Water Source:</b> Public</p>	<p><b>Water Filters:</b> None</p>	<p><b>Plumbing Water Supply (into home):</b> Galvanized (rusts over time and leaks or causes pressure problems- consult plumber on replacing)</p>
<p><b>Plumbing Water Distribution (inside home):</b> Galvanized (rusts over time and can leak or cause pressure problems- consult plumber on replacing)</p>	<p><b>Washer Drain Size:</b> None</p>	<p><b>Plumbing Waste:</b> Cast iron</p>
<p><b>Water Heater Power Source:</b> Electric</p>	<p><b>Water Heater Capacity:</b> 50 Gallon</p>	<p><b>Water Heater Location:</b> Crawlspace</p>
<p><b>WH Manufacturer:</b> AMERICAN</p>		

**Items**

**5.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace



5.0 Item 1(Picture)

**(1) Due to age of home, I recommend a sewer scope, buried oil tank search & radon test be done by a contractor. Any buried oil tank found will need decommissioning by a deq contractor.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to

city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.



5.0 Item 2(Picture)

**(2) Washing machine drains into sink and needs dedicated 2" drain installed so cross contamination doesn't occur.**



5.0 Item 3(Picture)

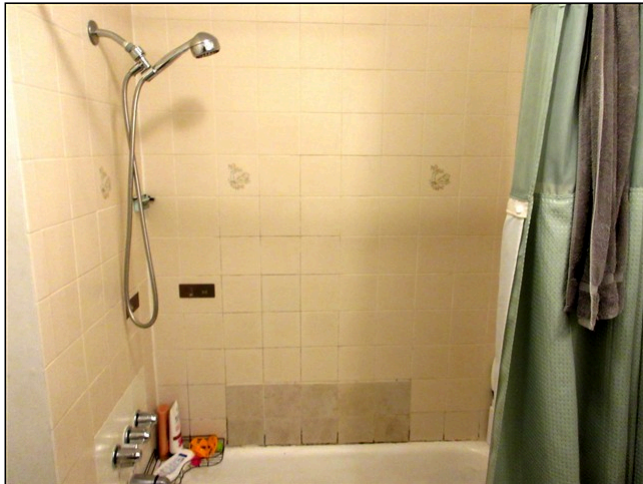


5.0 Item 4(Picture)



5.0 Item 5(Picture)

(3) **Basement bathroom needs AAV installed on sink drain to vent correctly. Loose sink faucet needs securing. Missing vent fan needs installation to exhaust moisture to exterior.**



5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)

(4) **Main floor bathroom has poorly patched, leaking tile surround at shower that needs tear out and replacement. Heavily chipped tub also needs replacing. Leaking shower valve handles need repair. Sink drain needs AAV installed to vent drain pipe. Sink drain plug needs repair.**

**5.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Repair or Replace



5.1 Item 1(Picture)

**Old water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to corrosion and poor pressure, I recommend all galvanized piping be replaced with PEX.**

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

**Comments:** Repair or Replace



5.2 Item 1(Picture)

**Old waterheater in crawlspace is rusted through and needs replacing.**

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 5.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

## 5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

Note: We make no guarantee that an undiscovered oil tank is not on the property. We recommend buried oil tank location & soils samples on all buried oil tanks if applicable to ascertain environmental impact.

## 5.5 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

**5.6 Sump Pump****Comments:** Not Present**5.7 Other****Comments:** Inspected

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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; 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**

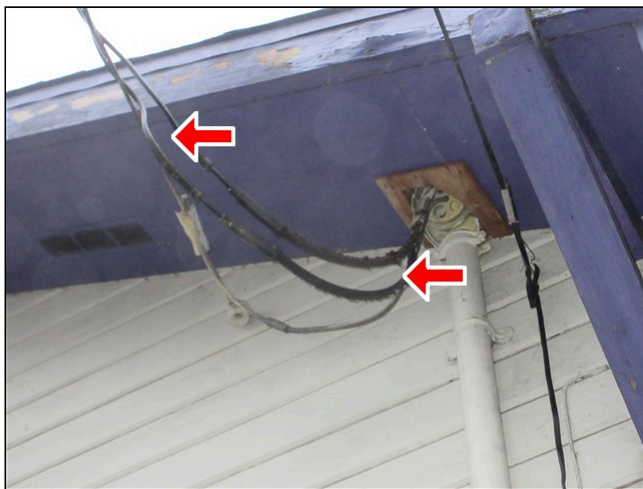
<p><b>Electrical Service Conductors:</b> Overhead service</p>	<p><b>Panel Capacity:</b> 100 AMP</p>	<p><b>Panel Type:</b> Push Button type (old - considered functionally obsolete by most electrical professionals- consider replacing)</p>
<p><b>Electric Panel Manufacturer:</b> PUSHMATIC</p>	<p><b>Branch wire 15 and 20 AMP:</b> Copper Aluminum</p>	<p><b>Wiring Methods:</b> Romex Old Knob and Tube (non grounded) Wiring throughout most of home is in wall and ceiling cavities not visible during inspection Old BX wiring (non grounded)</p>

**Doorbell:**  
yes

**Items**

**6.0 Service Entrance**

**Comments:** Repair or Replace



6.0 Item 1(Picture)



6.0 Item 2(Picture)

**Old frayed electrical service entrance cables need replacing including enclosing lower service cable that's exposed in conduit for safety.**

**6.1 Electrical Panel & Service / Grounding Equipment**

**Comments:** Repair or Replace



6.1 Item 1(Picture)

**Old pushmatic electrical panel has multiple breakers that don't reset easily and need replacing. However, push button type electrical panels are no longer manufactured and functionally obsolete. Recommend electrical panel be replaced.**

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

**Comments:** Repair or Replace



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)

**Loose exterior lights need securing. Exposed wiring under kitchen sink, over kitchen hood & at floor needs enclosing in conduit. Non functioning gfci outlets in kitchen need repair.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

### 6.3 Connected Devices and Fixtures

**Comments:** Inspected

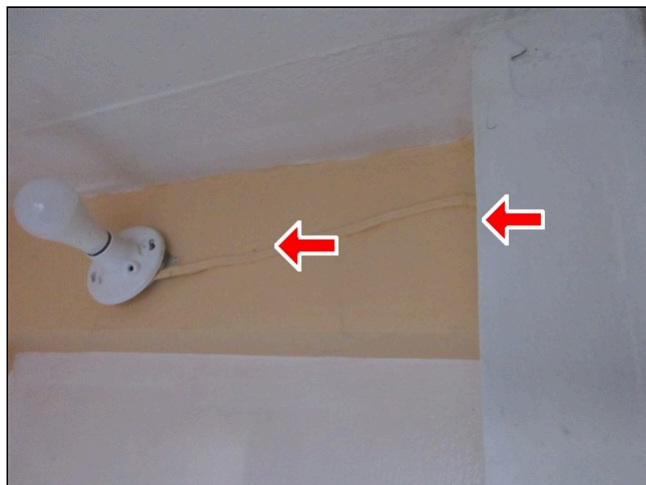
### 6.4 Polarity and Grounding of Receptacles

**Comments:** Inspected

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

### 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Repair or Replace



6.5 Item 1(Picture)



6.5 Item 2(Picture)

**Basement bathroom needs GFCI outlet installed by sink. Exposed wiring to light needs enclosing in conduit.**

### 6.6 Smoke Detectors

**Comments:** Repair or Replace



6.6 Item 1(Picture)

**Expired smoke detectors need replacing throughout house.**

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

### 6.7 Carbon Monoxide Detectors

**Comments:** Repair or Replace

**Oregon law requires that a carbon monoxide detector be installed according to manufacturers instructions.**

### 6.8 Doorbell

**Comments:** Inspected

### 6.9 Other

**Comments:** Inspected

Home security & audio system is not tested and outside the scope of this inspection.

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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. Built-In Kitchen Appliances

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 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.

### Styles & Materials

<b>Dishwasher Brand:</b> NONE	<b>Disposer Brand:</b> BADGER	<b>Range/Oven:</b> ROPER
<b>Exhaust/Range hood:</b> VENTED	<b>Built in Microwave:</b> NONE	<b>Refrigerator:</b> KENMORE

### Items

#### 7.0 Dishwasher

**Comments:** Not Present

#### 7.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

Note: Calibration of thermostats and cooktop elements is beyond the scope of this inspection.

#### 7.2 Hood Vent

**Comments:** Inspected

#### 7.3 Garbage disposal

**Comments:** Inspected

#### 7.4 Microwave

**Comments:** Not Inspected

#### 7.5 Refrigerator

**Comments:** Inspected

#### 7.6 Washer & Dryer

**Comments:** Not Inspected

Note: Recommend washer have a drip pan w/drain installed at base to control leaks if they ever occur. Or, a FloodStop system can be installed by a plumber if drip pan is not feasible.

#### 7.7 Central Vacuum

**Comments:** Not Present

#### 7.8 Other

**Comments:** Inspected

The built-in appliances of the home were 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.

**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**

**Attic Insulation:**

- Blown
- Fiberglass
- Vermiculite (typically contained asbestos and needs removal by a qualified contractor)

**Ventilation:**

- Roof Vents

**Exhaust Fans:**

- Fan with light

**Dryer Power Source:**

- 220 Electric

**Dryer Vent:**

- Flexible
- Metal

**Floor System**

- Insulation:**
- Batts

**Items**

**8.0 Attic Insulation**

**Comments:** Repair or Replace



8.0 Item 1(Picture)

**Vermiculite insulation was noted in attic which contains asbestos and will need removal by an asbestos remediation contractor. Note: No new insulation can be installed over old knob & tube wiring if found and will need replacing also.**

**8.1 Floor Insulation**

**Comments:** Inspected

Note: If floor insulation is installed in floors, portions of the floor structure are not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

**8.2 Wall Insulation**

**Comments:** Not Inspected

Note: Wall insulation type and value cannot be verified and conditions inside the walls cannot be visibly seen or evaluated. Further evaluation may be needed to ascertain if insulation is present.

**8.3 Ventilation of Attic and Foundation Areas**

**Comments:** Inspected

**8.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

**8.5 Ventilation Fans and Attic Fans**

**Comments:** Not Present

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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. 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**

<p><b>Foundation:</b> Concrete</p>	<p><b>Method used to observe Crawlspace:</b> Crawled</p>	<p><b>Floor Structure:</b> Wood joists 6" or better Wood beams</p>
<p><b>Wall Structure:</b> 2 X 4 Wood</p>	<p><b>Columns or Piers:</b> Concrete piers Wood Posts Supporting walls</p>	<p><b>Ceiling Structure:</b> 4" or better</p>
<p><b>Roof Structure:</b> 2 X 4 Rafters</p>	<p><b>Roof-Type:</b> Gable</p>	<p><b>Method used to observe attic:</b> From entry</p>
<p><b>Attic info:</b> Attic access</p>		

**Items**

**9.0 Foundations, Basement and Crawlspace**

**Comments:** Inspected

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

**9.1 Walls (Structural)**

**Comments:** Inspected

This home inspection doesn't guarantee against future water entry in basement or crawlspace. Non invasive moisture meter is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation. Consult a waterproofing contractor.

**9.2 Floors (Structural)**

**Comments:** Inspected

Note: Footings may or may not be present depending on the age of the home. It requires excavation to determine size and depth of footings for frost zones. I am not doing a code or adequacy inspection of the footings. I am not a structural engineer and therefore do not guarantee the presence/adequacy/ proper depths of footings and exceeds the scope of this inspection.

**9.3 Columns or Piers**

**Comments:** Inspected

**9.4 Ceilings (Structural)**

**Comments:** Inspected

**9.5 Roof Structure and Attic**

**Comments:** Repair or Replace



9.5 Item 1(Picture)



9.5 Item 2(Picture)

**Mold growth was noted throughout attic and needs removal by a mold remediation contractor. Cracked rafters need repair where needed.**

**9.6 Vapor Barrier**

**Comments:** Repair or Replace



9.6 Item 1(Picture)

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional. Damaged vapor barrier plastic needs replacing.**

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.

## 10. Agreement

### Items

#### 10.0 Inspection Agreement

**Comments:** Inspected  
INSPECTION AGREEMENT

Pacific NW Home Inspections Corp.

INSPECTION AGREEMENT

SERVICES

A. Inspection: Pacific NW Home Inspections, hereinafter "PNWHIC", will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the "Limitations of Inspection" discussed below, the following items are inspected: Structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When accessible, PNWHIC will test at least one outlet, switch, and window in each room.

B. Report: Pacific NW Home Inspections will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an opinion based on what is visible and evident at the time of the inspection. PNWHIC will be guided by the standards and practices set forth in the Oregon Administrative Rules (Division 8 OAR Chapter 812) and standards of the American Society of Home Inspectors, "ASHI".

#### II. LIMITATIONS

A. Report: The report is not a warranty of guarantee of the condition of the structure or the condition or performance of its components. The report is not a warranty of guarantee as to the absence of room leaks, wood destroying insects, or other defects of any type. PNWHIC opinion is not an indication of compliance with any statute, regulation, building code or other government or professional standard. The report is an opinion of PNWHIC based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

B. Components and Systems: Pacific NW Home Inspections will test only a limited number of outlets, switches and windows. Examples of systems and items that PNWHIC will not inspect include by are not limited to: Septic, well or underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercoms, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees and lights not attached to the home. PNWHIC will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While PNWHIC may note substantial or obvious defects in the operation of these systems and

items, the Client should obtain the services of licenses contractors or other specialists for these components and systems.

C. Minor Wood Decay and Cosmetic Flaws: Minor wood decay is a common condition in NW Oregon. PNWHIC will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casings and frames, soffits, eaves, fascia, roof rafters, and sheathing, siding, decks, and stairs. PNWHIC does not perform a board-by-board inspection of decks, siding or wood framing. PNWHIC does not report flaws or defects that are cosmetic in nature.

D. Inaccessible Areas: Pacific NW Home Inspections will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. PNWHIC will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. PNWHIC will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. PNWHIC will not make holes or inspect for conditions that cannot be observed without damage to the site or improvements. Exterior wall components will be inspected from the ground level.

E. Exterior Insulation and Finish System (EIFS or synthetic stucco surfaces): PNWHIC does not inspect "EIFS synthetic stucco installations. If the home has EIFS the client is strongly advised to hire an EIFS specialist who can inspect the systems and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

F. Hazardous Chemicals, Mold, Odors, Rodents and Non-Wood Destroying Insects: PNWHIC does not inspect for the presence of mold, mildew, bacteria, lead paint, asbestos, radon gas, carbon monoxide, chemicals, water potability, rodents, non-wood destroying insects or pests or animal odors.

G. Detached Buildings and Structures: PNWHIC does not inspect oversized garages, fences, trellises, retaining walls that do not directly affect the building, or other outdoor structures unless specifically request and agreed upon in writing.

#### GENERAL LIMITATIONS

A. Payment: Payment of the inspection fee is due upon completion of the inspection. If the inspection fee is not paid in full within ten (10) days after delivery of the report, there will be a late fee of \$75.00 and in addition interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% per month (18% per annum), from the date of delivery of the report until fully paid. There will be a \$35.00 fee for all returned checks.

B. Reinspection's: Reinspection fees are separate from the cost of an inspection. The Client or the Client's agent may schedule reinspection's and agrees to pay for them separately under the terms of this agreement.

C. Report is Non-Transferable: This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. PNWHIC will not be liable to any third party who obtains or relies on this report.

D. Representation by a Third Party: PNWHIC is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by PNWHIC inspector.

E. Dispute Resolution: All disputed claims, counterclaims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or PNWHIC's inspection services shall be settled by binding arbitration in accordance with the laws of the State of Oregon.

F. Limitations of Liability: The liability of PNWHIC and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. PNWHIC and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guaranties, express or implied. All consequential, incidental and other damages are waived by Client, whether such damages result or arise from breach of contract, negligence, professional negligence or any other legal basis or theory.

## Summary



### Pacific NW Home Inspections

#### Customer

City of Oregon City

#### Address

214 Tumwater Dr.  
Oregon City OR 97045

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

### 1.0 Roof Coverings

#### Repair or Replace

**Old, worn through roof on home & carport needs replacing by a roofing contractor including new vents & flashings.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

### 1.3 Roof Drainage Systems

#### Repair or Replace

**Damaged, loose & leaking gutters & downspouts need replacing when roof is replaced.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 2. Exterior

### 2.0 Siding/ Wall Cladding, Flashing and Trim

#### Repair or Replace

**Siding and trim has bubbling, peeling paint that all needs repainting. Rot needs repair at trim on corners, fascia & around windows where needed. Loose trim boards need securing.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.2 Doors (Exterior)

#### Repair or Replace

**Old metal sliding glass door needs repair to close & lock. Multiple windows need repairs to lock and be more easily operable.**

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

#### Repair or Replace

(1) **Extensive cracking was note at front porch and brick lower siding that needs repair/ replacing. Loose, corroded porch handrailing needs repair.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.

(2) **Broken up driveway needs replacing. Cracked rear patio needs repair. Steps need handrailing installed and flashing installed at connection to siding to keep rot from occurring. Side basement entry steps needs handrailing installed.**

(3) **Rotted sections of fencing and gates need repair.**

### 2.6 Other

#### Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

## 3. Interiors

### 3.0 Ceilings

#### Repair or Replace

**Portions of ceiling drywall in basement have been removed and needs installation to patch.**

### 3.3 Steps, Stairways, Balconies and Railings

#### Repair or Replace

**Staircase in basement needs handrailing and balusters installed.**

### 3.5 Doors

#### Repair or Replace

**Missing closet doors throughout home need installation.**

## 4. Heating / Central Air Conditioning

### 4.0 Heating Equipment

#### Repair or Replace

**Furnace & AC units need servicing and cleaning by a heating contractor to maintain including cleaning out ducting. Loose registers need securing.**

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

#### Repair or Replace

**Important: Furnace needs filter replaced regularly to maintain system.**

### 4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

#### Repair or Replace

**Fireplaces need flues cleaned out and dampers repaired to function. Cracks in chimney need repair.**

## 5. Plumbing System

### 5.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

**(1) Due to age of home, I recommend a sewer scope, buried oil tank search & radon test be done by a contractor. Any buried oil tank found will need decommissioning by a deq contractor.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.

**(2) Washing machine drains into sink and needs dedicated 2" drain installed so cross contamination doesn't occur.**

**(3) Basement bathroom needs AAV installed on sink drain to vent correctly. Loose sink faucet needs securing. Missing vent fan needs installation to exhaust moisture to exterior.**

**(4) Main floor bathroom has poorly patched, leaking tile surround at shower that needs tear out and replacement. Heavily chipped tub also needs replacing. Leaking shower valve handles need repair. Sink drain needs AAV installed to vent drain pipe. Sink drain plug needs repair.**

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

**Old water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to corrosion and poor pressure, I recommend all galvanized piping be replaced with PEX.**

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

#### Repair or Replace

**Old waterheater in crawlspace is rusted through and needs replacing.**

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 6. Electrical System

### 6.0 Service Entrance

#### Repair or Replace

**Old frayed electrical service entrance cables need replacing including enclosing lower service cable that's exposed in conduit for safety.**

### 6.1 Electrical Panel & Service / Grounding Equipment

#### Repair or Replace

**Old pushmatic electrical panel has multiple breakers that don't reset easily and need replacing. However, push button type electrical panels are no longer manufactured and functionally obsolete. Recommend electrical panel be replaced.**

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

#### Repair or Replace

**Loose exterior lights need securing. Exposed wiring under kitchen sink, over kitchen hood & at floor needs enclosing in conduit. Non functioning gfci outlets in kitchen need repair.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

### 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Repair or Replace

**Basement bathroom needs GFCI outlet installed by sink. Exposed wiring to light needs enclosing in conduit.**

### 6.6 Smoke Detectors

#### Repair or Replace

**Expired smoke detectors need replacing throughout house.**

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

### 6.7 Carbon Monoxide Detectors

#### Repair or Replace

**Oregon law requires that a carbon monoxide detector be installed according to manufacturers instructions.**

## 8. Insulation and Ventilation

### 8.0 Attic Insulation

#### Repair or Replace

**Vermiculite insulation was noted in attic which contains asbestos and will need removal by an asbestos remediation contractor. Note: No new insulation can be installed over old knob & tube wiring if found and will need replacing also.**

## 9. Structural Components

### 9.5 Roof Structure and Attic

#### Repair or Replace

**Mold growth was noted throughout attic and needs removal by a mold remediation contractor. Cracked rafters need repair where needed.**

### 9.6 Vapor Barrier

#### Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional. Damaged vapor barrier plastic needs replacing.**

---

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.

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**INVOICE**

**Pacific NW Home Inspections**

**Inspection Date:** 10/29/2025

**Inspected By:** Tom Island / OCHI #1075

**Report ID:** 214 Tumwater Dr.

<b>Customer Info:</b>	<b>Inspection Property:</b>
City of Oregon City 214 Tumwater Dr. Oregon City OR 97045  <b>Customer's Real Estate Professional:</b>	214 Tumwater Dr. Oregon City OR 97045

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	895.00	1	895.00
			<b>Tax \$0.00</b>
			<b>Total Price \$895.00</b>

**Payment Method:** payable upon receipt

**Payment Status:** payable upon receipt

**Note:** thank you



# Inspection Report

## City of Oregon City

**Property Address:**  
313 S. 2nd St.  
Oregon City OR 97045



**Pacific NW Home Inspections**

**Tom Island / OCHI #1075 CCB 165898**

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<b>Date:</b> 10/29/2025	<b>Time:</b> 800a	<b>Report ID:</b> 313 S. 2nd St.
<b>Property:</b> 313 S. 2nd St. Oregon City OR 97045	<b>Customer:</b> City of Oregon City	<b>Real Estate Professional:</b>

James,

Thank you for having me inspect the home for the city of Oregon City. I appreciate the opportunity to assist you.

This inspection conforms to the standards of practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement which is part of this report.

This inspection was performed accordance with and under the terms of the pre-inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy is attached to this report to refer to if needed.

Please feel free to call me anytime if you have any questions.

Sincerely,

Tom Island, inspector

### **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.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**This home is 100 years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden**

damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

**In Attendance:**

Tenant

**Type of building:**

Single Family (2 story), w/ basement

**Approximate age of building:**

100 years old

**Temperature:**

Below 60 (F) = 15.5 (C) (a/c units cannot be operated due to low exterior temperatures)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No - done by a separate contractor

**Water Quality Test:**

No - done by separate contractor

**Buried Oil Tank Search:**

No - done by separate contractor

**Sewer Scope:**

No - done by separate contractor

**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**

<b>Roof Covering:</b> Architectural	<b>Viewed roof covering from:</b> Walked roof	<b>Multiple layers:</b> yes
<b>Sky Light(s):</b> None	<b>Chimney (exterior):</b> Brick	

**Items**

**1.0 Roof Coverings**

**Comments:** Repair or Replace



1.0 Item 1(Picture)

**Roof has heavy wear due to excessive moss growth and tree damage. Recommend roof be torn off and replaced by a roofing contractor including new flashings/vents.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

**1.1 Flashings**

**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Repair or Replace

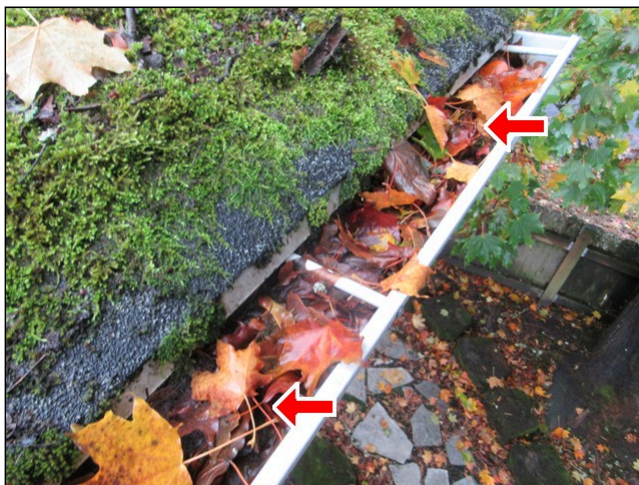


1.2 Item 1(Picture)

**Eroded, cracked chimney needs repair and new exhaust cap installed. Flashing at base needs replacing to keep from leaking.**

### 1.3 Roof Drainage Systems

**Comments:** Repair or Replace



1.3 Item 1(Picture)

**Clogged gutters & downspouts need cleaning out.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

---

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 Style:**

Bevel

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Porch

Deck

**Driveway:**

Concrete

**Items**

**2.0 Siding/ Wall Cladding, Flashing and Trim**

**Comments:** Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

**Siding and trim has peeling, bubbling paint and needs house & garage to be repainted.  
Missing lower belly board trim needs installation.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

## 2.1 Eaves, Soffits and Fascias

**Comments:** Inspected

## 2.2 Doors (Exterior)

**Comments:** Repair or Replace



2.2 Item 1(Picture)

**Basement entry door needs ground drain installed at base of door to keep water from flooding basement or ramp removed and replaced with steps.**

## 2.3 Windows (exterior)

**Comments:** Repair or Replace

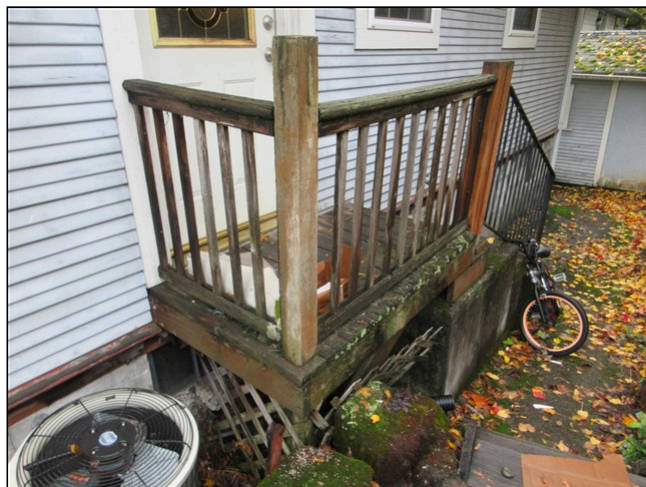


2.3 Item 1(Picture)

**Missing window screens need installation.**

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

**Comments:** Repair or Replace



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

**Old, rotted rear entry deck needs replacing. Displaced, rotted landscape steps need replacing.**

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

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

**Comments:** Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)

(1) **Rotted fencing needs replacing. Trees need pruning well away from home & garage.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)

(2) **Front porch needs handrailing installed. Rear entry steps have broken away from house and needs replacing. Broken up driveway needs replacing.**

**2.6 Other**

**Comments:** Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

---

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. Garage**

**Styles & Materials**

**Garage Door Type:**  
One manual

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
none

**Items**

**3.0 Garage Ceilings**

**Comments:** Inspected

**3.1 Garage Wall**

**Comments:** Repair or Replace



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)



3.1 Item 7(Picture)



3.1 Item 8(Picture)



3.1 Item 9(Picture)



3.1 Item 10(Picture)

**Old garage structure needs repairs including tear off and replacement of worn through roof. Broken leaking gutters/downspouts need replacing. Entry door needs replacing to be operable. Siding and trim needs repair where rotted at base and building repainted. Siding to ground contact at base of building needs digging out to keep 3-4" spacing in place. Lower walls & sill plate at foundation is rotted and needs repair. Electrical has been decommissioned and no longer functions.**

**3.2 Garage Floor**

**Comments:** Inspected

**3.3 Garage Door (s)**

**Comments:** Inspected

**3.4 Occupant Door (from garage to inside of home)**

**Comments:** Inspected

**3.5 Garage Door Operators**

**Comments:** Inspected

**4. 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:**

Lath & Plaster

**Wall Material:**

Lath & Plaster

**Floor Covering(s):**

Wood  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Vinyl  
Old Wood

**Cabinetry:**

Wood

**Countertop:**

stone

**Items**

---

**4.0 Ceilings**

**Comments:** Inspected

**4.1 Walls**

**Comments:** Inspected

Note: Determining the presence of asbestos, lead paint, radon or other hazardous materials is beyond the scope of this inspection. Further evaluation is recommended by a licensed testing company.

**4.2 Floors**

**Comments:** Inspected

Note: As per OAR 812, we are not allowed to remove or disturb insulation or person property.

**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**4.4 Counters and Cabinets**

**Comments:** Inspected

**4.5 Doors**

**Comments:** Repair or Replace



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

**Missing closet doors need installation where needed. Note: Top floor ceiling height is under**

**minimum legal requirement.**

**4.6 Windows (representative number)**

**Comments:** Repair or Replace



4.6 Item 1(Picture)

**Old wood windows need repairs due to not being operable or have broken sash cords.**

---

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.

## 5. 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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Oil	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> Filter is missing	<b>Types of Fireplaces:</b> None	<b>Number of Woodstoves:</b> None
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC or Heat Pump Units:</b> One
<b>Air conditioner or heat pump (Condenser location):</b> Back Yard		

### Items

#### 5.0 Heating Equipment

**Comments:** Repair or Replace



5.0 Item 1(Picture)



5.0 Item 2(Picture)

**Old oil furnace & AC units need servicing and cleaning by a heating contractor including cleaning out ducting. Units are over 20 yrs old and are nearing the end of there useful lifespans.**

Note: Furnace & a/c units should be serviced and cleaned annually by a heating contractor to maintain system. Heat exchanger inside furnace is not checked for failure and should be evaluated by a heating contractor.

### 5.1 Normal Operating Controls

**Comments:** Inspected

### 5.2 Automatic Safety Controls

**Comments:** Inspected

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

**Comments:** Repair or Replace



5.3 Item 1(Picture)

**Important: Furnace needs filter replaced regularly to maintain system.**

#### 5.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified contractor.

#### 5.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 5.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

**Comments:** Not Present

#### 5.7 Gas/LP/Electric Firelogs and Fireplaces

**Comments:** Not Present

#### 5.8 Cooling and Air Handler Equipment

**Comments:** Inspected

#### 5.9 Normal Operating Controls

**Comments:** Inspected

A/c units cannot be operated when temperatures outside are under 60 degrees and will damage unit. Consult a heating professional.

#### 5.10 Presence of Installed Cooling 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.

**6. 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**

<p><b>Water Source:</b> Public</p>	<p><b>Water Filters:</b> None</p>	<p><b>Plumbing Water Supply (into home):</b> Galvanized (rusts over time and leaks or causes pressure problems- consult plumber on replacing)</p>
<p><b>Plumbing Water Distribution (inside home):</b> Galvanized (rusts over time and can leak or cause pressure problems- consult plumber on replacing)</p>	<p><b>Washer Drain Size:</b> None</p>	<p><b>Plumbing Waste:</b> Cast iron</p>
<p><b>Water Heater Power Source:</b> Electric</p>	<p><b>Water Heater Capacity:</b> 50 Gallon</p>	<p><b>Water Heater Location:</b> Basement</p>
<p><b>WH Manufacturer:</b> RHEEM</p>		

**Items**

**6.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace

(1) **Due to age of home, I recommend a sewer scope & radon test be done by a contractor. Buried oil tank needs decommissioning whether tank leaks or not due to likelihood of leaks in the near future. Consult DEQ contractor. Oil furnace will also need replacing.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.



6.0 Item 1(Picture)

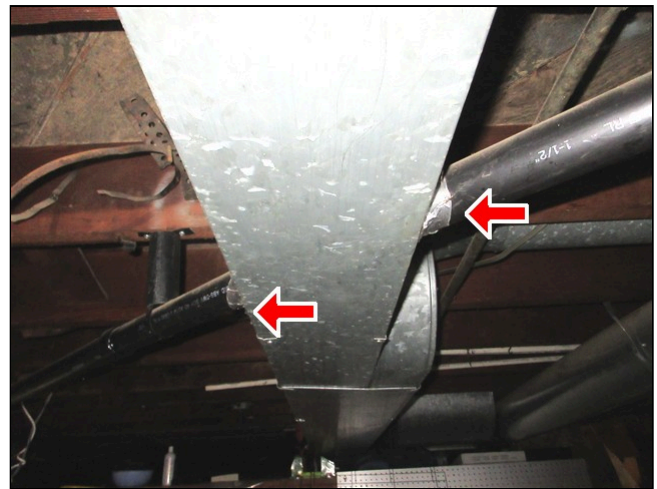


6.0 Item 2(Picture)

**(2) Washing machine drains into sink and needs repair to drain into dedicated 2" drain to keep cross contamination from occurring. Sink drain need incorrectly installed P trap repaired and needs AAV vent installed.**

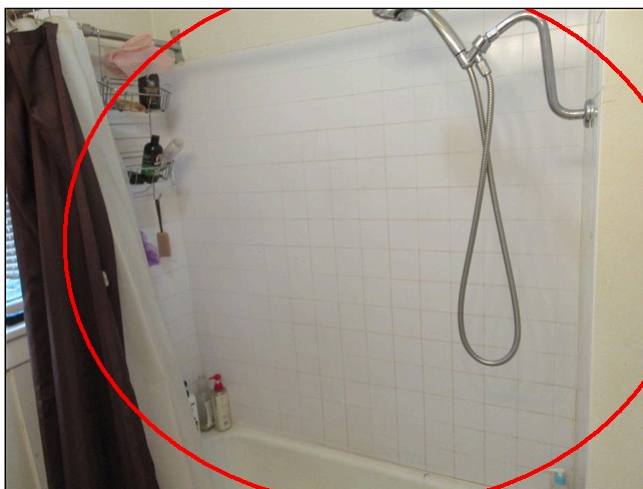


6.0 Item 3(Picture)



6.0 Item 4(Picture)

**(3) Disconnected plumbing vent at basement ceiling needs repair. Plumbing drain that extends through hvac ducting needs relocating.**



6.0 Item 5(Picture)



6.0 Item 6(Picture)



6.0 Item 7(Picture)



6.0 Item 8(Picture)



6.0 Item 9(Picture)

**(4) Main floor hallway bathroom needs leaking shower tile surround replaced and leaking valve handles repaired. Loose toilet needs reinstallation with new wax ring to keep from leaking. Sink needs drain p trap installed with AAV vent under sink instead of through floor.**



6.0 Item 10(Picture)



6.0 Item 11(Picture)



6.0 Item 12(Picture)



6.0 Item 13(Picture)

(5) **Bedroom bathroom needs loose sink pedestal secured and loose toilet reinstalled with new wax ring to keep from leaking. Holes were noted in shower surround/pan and will need complete replacement. Leaking showerhead needs repair. Clogged sink drain needs clearing.**

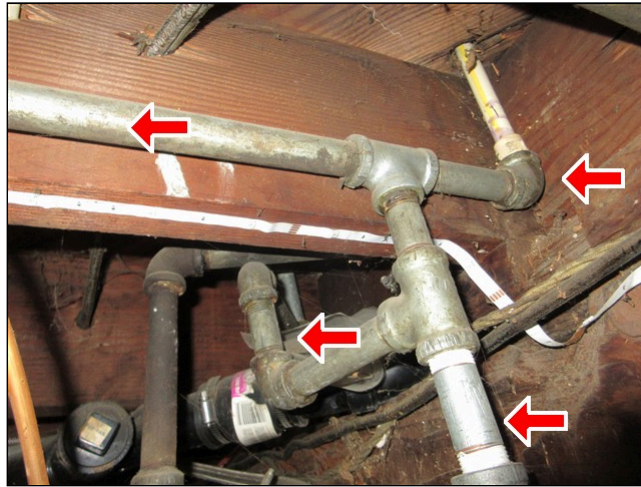


6.0 Item 14(Picture)

(6) **Kitchen sink drain needs correct P trap installed.**

**6.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Repair or Replace



6.1 Item 1(Picture)

**Water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to poor pressure and corrosion, I recommend all galvanized piping be replaced with PEX.**

## 6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Inspected

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 6.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

## 6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

Note: We make no guarantee that an undiscovered oil tank is not on the property. We recommend buried oil tank location & soils samples on all buried oil tanks if applicable to ascertain environmental impact.

## 6.5 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

## 6.6 Sump Pump

**Comments:** Not Present

Sump pumps & sewer ejector pumps should be inspected annually by a qualified plumber to ensure safe operation.

## 6.7 Other

**Comments:** Inspected

---

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.

**7. 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; 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**

<b>Electrical Service Conductors:</b> Overhead service	<b>Panel Capacity:</b> 100 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Branch wire 15 and 20 AMP:</b> Copper Aluminum	<b>Wiring Methods:</b> Romex Old Knob and Tube (non grounded) Wiring throughout most of home is in wall and ceiling cavities not visible during inspection Old BX wiring (non grounded)

**Doorbell:**  
yes

**Items**

**7.0 Service Entrance**

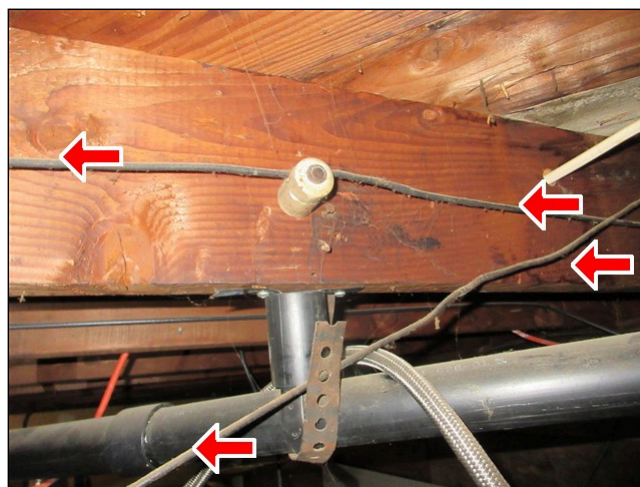
**Comments:** Inspected

**7.1 Electrical Panel & Service / Grounding Equipment**

**Comments:** Inspected

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

**Comments:** Repair or Replace



7.2 Item 1(Picture)

**Old knob & tube was noted in portions of house which is frayed and unsafely spliced. Knob & tube is consider functionally obsolete and should be replaced for safety.**

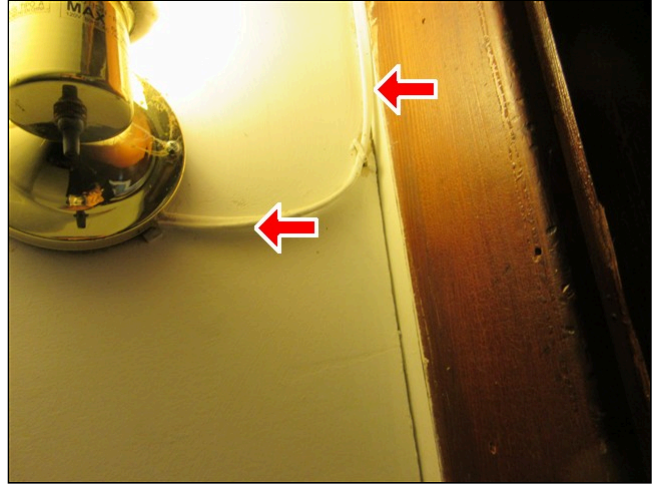
Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

**7.3 Connected Devices and Fixtures**

**Comments:** Repair or Replace



7.3 Item 1(Picture)



7.3 Item 2(Picture)

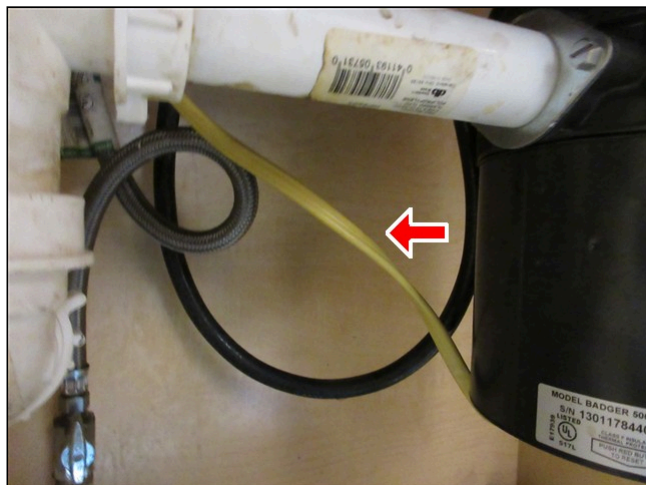


7.3 Item 3(Picture)

**Non functioning lights in basement need repair. Exposed wiring in stairwell of basement needs enclosing in conduit.**

**7.4 Polarity and Grounding of Receptacles**

**Comments:** Repair or Replace



7.4 Item 1(Picture)



7.4 Item 2(Picture)

**Exposed wiring under kitchen sink needs enclosing in conduit. Light switches need installation at both main & upper floor stairwell to control light from both floors.**

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

#### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Inspected

#### 7.6 Smoke Detectors

**Comments:** Inspected

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

#### 7.7 Carbon Monoxide Detectors

**Comments:** Inspected

#### 7.8 Doorbell

**Comments:** Inspected

#### 7.9 Other

**Comments:** Inspected

Home security & audio system is not tested and outside the scope of this inspection.

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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.

## 8. Built-In Kitchen Appliances

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 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.

### Styles & Materials

<b>Dishwasher Brand:</b> GENERAL ELECTRIC	<b>Disposer Brand:</b> BADGER	<b>Range/Oven:</b> GENERAL ELECTRIC
<b>Exhaust/Range hood:</b> VENTED	<b>Built in Microwave:</b> NONE	<b>Refrigerator:</b> AMANA

### Items

#### 8.0 Dishwasher

**Comments:** Inspected

Note: No disassembly or special test equipment is used during inspection and therefore, we cannot predict future operation. Also, dishwasher was run through a cycle to test for leaks only. No leaks were found underneath at this time. Monitor on a regular basis for any future leaks.

#### 8.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

Note: Calibration of thermostats and cooktop elements is beyond the scope of this inspection.

#### 8.2 Hood Vent

**Comments:** Inspected

#### 8.3 Garbage disposal

**Comments:** Repair or Replace



8.3 Item 1(Picture)

**Broken garbage disposal needs replacing.**

#### 8.4 Microwave

**Comments:** Not Present

#### 8.5 Refrigerator

**Comments:** Inspected

#### 8.6 Washer & Dryer

**Comments:** Inspected

Note: Recommend washer have a drip pan w/drain installed at base to control leaks if they ever occur. Or, a FloodStop system can be installed by a plumber if drip pan is not feasible.

**8.7 Central Vacuum**

**Comments:** Not Present

**8.8 Other**

**Comments:** Inspected

---

The built-in appliances of the home were 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.

## 9. 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

#### Attic Insulation:

Batt  
Fiberglass

#### Ventilation:

Roof Vents

#### Exhaust Fans:

Fan with light

#### Dryer Power Source:

220 Electric

#### Dryer Vent:

Flexible Metal

#### Floor System Insulation:

NONE

### Items

#### 9.0 Attic Insulation

**Comments:** Repair or Replace



9.0 Item 1(Picture)

**Attic insulation is installed upside down and needs repair so foil backing faces heated portion of home.**

Note: If attic insulation is installed in ceilings, the ceiling structure is not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

#### 9.1 Floor Insulation

**Comments:** Not Present

Note: If floor insulation is installed in floors, portions of the floor structure are not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

#### 9.2 Wall Insulation

**Comments:** Not Inspected

Note: Wall insulation type and value cannot be verified and conditions inside the walls cannot be visibly seen or evaluated. Further evaluation may be needed to ascertain if insulation is present.

#### 9.3 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

#### 9.4 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected

**9.5 Ventilation Fans and Attic Fans**

**Comments:** Not Present

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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.

**10. 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**

**Foundation:**

Concrete  
Masonry block

**Method used to observe Crawlspace:**

Basement only

**Floor Structure:**

Wood joists  
6" or better  
Wood beams

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Concrete piers  
Wood Posts  
Supporting walls

**Ceiling Structure:**

4" or better

**Roof Structure:**

2 X 4 Rafters

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry

**Attic info:**

Partial access only

**Items**

**10.0 Foundations, Basement and Crawlspace**

**Comments:** Repair or Replace



10.0 Item 1(Picture)



10.0 Item 2(Picture)

**Cracks in foundation need patching where needed.**

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in

foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

### 10.1 Walls (Structural)

**Comments:** Inspected

This home inspection doesn't guarantee against future water entry in basement or crawlspace. Non invasive moisture meter is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation. Consult a waterproofing contractor.

### 10.2 Floors (Structural)

**Comments:** Inspected

Note: Footings may or may not be present depending on the age of the home. It requires excavation to determine size and depth of footings for frost zones. I am not doing a code or adequacy inspection of the footings. I am not a structural engineer and therefore do not guarantee the presence/adequacy/ proper depths of footings and exceeds the scope of this inspection.

### 10.3 Columns or Piers

**Comments:** Inspected

### 10.4 Ceilings (Structural)

**Comments:** Inspected

### 10.5 Roof Structure and Attic

**Comments:** Repair or Replace



10.5 Item 1(Picture)

**Mold growth was noted in attic and needs removal by a mold remediation contractor.**

### 10.6 Vapor Barrier

**Comments:** Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional.**

---

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.

## 11. Agreement

### Items

#### 11.0 Inspection Agreement

**Comments:** Inspected  
INSPECTION AGREEMENT

Pacific NW Home Inspections Corp.

INSPECTION AGREEMENT

SERVICES

A. Inspection: Pacific NW Home Inspections, hereinafter "PNWHIC", will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the "Limitations of Inspection" discussed below, the following items are inspected: Structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When accessible, PNWHIC will test at least one outlet, switch, and window in each room.

B. Report: Pacific NW Home Inspections will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an opinion based on what is visible and evident at the time of the inspection. PNWHIC will be guided by the standards and practices set forth in the Oregon Administrative Rules (Division 8 OAR Chapter 812) and standards of the American Society of Home Inspectors, "ASHI".

#### II. LIMITATIONS

A. Report: The report is not a warranty of guarantee of the condition of the structure or the condition or performance of its components. The report is not a warranty of guarantee as to the absence of room leaks, wood destroying insects, or other defects of any type. PNWHIC opinion is not an indication of compliance with any statute, regulation, building code or other government or professional standard. The report is an opinion of PNWHIC based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

B. Components and Systems: Pacific NW Home Inspections will test only a limited number of outlets, switches and windows. Examples of systems and items that PNWHIC will not inspect include by are not limited to: Septic, well or underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercoms, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees and lights not attached to the home. PNWHIC will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While PNWHIC may note substantial or obvious defects in the operation of these systems and

items, the Client should obtain the services of licenses contractors or other specialists for these components and systems.

C. Minor Wood Decay and Cosmetic Flaws: Minor wood decay is a common condition in NW Oregon. PNWHIC will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casings and frames, soffits, eaves, fascia, roof rafters, and sheathing, siding, decks, and stairs. PNWHIC does not perform a board-by-board inspection of decks, siding or wood framing. PNWHIC does not report flaws or defects that are cosmetic in nature.

D. Inaccessible Areas: Pacific NW Home Inspections will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. PNWHIC will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. PNWHIC will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. PNWHIC will not make holes or inspect for conditions that cannot be observed without damage to the site or improvements. Exterior wall components will be inspected from the ground level.

E. Exterior Insulation and Finish System (EIFS or synthetic stucco surfaces): PNWHIC does not inspect "EIFS synthetic stucco installations. If the home has EIFS the client is strongly advised to hire an EIFS specialist who can inspect the systems and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

F. Hazardous Chemicals, Mold, Odors, Rodents and Non-Wood Destroying Insects: PNWHIC does not inspect for the presence of mold, mildew, bacteria, lead paint, asbestos, radon gas, carbon monoxide, chemicals, water potability, rodents, non-wood destroying insects or pests or animal odors.

G. Detached Buildings and Structures: PNWHIC does not inspect oversized garages, fences, trellises, retaining walls that do not directly affect the building, or other outdoor structures unless specifically request and agreed upon in writing.

#### GENERAL LIMITATIONS

A. Payment: Payment of the inspection fee is due upon completion of the inspection. If the inspection fee is not paid in full within ten (10) days after delivery of the report, there will be a late fee of \$75.00 and in addition interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% per month (18% per annum), from the date of delivery of the report until fully paid. There will be a \$35.00 fee for all returned checks.

B. Reinspection's: Reinspection fees are separate from the cost of an inspection. The Client or the Client's agent may schedule reinspection's and agrees to pay for them separately under the terms of this agreement.

C. Report is Non-Transferable: This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. PNWHIC will not be liable to any third party who obtains or relies on this report.

D. Representation by a Third Party: PNWHIC is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by PNWHIC inspector.

E. Dispute Resolution: All disputed claims, counterclaims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or PNWHIC's inspection services shall be settled by binding arbitration in accordance with the laws of the State of Oregon.

F. Limitations of Liability: The liability of PNWHIC and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. PNWHIC and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guaranties, express or implied. All consequential, incidental and other damages are waived by Client, whether such damages result or arise from breach of contract, negligence, professional negligence or any other legal basis or theory.

## Summary



### Pacific NW Home Inspections

#### Customer

City of Oregon City

#### Address

313 S. 2nd St.  
Oregon City OR 97045

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

### 1.0 Roof Coverings

#### Repair or Replace

**Roof has heavy wear due to excessive moss growth and tree damage. Recommend roof be torn off and replaced by a roofing contractor including new flashings/vents.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

### 1.2 Skylights, Chimneys and Roof Penetrations

#### Repair or Replace

**Eroded, cracked chimney needs repair and new exhaust cap installed. Flashing at base needs replacing to keep from leaking.**

### 1.3 Roof Drainage Systems

#### Repair or Replace

**Clogged gutters & downspouts need cleaning out.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 2. Exterior

### 2.0 Siding/ Wall Cladding, Flashing and Trim

#### Repair or Replace

**Siding and trim has peeling, bubbling paint and needs house & garage to be repainted. Missing lower belly board trim needs installation.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.2 Doors (Exterior)

#### Repair or Replace

**Basement entry door needs ground drain installed at base of door to keep water from flooding basement or ramp removed and replaced with steps.**

### 2.3 Windows (exterior)

#### Repair or Replace

**Missing window screens need installation.**

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

#### Repair or Replace

**Old, rotted rear entry deck needs replacing. Displaced, rotted landscape steps need replacing.**

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

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

#### Repair or Replace

(1) **Rotted fencing needs replacing. Trees need pruning well away from home & garage.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.

(2) **Front porch needs handrailing installed. Rear entry steps have broken away from house and needs replacing. Broken up driveway needs replacing.**

### 2.6 Other

#### Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

## 3. Garage

### 3.1 Garage Wall

**Repair or Replace**

**Old garage structure needs repairs including tear off and replacement of worn through roof. Broken leaking gutters/downspouts need replacing. Entry door needs replacing to be operable. Siding and trim needs repair where rotted at base and building repainted. Siding to ground contact at base of building needs digging out to keep 3-4" spacing in place. Lower walls & sill plate at foundation is rotted and needs repair. Electrical has been decommissioned and no longer functions.**

**4. Interiors****4.5 Doors****Repair or Replace**

**Missing closet doors need installation where needed. Note: Top floor ceiling height is under minimum legal requirement.**

**4.6 Windows (representative number)****Repair or Replace**

**Old wood windows need repairs due to not being operable or have broken sash cords.**

**5. Heating / Central Air Conditioning****5.0 Heating Equipment****Repair or Replace**

**Old oil furnace & AC units need servicing and cleaning by a heating contractor including cleaning out ducting. Units are over 20 yrs old and are nearing the end of their useful lifespans.**

Note: Furnace & a/c units should be serviced and cleaned annually by a heating contractor to maintain system. Heat exchanger inside furnace is not checked for failure and should be evaluated by a heating contractor.

**5.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units)****Repair or Replace**

**Important: Furnace needs filter replaced regularly to maintain system.**

**6. Plumbing System****6.0 Plumbing Drain, Waste and Vent Systems****Repair or Replace**

**(1) Due to age of home, I recommend a sewer scope & radon test be done by a contractor. Buried oil tank needs decommissioning whether tank leaks or not due to likelihood of leaks in the near future. Consult DEQ contractor. Oil furnace will also need replacing.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.

**(2) Washing machine drains into sink and needs repair to drain into dedicated 2" drain to keep cross contamination from occurring. Sink drain need incorrectly installed P trap repaired and needs AAV vent installed.**

- (3) **Disconnected plumbing vent at basement ceiling needs repair. Plumbing drain that extends through hvac ducting needs relocating.**
- (4) **Main floor hallway bathroom needs leaking shower tile surround replaced and leaking valve handles repaired. Loose toilet needs reinstallation with new wax ring to keep from leaking. Sink needs drain p trap installed with AAV vent under sink instead of through floor.**
- (5) **Bedroom bathroom needs loose sink pedestal secured and loose toilet reinstalled with new wax ring to keep from leaking. Holes were noted in shower surround/pan and will need complete replacement. Leaking showerhead needs repair. Clogged sink drain needs clearing.**
- (6) **Kitchen sink drain needs correct P trap installed.**

#### 6.1 Plumbing Water Supply, Distribution System and Fixtures

##### Repair or Replace

**Water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to poor pressure and corrosion, I recommend all galvanized piping be replaced with PEX.**

## 7. Electrical System

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

##### Repair or Replace

**Old knob & tube was noted in portions of house which is frayed and unsafely spliced. Knob & tube is consider functionally obsolete and should be replaced for safety.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

#### 7.3 Connected Devices and Fixtures

##### Repair or Replace

**Non functioning lights in basement need repair. Exposed wiring in stairwell of basement needs enclosing in conduit.**

#### 7.4 Polarity and Grounding of Receptacles

##### Repair or Replace

**Exposed wiring under kitchen sink needs enclosing in conduit. Light switches need installation at both main & upper floor stairwell to control light from both floors.**

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

## 8. Built-In Kitchen Appliances

#### 8.3 Garbage disposal

##### Repair or Replace

**Broken garbage disposal needs replacing.**

## 9. Insulation and Ventilation

### 9.0 Attic Insulation

#### Repair or Replace

**Attic insulation is installed upside down and needs repair so foil backing faces heated portion of home.**

Note: If attic insulation is installed in ceilings, the ceiling structure is not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

## 10. Structural Components

### 10.0 Foundations, Basement and Crawlspace

#### Repair or Replace

**Cracks in foundation need patching where needed.**

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

### 10.5 Roof Structure and Attic

#### Repair or Replace

**Mold growth was noted in attic and needs removal by a mold remediation contractor.**

### 10.6 Vapor Barrier

#### Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional.**

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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

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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 Tom Island / OCHI #1075*



# INVOICE

**Pacific NW Home Inspections**

**Inspection Date:** 10/29/2025

**Inspected By:** Tom Island / OCHI #1075

**Report ID:** 313 S. 2nd St.

<b>Customer Info:</b>	<b>Inspection Property:</b>
City of Oregon City 313 S. 2nd St. Oregon City OR 97045	313 S. 2nd St. Oregon City OR 97045
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	895.00	1	895.00
			<b>Tax \$0.00</b>
			<b>Total Price \$895.00</b>

**Payment Method:** payable upon receipt

**Payment Status:** payable upon receipt

**Note:** thank you

**From:** Christine Gallina <[cgallina@bluestonemgt.com](mailto:cgallina@bluestonemgt.com)>  
**Sent:** Thursday, July 3, 2025 2:20 PM  
**To:** James Graham <[jgraham@orcitey.org](mailto:jgraham@orcitey.org)>  
**Cc:** Chris Hohman <[chohman@bluestonemgt.com](mailto:chohman@bluestonemgt.com)>  
**Subject:** RE: Following Up on Tenant Status

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

I reached out to both sets of tenants and let them know that the homes are going to be sold as soon as possible and the owners will not be renewing the leases. I explained that the home would be marketed and shown to prospective buyers during their tenancy I shared that (in my opinion,) it may be disruptive to have real estate agents and their clients coming through on a potentially frequent basis. I offered both sets of tenants the option of moving out at any time without a full month's notice and encouraged them to check out the Bluestone website for any available properties that they might be interested in. I explained that if a buyer makes an offer with the intention of occupying the home they will be given 90 days' notice to move out. I asked both sets of tenants to let me know if they have any questions and to please let me know if they decide that they want to end their tenancies in advance of the homes being put on the market.

Per our conversation during the meeting:

I called both sets of tenants and explained that the houses are going up for sale. I explained the aforementioned details and gave them both the option of moving out early (no 30 days' notice necessary) without penalty.

The houses will go on the market with both sets of current tenants in place and they will be given at least 24 hours' notice as required by law in advance of any showings.

We will not give the tenants notice to move out unless an "owner occupied" offer to purchase is received.

I will keep you posted if either sets of tenants decide to give their notice to vacate.

I think that covers what we discussed and what Bluestone will be doing for the time being. Please let me know when the properties are ready to go on the market and if you need us to take care of anything to that end. Thank you and please let me know if you have any questions.

Best,  
Christine



Urban Renewal Commission to invest approximately \$40 million, provided authority to distribute bonds to attract funding to invest in projects is approved by the voters. The Urban Renewal Commission has identified three priority projects, Rossman Landfill, Clackamette Cove, and the Stimson Property (1795 Washington Street) to initially use bond distribution proceeds to invest in.

The Urban Renewal Commission has estimated investment ranges for each project utilizing bond proceeds. It has also projected potential private investments that may be attracted to each project during development.

## Rossman Landfill Urban Renewal Development information

Category	Urban Renewal Investment	Private Investment	Total
Public / Private Partnership	\$20,000,000 to \$30,000,000	\$240,000,000	\$260,000,000 to \$270,000,000

- The property served as the area's landfill for many years and has been underdeveloped since the 1970s.
- The property is considered a brownfield site, which means it has existing pollutants that makes it very difficult to be developed.
- The site is comprised of 62 acres and is privately owned.
- With a well-experienced and capable developer, the property could feature various amenities including housing opportunities, retail options, hotel property, entertainment venues, and infrastructure improvements, hence, enhancing the community's economic growth.

## Clackamette Cove (The Cove)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 to \$8,000,000	\$80,000,000	\$84,000,000 to \$88,000,000

- The Cove was once a gravel quarry up to 1993.

- The site is now owned by the Urban Renewal Commission.
- The subject property is 75.57 acres.
- The Cove faces several environmental-related challenges, not least of which is the seasonal reoccurring appearance of blue-green algae blooms.
- The site will need to undergo extensive environmental mitigation in order for it to realize its true economic and recreational development potential.
- As a developed site, it is envisioned as having a water-based recreation amenity along with retail and housing opportunities.

## Stimson Property (1795 Washington Street)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 to \$10,000,000	\$60,000,000	\$64,000,000 to \$70,000,000

- Property is owned by the Urban Renewal Commission.
- Property is 6.83 acres.
- The site has an existing structure on it that is being leased to a commercial tenant.
- The property is underutilized and has not reached its full economic development potential.
- The entire property is within a flood zone.
- There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property and on other nearby properties.

## Additional Projects of Interest

The Urban Renewal Commission has identified additional projects of interest that may be invested in during a possible second wave of bond revenue generation. These projects include the County Court House, End of the Oregon Trail Interpretive Center (1726 Washington Street), The Quiet Zone, and 12 and Main Street.

### County Courthouse

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$5,000,000 to \$10,000,000	Unknown at this time	Unknown at this time

- 807 Main Street.

- County-owned property.
- Completed in 1936.
- Three-story historic brick building, sitting on .94 acres.
- The courthouse facility has deteriorating foundation challenges and would require significant spending to keep the entire structure from collapsing, especially during an earthquake.
- If significant investment is made to shore up the foundation of the Courthouse, the site should continue its contribution to the economic vitality of the downtown.

### End of the Oregon Trail Interpretive Center (1726 Washington Street)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$1,000,000 to \$3,000,000	\$0	\$1,000,000 to \$3,000,000

- Property owned by the City.
- Tenant is the Clackamas County Historical Partners.
- Property sits on 8.08 acres.
- Total square footage of buildings is 33,700.
- The parking lot has severe alligator cracking.
- There are significant cracks in the Henderson Farm walls.
- Previous awnings covering the main building's wagons were damaged and removed.
- Several exterior walls of various structures of the facility need to be replaced.
- Structural flooring/decking is in poor condition and should be replaced.
- Repair costs are estimated at \$3 million.

### Quiet Zone

Category	Urban Renewal Investment Range	Private Investment	Total
Public Infrastructure	\$600,000	\$2,000,000	\$2,600,000

- Public infrastructure project.
- A "quiet zone" is an area where railroads are directed to cease the routine sounding of train horns when approaching public highway-rail grade crossings, though train horns

may still be used in emergency situations.

- At-grade crossings within a quiet zone still have standard flashing signals and audible bells.
- Railroad track crossings at 10th and 11th Street.
- Having this feature installed will enhance the development potential on sites along the downtown route for retail and/or housing options.

### 12th & Main Street (Vacant Property)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$2,000,000 to \$5,000,000	\$25,000,000	\$27,000,000 to \$30,000,000

- Property is owned by the Urban Renewal Agency.
- Property is 0.43 acres.
- The site is vacant and encumbered with utility infrastructure through the site impacting the development opportunities.
- The property is underutilized and has not reached its full economic development potential.
- There have been discussions about putting a mixed-use residential/retail development on the property.

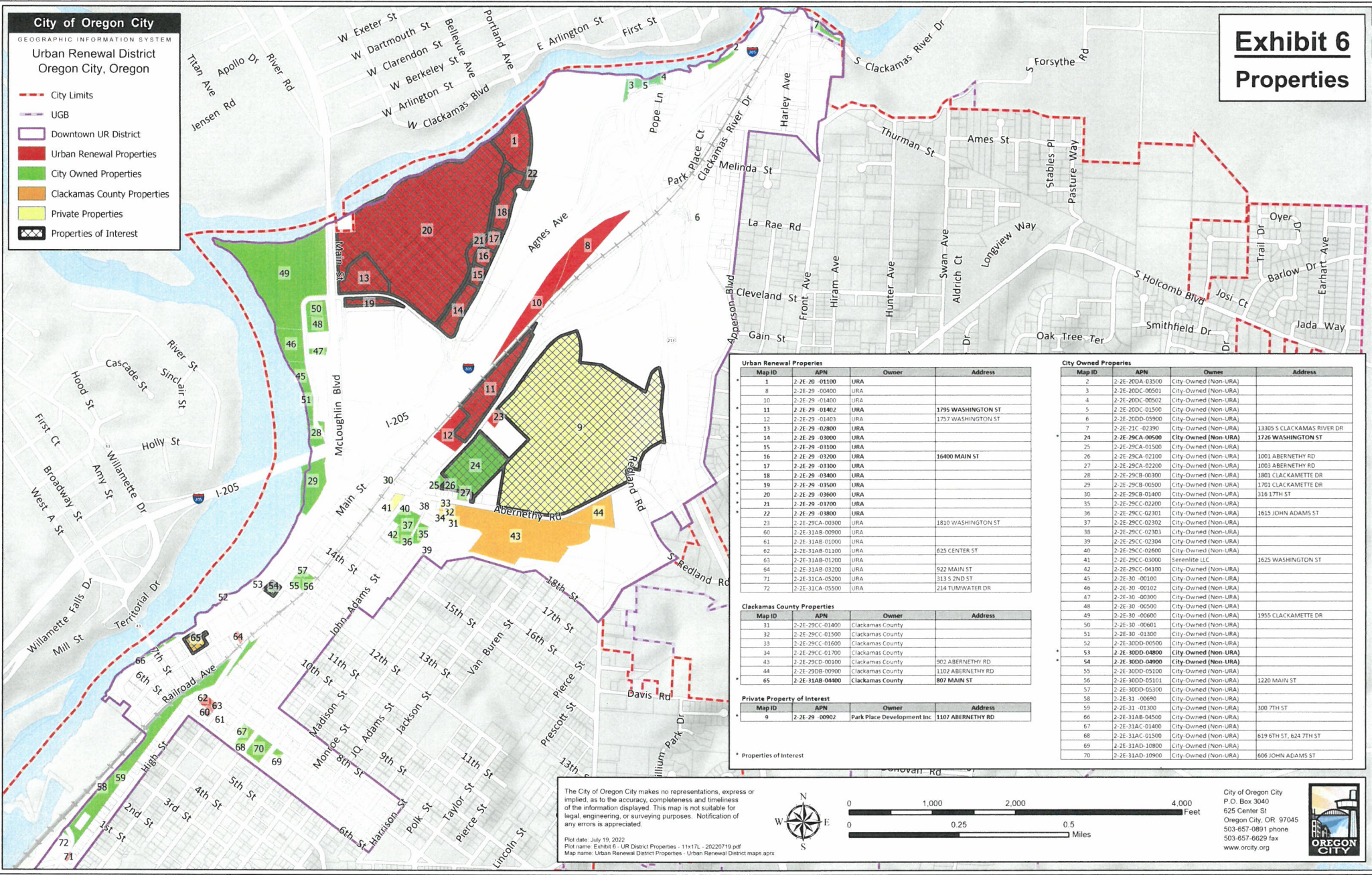
#### **OPTIONS:**

1. Discuss the identified projects and provide staff direction on how to proceed.

#### **BUDGET IMPACT:**

N/A

# Exhibit 6 Properties



**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM  
Urban Renewal District  
Oregon City, Oregon

- City Limits
- UGB
- Downtown UR District
- Urban Renewal Properties
- City Owned Properties
- Clackamas County Properties
- Private Properties
- Properties of Interest

Map ID	APN	Owner	Address
1	2-2E-20-01100	URA	
8	2-2E-29-00400	URA	
10	2-2E-29-01400	URA	
11	2-2E-29-01402	URA	1795 WASHINGTON ST
12	2-2E-29-01403	URA	1757 WASHINGTON ST
13	2-2E-29-02800	URA	
14	2-2E-29-03000	URA	
15	2-2E-29-03100	URA	
16	2-2E-29-03200	URA	16400 MAIN ST
17	2-2E-29-03300	URA	
18	2-2E-29-03400	URA	
19	2-2E-29-03500	URA	
20	2-2E-29-03600	URA	
21	2-2E-29-03700	URA	
22	2-2E-29-03800	URA	
23	2-2E-29CA-00300	URA	1810 WASHINGTON ST
60	2-2E-31AB-00900	URA	
61	2-2E-31AB-01000	URA	625 CENTER ST
62	2-2E-31AB-01100	URA	
63	2-2E-31AB-01200	URA	
64	2-2E-31AB-03200	URA	922 MAIN ST
71	2-2E-31CA-05200	URA	313 S 2ND ST
72	2-2E-31CA-05500	URA	214 TUMWATER DR

Map ID	APN	Owner	Address
31	2-2E-29CC-01800	Clackamas County	
32	2-2E-29CC-01500	Clackamas County	
33	2-2E-29CC-01600	Clackamas County	
34	2-2E-29CC-01700	Clackamas County	
43	2-2E-29CD-00100	Clackamas County	902 ABERNETHY RD
44	2-2E-29DB-00900	Clackamas County	1102 ABERNETHY RD
65	2-2E-31AB-04400	Clackamas County	807 MAIN ST

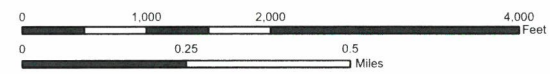
Map ID	APN	Owner	Address
9	2-2E-29-00902	Park Place Development Inc	1107 ABERNETHY RD

\* Properties of Interest

Map ID	APN	Owner	Address
2	2-2E-20DA-03500	City-Owned (Non-URA)	
3	2-2E-20CA-00501	City-Owned (Non-URA)	
4	2-2E-20CC-00502	City-Owned (Non-URA)	
5	2-2E-20DC-01500	City-Owned (Non-URA)	
6	2-2E-20DD-05900	City-Owned (Non-URA)	
7	2-2E-21C-02390	City-Owned (Non-URA)	13305 S CLACKAMAS RIVER DR
24	2-2E-29CA-00500	City-Owned (Non-URA)	1726 WASHINGTON ST
25	2-2E-29CA-01500	City-Owned (Non-URA)	
26	2-2E-29CA-02100	City-Owned (Non-URA)	1001 ABERNETHY RD
27	2-2E-29CA-02200	City-Owned (Non-URA)	1003 ABERNETHY RD
28	2-2E-29CB-00300	City-Owned (Non-URA)	1803 CLACKAMETTE DR
29	2-2E-29CB-00500	City-Owned (Non-URA)	1703 CLACKAMETTE DR
30	2-2E-29CB-01400	City-Owned (Non-URA)	316 17TH ST
35	2-2E-29CC-02200	City-Owned (Non-URA)	
36	2-2E-29CC-02301	City-Owned (Non-URA)	1615 JOHN ADAMS ST
37	2-2E-29CC-02302	City-Owned (Non-URA)	
38	2-2E-29CC-02303	City-Owned (Non-URA)	
39	2-2E-29CC-02304	City-Owned (Non-URA)	
40	2-2E-29CC-02600	City-Owned (Non-URA)	
41	2-2E-29CC-03000	SereniTe LLC	1625 WASHINGTON ST
42	2-2E-29CC-04100	City-Owned (Non-URA)	
45	2-2E-30-00100	City-Owned (Non-URA)	
46	2-2E-30-00102	City-Owned (Non-URA)	
47	2-2E-30-00300	City-Owned (Non-URA)	
48	2-2E-30-00500	City-Owned (Non-URA)	
49	2-2E-30-00600	City-Owned (Non-URA)	
50	2-2E-30-00601	City-Owned (Non-URA)	1955 CLACKAMETTE DR
51	2-2E-30-01300	City-Owned (Non-URA)	
52	2-2E-30DD-00500	City-Owned (Non-URA)	
53	2-2E-30DD-04800	City-Owned (Non-URA)	
54	2-2E-30DD-04900	City-Owned (Non-URA)	
55	2-2E-30DD-05100	City-Owned (Non-URA)	
56	2-2E-30DD-05101	City-Owned (Non-URA)	1220 MAIN ST
57	2-2E-30DD-05300	City-Owned (Non-URA)	
58	2-2E-31-00690	City-Owned (Non-URA)	
59	2-2E-31-01300	City-Owned (Non-URA)	300 7TH ST
66	2-2E-31AB-04500	City-Owned (Non-URA)	
67	2-2E-31AC-01400	City-Owned (Non-URA)	
68	2-2E-31AC-01500	City-Owned (Non-URA)	619 6TH ST, 624 7TH ST
69	2-2E-31AD-10800	City-Owned (Non-URA)	
70	2-2E-31AD-10900	City-Owned (Non-URA)	606 JOHN ADAMS ST

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.

Plot date: July 19, 2022  
Plot name: Exhibit 6 - UR District Properties - 11x17L - 20220719.pdf  
Map name: Urban Renewal District Properties - Urban Renewal District maps.aprx



City of Oregon City  
P.O. Box 3040  
625 Center St  
Oregon City, OR 97045  
503-657-0891 phone  
503-657-6629 fax  
www.cityoforegon.org

