

**City of Warrenton Urban Renewal Agency**  
**Regular Meeting Agenda**  
**Tuesday, May 12, 2026 – 6:00 PM**  
**City Hall, 225 S. Main, Warrenton, OR 97146**

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\*\*\*The meeting will be broadcast via Zoom at the following link\*\*\*

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

**Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782**

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- 1. Call to Order**
- 2. Roll Call**
- 3. Consent Calendar**
  - A. Urban Renewal Agency Minutes 2026.03.24
- 4. Public Hearings**
- 5. Business Items**
  - A. Final Approval of the Purchase of 147 S. Main Avenue
- 6. Discussion Items**
- 7. Executive Session**
- 8. Adjournment**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



**Warrenton Urban Renewal Agency**  
**Meeting Minutes**  
 City Hall, 225 S. Main Warrenton, OR 97146  
 Tuesday, March 24, 2026

1. Urban Renewal Agency meeting called to order at 7:18 pm.

2. Roll Call

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell, Vice Chair	X	
Henry Balensifer, Chair		X

Staff Members Present	
Executive Director Esther Moberg	City Recorder Hanna Bentley

3. Consent Calendar

\*Items on the consent calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the Urban Renewal Agency.

A. Urban Renewal Agency Meeting Minutes 2026.02.10

<b>Motion:</b>	Move to approve the consent calendar as presented.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Moha	X			
<b>Passed:</b>	4/0				

4. Public Hearing

5. Business Items

6. Discussion Items

7. Executive Session

At 7:20 pm., Vice Chair Mitchell recessed the regular meeting and announced the Agency will now meet in executive session under authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to conduct real property transactions.

At 7:27 pm, Vice Chair Mitchell reconvened the regular meeting.

**8. Adjournment**

There being no further business, Vice Chair Mitchell adjourned the meeting at 7:28 pm.

Approved:

Attest:

\_\_\_\_\_  
Henry A. Balensifer III, Chair

\_\_\_\_\_  
Hanna Bentley, City Recorder

DRAFT



## Urban Renewal Agency Agenda Memo

**Meeting Date:** May 12, 2026

**From:**

**Item Name:** Final Approval of the Purchase of 147 S. Main Avenue

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### Summary:

147 S. Main was the #1 Priority for fiscal year 2025-2026. The attached purchase and sale agreement has been signed and is pending final approval of the Urban Renewal Agency per the agreement. Please see attached the PSA and final inspection report. This purchase is intended to move the current Library to a building the City will own. The City will end its agreement with the School District by August 2026, and no longer rent the building they own.

### Recommendation/Suggested Motion:

I move to approve the purchase of 147 S. Main avenue.

### Alternative:

### Fiscal Impact:

\$750,000 of the purchase price from Urban Renewal Agency with the remainder from general fund.

### Attachments:

1. 147 S. Main Purchase and Sale Agreement
2. 147 S. Main Ave Inspection

## PURCHASE AND SALE AGREEMENT – LAND CONTRACT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is made and entered into as of the last date of signature indicated below (the “Effective Date”), by and between Northwest Oregon Housing Authority (“Seller”) and the Warrenton Urban Renewal Agency (“Buyer”).

### RECITALS

A. Seller is the owner of the real property, together with all the improvements thereon and all rights appurtenant thereto, located 147 S. Main Ave., Warrenton, Oregon 97146, commonly known as Tax Lot 81021AD06000, and more particularly described on the attached Exhibit A and depicted on the attached Exhibit B (the “Property”).

B. Buyer desires to purchase from Seller, and Seller desires to sell and convey to Buyer, all of Seller’s right, title, and interest in the Property.

C. The terms of this Agreement are as follows:

### TERMS

1. **Purchase and Sale.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property upon the terms and conditions set forth below in this Agreement.

2. **Purchase Price.** The Purchase Price for the Property is EIGHT HUNDRED AND THIRTY-NINE THOUSAND FOUR HUNDRED SEVENTY-FIVE DOLLARS (\$839,475.00) payable as follows:

2.1. Earnest Money Deposit. Within ten (10) days after execution of this Agreement, Buyer shall deposit into escrow with Ticor Title, located at 630 Bond St., Astoria, OR 97103, (the “Title Company”) the sum of FIVE THOUSAND DOLLARS (\$5,000.00) (the “Earnest Money”). The Title Company shall invest the Earnest Money in a federally insured, interest-bearing account. The accrued interest will be treated as part of the Earnest Money. If the Earnest Money is retained by Seller, Seller will receive the interest. If the Earnest Money is retained by Buyer, Buyer will receive the interest. At Closing, the Earnest Money, together with interest on it, if any, will be credited toward payment of the Purchase Price.

2.2. Preliminary Closing Money Deposit. Within ten (10) days (or the Monday following if it falls on a weekend), after the end of the Due Diligence Period, Buyer shall deposit into escrow with the Title Company the sum of FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00) (the “Preliminary Closing Money”). The Title Company shall invest the Preliminary Closing Money in a federally insured, interest-bearing account. The accrued interest will be treated as part of the Preliminary Closing Money. If the Preliminary Closing Money is retained by Seller, Seller will receive the interest. If the Preliminary Closing Money is retained by Buyer, Buyer will receive the interest. At Closing, the Preliminary Closing Money, together with interest on it, if any, will be credited toward payment of the Purchase Price.

2.3. Balance of Purchase Price. On or before the Closing Date (as hereafter defined), Buyer shall deposit into escrow with the Title Company the balance of the Purchase Price.

3. **Leaseback Agreement**. Simultaneous with the Closing, Buyer and Seller shall enter into a Leaseback Agreement as set forth in the attached Exhibit C.

4. **Closing Date**. This transaction shall close no later than **June 15, 2026**, unless otherwise extended as set forth herein (the "Closing Date" or "Closing"). Closing will occur at the office of the Title Company.

5. **Buyer's Title Review**.

5.1. Title Report; Unacceptable Exceptions. Within ten (10) days after the Effective Date, Buyer shall order from the Title Company a preliminary title report on the Property, along with legible copies of all plats and exceptions documents referenced in such report (the "Title Report"). Buyer will have thirty (30) days following the later of (i) the Effective Date or (ii) Buyer's receipt of the Title Report to review the Title Report and give Seller written notice of the exceptions listed in the Title Report that are unacceptable to Buyer (the "Unacceptable Exceptions"). Mortgages, delinquent taxes, or other financial obligations secured by the Property are automatically deemed Unacceptable Exceptions. If Buyer notifies Seller of its objection to any Unacceptable Exceptions, Seller will thereafter have fifteen (15) days to provide Buyer written notice stating whether Seller will (at Seller's sole cost and expense) cause such exceptions to be removed from the Title Policy issued to Buyer at Closing. If Seller refuses to remove any of the Unacceptable Exceptions and Buyer is not then satisfied with the condition of title, Buyer may elect to terminate this Agreement within fifteen (15) days of Seller's notification, in which event the Earnest Money shall be returned to Buyer.

5.2. Failure to Deliver Clean Title at Closing. If Seller fails to eliminate any Unacceptable Exception which Seller agreed to remove pursuant to Section 5.1 by the Closing Date, then Buyer may, without limiting any of its otherwise available remedies, elect to either (a) accept title to the Property subject to such exceptions, (b) refuse to accept the Property and terminate this Agreement, in which case the Earnest Money and Preliminary Closing Money shall be refunded to Buyer, or (c) extend the Closing Date for a period of fifteen (15) days to provide Seller with additional time to remove such exceptions. If Buyer elects option (c) and at the end of the 15-day period such exceptions have not been removed, Buyer may then elect to proceed in accordance with either option (a) or (b) described above. To the extent that an Unacceptable Exception is a monetary lien or financial obligation secured by the Property, the Title Company is hereby directed to pay off such lien or obligation to the extent that it can be satisfied by application of all or a portion of the Purchase Price delivered into escrow by Buyer at Closing.

5.3. Permitted Exceptions. All exceptions other than the Unacceptable Exceptions objected to by Buyer which Seller agreed to remove pursuant to Section 5.1 shall be deemed acceptable to Buyer (the "Permitted Exceptions"); provided, however, that in no event will mortgages, delinquent taxes, or other financial obligations secured by the Property be deemed Permitted Exceptions. Should the Title Company inform Buyer of any new title exceptions not appearing on the initial Title Report, such new exceptions shall be deemed Unacceptable Exceptions, unless specifically accepted in writing by Buyer.

## **6. Buyer's Due Diligence and Inspections.**

6.1. Due Diligence Period. Buyer shall have up to thirty (30) days after the Effective Date to review documents, make inspections, and otherwise satisfy itself that the condition of the Property is satisfactory to it (the "Due Diligence Period").

6.2. Seller's Delivery of Documents. Within fifteen (15) days after the Effective Date, Seller shall deliver to Buyer any and all material information and documentation in Seller's possession pertaining to the Property (the "Due Diligence Documents"). The Due Diligence Documents include (without limitation) copies of the following to the extent in Seller's possession: (a) all environmental data, studies, analyses, and reports relating to the Property or any neighboring property, (b) any existing survey of the Property, (c) any existing leases, boundary agreements, road maintenance agreements, or other contracts relating to all or a portion of the Property, (d) all topographical, geotechnical, wetlands, soils, and groundwater reports, or any other professional reports relating to the Property, (e) any well logs or water right certificates or permits relating to the Property, and (f) copies of any government permits, land use approvals or conditions, or zoning restrictions affecting the Property. If Seller is aware of the existence of any material information and documentation pertaining to the Property that are not in Seller's possession, Seller shall notify Buyer of the existence of such information within fifteen (15) days after the Effective Date or two (2) business days after learning of such information. Should Seller fail to timely provide Buyer with the Due Diligence Documents, Buyer may, at Buyer's sole discretion, extend the Due Diligence Period for a period not to exceed fifteen (15) days so that Buyer may have adequate time to review such additional documentation.

5.3 Property and Environmental Inspections. Buyer and its agents, including but not limited to consultants, surveyors, engineers, home inspectors, appraisers, and other professionals hired by Buyer, shall have the right to access the Property to conduct structural inspections, sewer and septic system sampling, asbestos and lead testing, and any other due diligence Buyer deems necessary. Seller shall cooperate with Buyer in making such inspections. Buyer and its agents will have the right to enter the Property at reasonable times before Closing to perform such surveys, analyses, studies, appraisals, and other due diligence that Buyer deems necessary; provided, however, that Buyer shall give Seller forty-eight (48) hours' notice prior to entering any residence located on the Property. Any area disturbed or damaged by Buyer's inspections shall be restored by Buyer, at Buyer's sole costs and expense, to its pre-inspection condition, and Buyer shall indemnify, defend, and hold Seller harmless from any liability resulting from any act of Buyer, its agents, employees and representatives in connection with such inspections. Buyer shall maintain or cause its contractors, property inspectors, and subcontractors to maintain commercial general liability insurance policies having a combined liability limit of at least One Million and 00/100 Dollars (\$1,000,000.00) and property damage limits of at least One Million and 00/100 Dollars (\$1,000,000.00) to cover its activities on the Property.

## **7. Conditions Precedent to Closing.**

7.1. Conditions Precedent to Buyer's Obligations. In addition to any other conditions contained in this Agreement, the conditions set forth in this Section 7.1 must be satisfied prior to Buyer's obligation to acquire the Property. These conditions are intended solely for Buyer's benefit and Buyer has the sole right and discretion to waive, by written notice, any of the conditions. In the

event any condition is not satisfied or waived on or before the Due Diligence Period or Closing, as applicable, Buyer will have the right to terminate this Agreement, in which event the Earnest Money shall promptly be returned to Buyer.

7.1.1. Buyer Board of Directors Approval. Prior to the expiration of the Due Diligence Period, the purchase of the Property must be approved by the Warrenton Urban Renewal Agency Board of Directors.

7.1.2. Due Diligence and Inspection Results. Prior to the expiration of the Due Diligence Period, Buyer must be satisfied, in its sole and absolute discretion, with its review of the Due Diligence Documents and the results of Buyer's inspections of the Property conducted under Section 5 above. In the event Buyer is not satisfied with the Property, it may determine by notice to Seller on or before the end of the Due Diligence Period to terminate this Agreement in which event the Earnest Money will be returned to the Buyer.

7.1.3. Title. At Closing (a) Seller shall convey fee simple title to the Property to Buyer in accordance with Section 8.1, and (b) the Title Company must be committed to issue to Buyer the Title Policy described below in Section 9.

7.1.4. Representations, Warranties, and Covenants of Seller. Seller's representations, warranties, and covenants set forth in this Agreement shall be true and correct as of the Closing Date.

7.1.5. No Material Changes. At Closing, there shall have been no material adverse changes related to or connected with the Property.

7.1.6. Seller's Deliveries. Seller shall have delivered to the Title Company prior to Closing the documents and materials described below in Section 8.

7.1.7. Removal of Personal Property and Debris. Provided that Buyer has identified all such items prior to the expiration of the Due Diligence Period, Seller shall have removed or have caused to be removed from the Property, at Seller's sole cost and expense, any and all personal property and/or trash, rubbish, debris, illegally dumped materials, or illegal fill materials.

7.2. Conditions Precedent to Seller's Obligations. Closing and Seller's obligations with respect to the transactions contemplated by this Agreement are subject to Buyer's delivery to the Title Company on or before the Closing Date of (i) the Purchase Price and (ii) the documents and materials described below in Section 8.2.

7.3. Failure of Conditions. In the event any of the conditions set forth above in Sections 7.1 or 7.2 are not timely satisfied or waived for a reason other than the default of Buyer or Seller under this Agreement, then this Agreement, escrow, and the rights and obligations of Buyer and Seller hereunder shall terminate and the Earnest Money and Preliminary Closing Money shall be returned to Buyer.

7.4. Cancellation Fees and Expenses. In the event the escrow terminates because of the nonsatisfaction of any condition for a reason other than the default of Seller under this Agreement,

Buyer shall pay the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Seller's default, Seller shall pay the cancellation charges required to be paid to the Title Company.

## 8. Deliveries to the Title Company.

8.1. By Seller. On or before the Closing Date, Seller shall deliver the following into escrow with the Title Company:

8.1.1. Deed. A Statutory Warranty Deed (the "Deed"), duly executed and acknowledged in recordable form by Seller, conveying the Property to Buyer free and clear of all liens and encumbrances except the Permitted Exceptions accepted by Buyer pursuant to Section 5 above. The Title Company's usual, preprinted exceptions (typically listed as general exceptions 1-5 in the Title Report) shall not be listed as exceptions on the Deed.

8.1.2. Nonforeign Certificate. Seller represents and warrants that it is not a "foreign person" as defined in IRC §1445. Seller shall deliver into escrow a certification to this effect in the form required by that statute and related regulations.

8.1.3. Proof of Authority. Such proof of Seller's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company.

8.1.4. Lien Affidavits. If Buyer obtains an extended policy of title insurance, any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Title Company in order to issue such extended policy of title insurance.

8.1.5. Other Documents. Such other fully executed documents and funds as are reasonably required by the Title Company of Seller to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

8.2. By Buyer. On or before the Closing Date, Buyer shall deliver the following into escrow with the Title Company.

8.2.1. Purchase Price. The Purchase Price, in accordance with Section 2 above.

8.2.2. Proof of Authority. Such proof of Buyer's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Seller.

8.2.3. Other Documents. Such other fully executed documents and funds that are required of Buyer to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

8.2.4. Leaseback Agreement. The Leaseback Agreement duly executed by Buyer and Seller.

9. **Right to Possession.** At Closing, subject to the Leaseback Agreement, Seller shall deliver to Buyer the right to possession of the Property. At the expiration or sooner termination of the Leaseback Agreement, Seller shall deliver to Buyer exclusive possession of (a) the Property and (b) all keys to all improvements included in the Property.
10. **Title Insurance.** As soon as practicable following Closing, Seller shall cause the Title Company to issue to Buyer a standard ALTA owner's title insurance policy in the full amount of the Purchase Price, insuring (a) fee simple title vested in Buyer or its nominees, subject only to the Permitted Exceptions as established under Section 5 of this Agreement and (b) unrestricted vehicular access from the Property to a public road (the "Title Policy").
11. **Closing Costs.** Seller shall pay for the Title Policy, one-half of all escrow fees, any real property transfer or excise taxes, all recording charges other than those allocated to Buyer below, and Seller's share of prorations pursuant to Section 12 below. Buyer shall pay the cost of any endorsements to the Title Policy requested by Buyer, the difference between a standard policy and extended policy of title insurance if requested by Buyer, the cost of recording the Deed, one-half of all escrow fees, and Buyer's share of prorations pursuant to Section 12 below. Buyer and Seller each shall pay for its own legal and professional fees incurred. All other costs and expenses are to be allocated between Buyer and Seller in accordance with the customary practice in the county where the Property is located.
12. **Prorations and Taxes.**
- 12.1. Prorations. Any and all state, county, and/or city taxes for the current year, rents, or other income or operating expenses pertaining to the Property will be prorated between Seller and Buyer as of the Closing Date.
- 12.2. Taxes and Assessments. All taxes, assessments, and encumbrances that will be a lien against the Property at Closing, whether or not those charges would constitute a lien against the Property at settlement, shall be satisfied by Seller at Closing. If Seller shall fail to do so, Buyer may pay any such tax, assessment, encumbrance, or other charge and deduct an amount equal to any such payment from the Purchase Price. If the Property is subject to farm or forest deferred taxes, Seller shall be responsible for said deferred taxes.
13. **Seller's Representations and Warranties.** Seller hereby warrants and represents to Buyer the following matters and acknowledges that they are material inducements to Buyer to enter into this Agreement. These representations and warranties shall survive Closing and Seller agrees to indemnify, defend, and hold Buyer harmless from all expense, loss, liability, damages and claims, including (without limitation) attorney's fees, arising out of a cause of action for the breach or falsity of any of Seller's representations, warranties and covenants. Seller warrants and represents to Buyer that the following matters are true and correct, and will remain true and correct through Closing:
- 13.1. Authority. Seller has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller, if Seller is not an individual, have full power and authority to sign for Seller and to bind it to this Agreement) and to sell, transfer and convey all right, title, and interest in and to the Property in accordance with this Agreement. No

further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.

13.2. Unrestricted Access. The Property has unrestricted, insurable vehicular access to a public road.

13.3. Hazardous Substances. For purposes of this Agreement, the term “Hazardous Substances” has the meaning defined in and includes those substances set forth in ORS 465.200. Seller warrants and represents as follows:

- a. Seller has not brought onto, stored on, buried, used on, emitted or released from, or allowed to be brought onto, stored on, buried, used on, emitted, released from, or produced or disposed of, from, or on the Property, any Hazardous Substances in violation of any environmental laws of the federal or state government;
- b. No underground storage tanks are located on the Property, including (without limitation) any storage tanks that may have at one time contained any Hazardous Substances;
- c. the Property is materially in compliance with applicable state and federal environmental standards and requirements affecting it;
- d. Seller has not received any notices of violation or advisory action by regulatory agencies regarding environmental control matters or permit compliance with respect to the Property;
- e. Seller has not transferred, and no other person has transferred, Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements; and
- f. There are no proceedings, administrative actions, or judicial proceedings pending or, to Seller’s Knowledge, contemplated under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

13.4. Encroachments. (a) All structures and improvements, including any driveways and accessory structures, are wholly within the lot lines of the Property, (b) no existing building, structure, or improvement of any kind encroaches upon the Property from any adjacent property, and (c) there are no present or past discrepancies or disputes regarding the boundaries of the Property.

13.5. Rights and Contracts Affecting Property. Except for this Agreement, Seller has not entered into any other contracts for the sale of the Property or permitted any rights of first refusal or options to purchase the Property. Except for those exceptions of record listed on the Title Report, Seller owns the Property in fee, free and clear of all liens, conditions, reservations, mortgages, leases, licenses, easements, prescriptive rights, permits, or other similar encumbrances. Seller has not sold, transferred, conveyed, or entered into any agreement regarding timber rights, mineral rights, water rights, “air rights,” or any other development

or other rights or restrictions relating to the Property, and to Seller's Knowledge no such rights encumber the Property. There are no service contracts or other agreements pertaining to the Property that Buyer will be required to assume at Closing. On or before Closing, Seller agrees to terminate any existing leases, licenses, permits, or other agreements allowing others to use the Property unless otherwise agreed to by the Buyer which agreement is in Buyer's sole and absolute discretion.

- 13.6. Possession. There are no leases, licenses, or other agreements permitting, nor has Seller authorized any person or entity to occupy or use any portion of the Property. Seller shall deliver the right to possession of the Property to Buyer at Closing and the exclusive possession of the entire Property upon expiration or earlier termination of the Leaseback Agreement.
- 13.7. No Legal Proceedings. There is no suit, action, arbitration, judgment, legal, administrative, or other proceeding, claim, lien, or inquiry pending or to Seller's Knowledge threatened against the Property or against Seller that could (a) affect Seller's right or title to the Property, (b) affect the value of the Property, or (c) subject an owner of the Property to liability.
- 13.8. Mechanic's and Other Liens. No work on the Property has been done or materials provided that have not been paid for in full that would give rise to actual or impending mechanic's liens, private liens, or any other liens, against the Property.
- 13.9. Public Improvements or Governmental Notices. There are no intended public improvements which will result in the creation of any liens upon the Property, nor have any notices or other information been served upon Seller from any governmental agency notifying Seller of any violations of law, ordinance, rule, or regulation which would affect the Property.
- 13.10. Breach of Agreements. The execution of this Agreement will not constitute a breach or default under any agreement to which Seller is bound or to which the Property is subject.
- 13.11. Bankruptcy Proceedings. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization, or other proceedings are pending or threatened against Seller, nor are any such proceedings contemplated by Seller.
- 13.12. Changed Conditions. If Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall promptly give notice to Buyer of those facts and information and the representations and warranties set forth herein shall be supplemented by such new information. If Seller provides such notice prior to the end of the Due Diligence Period, Buyer may elect prior to the end of the Due Diligence Period, as Buyer's sole remedy, to terminate this Agreement, in which case Buyer will have no obligation to purchase the Property and the Earnest Money shall be refunded to Buyer. If Seller provides such notice following the expiration of the Due Diligence Period, Buyer may elect prior to Closing, as Buyer's sole remedy, to terminate this Agreement, in which case Buyer will have no obligation to purchase the Property and the Earnest Money and Preliminary Closing Money shall be refunded to Buyer.

14. **Condition of the Property Through Closing.** Seller further represents, warrants, and covenants that until this transaction is closed or escrow is terminated, whichever occurs first, it shall (a) maintain the Property in substantially the same condition as it was on the Effective Date, with no tree cutting, timber harvesting, or alteration of the Property in any way, (b) keep all existing insurance policies affecting the Property in full force and effect, (c) make all regular payments of interest and principal on any existing financing, (d) comply in all material respects with all government regulations, and (e) keep Buyer timely advised of any repair or improvement required to keep the Property in substantially the same condition as it was on the Effective Date.

15. **Buyer's Representations and Warranties.** In addition to any express agreements of Buyer contained herein, the following constitute representations and warranties of Buyer to Seller:

- a. Subject to the conditions stated herein, Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein;
- b. Subject to the conditions stated herein, all requisite action has been taken by Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein; and
- c. Subject to the conditions stated herein, the persons executing this Agreement and the instruments referred to herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement.

16. **Legal and Equitable Enforcement of This Agreement.**

16.1. Default by Seller. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Seller, Buyer shall be entitled as its sole remedy to either (a) terminate this Agreement and receive a refund of the Earnest Money and Preliminary Closing Money or (b) leave the Earnest Money and Preliminary Closing Money deposited with the Title Company, reduce the Purchase Price by \$2,000 for every 7 days of Seller's delay past the Closing Date, and pursue specific performance of this Agreement.

16.2. Default by Buyer. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Buyer, Buyer and Seller agree that it would be impractical and extremely difficult to estimate the damages that Seller may suffer. Therefore, Buyer and Seller agree that a reasonable estimate of the total net detriment that Seller would suffer in the event that Buyer defaults and fails to complete the purchase of the Property is and will be an amount equal to the Earnest Money. This amount shall be Seller's sole and exclusive remedy (whether at law or in equity), and the full, agreed, and liquidated damages for the breach of this Agreement by Buyer. The payment of said amount as liquidated damages is not intended as a forfeiture or penalty. All other claims to damage or other remedies are hereby expressly waived by Seller. Upon default by Buyer, this Agreement will terminate and except as set forth in this section, neither party will have any further rights or obligations hereunder or to one another.

17. **Risk of Loss, Condemnation.** Seller bears the risk of all loss or damage to the Property from all causes, through the Closing Date. If, before the Closing Date, all or any part of the Property is damaged, destroyed, condemned, or threatened with condemnation, Seller shall give Buyer written notice of such event. Buyer may terminate this Agreement by giving written notice to Seller within ten (10) days following receipt by Buyer of written notice from Seller of such casualty or condemnation and the Title Company shall return to Buyer the Earnest Money and any accrued interest thereon.
18. **Notices.** All notices required or permitted to be given must be in writing to the address set forth below and will be deemed given upon (a) personal service, (b) deposit in the United States Mail, postage prepaid, (c) deposit a nationally recognized overnight courier service, or (d) email with confirmation of delivery. All such notices shall be deemed received (w) upon personal service, (x) three (3) days after deposit in the United States Mail, postage prepaid, (y) one (1) day after deposit with a nationally recognized overnight courier service, or (z) if sent during business hours, on confirmation of delivery of such email, and if sent outside of business hours, the next business day following confirmation of delivery of such email.

To Seller: Northwest Oregon Housing Authority  
PO Box 1149  
Warrenton, OR 97146  
Phone No. 503-861-0119  
Email: [hsufengandy@nwoha.org](mailto:hsufengandy@nwoha.org)

To Buyer: Warrenton Urban Renewal Agency  
Attn: Esther Moberg  
PO Box 250  
Warrenton, OR 97146  
Phone No. 971-286-2017  
Email: [citymanager@warrentonoregon.us](mailto:citymanager@warrentonoregon.us)

The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manners set forth above will be effective when received by the party for whom it is intended. Telephone and fax numbers are for information only.

19. **Broker or Commission.** Each party represents and warrants that it has used no brokers in this transaction. In the event any person or entity asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, then Seller shall indemnify, hold harmless, and defend Buyer from and against any such claim if based on any action, agreement, or representations made by Seller; and Buyer shall indemnify, hold harmless, and defend Seller from and against any such claim if based on any action, agreement, or representations made by Buyer.
20. **Further Actions of Buyer and Seller.** Buyer and Seller agree to execute all such instruments and documents and to take all actions reasonably acceptable to each party pursuant to the provisions of this Agreement in order to consummate the purchase and sale contemplated and

both parties shall use their reasonable efforts to accomplish Closing in accordance with the provisions hereof.

## 21. Miscellaneous.

- 21.1. Partial Invalidity. If any term or provision of this Agreement or the application to any person or circumstance is, to any extent, found invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances, other than those to which it is held invalid or unenforceable, will not be affected thereby, and each such term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.
- 21.2. Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act.
- 21.3. Survival of Representations. The covenants, agreements, representations, and warranties made herein shall survive Closing and will not merge into the Deed upon recordation in the official real property records.
- 21.4. Representation. This Agreement was prepared by Buyer. Seller represents that Seller had an opportunity to consult with its own legal counsel prior to executing this Agreement. Seller waives any claim that any term or condition herein should be construed against the drafter of the Agreement. This Agreement shall be construed as if it had been prepared by both parties.
- 21.5. Entire Agreement. This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of the Agreement and supersedes all prior understandings with respect to it. This Agreement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.
- 21.6. Time of Essence. Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to every term, condition, obligation, and provision contained in this Agreement. Unless otherwise specified herein, in computing any period of time described in this Agreement, whenever a date for an action required to be performed falls on a Saturday, Sunday, or a state or federal holiday, then such date shall be extended to the following business day.
- 21.7. Recitals. The statements and information set forth in the Recitals are hereby incorporated as if fully set forth herein and shall be used for the purposes of interpreting this Agreement.
- 21.8. Governing Law. The parties acknowledge that this Agreement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Agreement is governed by and should be interpreted in accordance with the laws of the state of Oregon.

21.9. 1031 Exchange. Seller may arrange and effect the Closing of the sale of the Property in connection with a simultaneous or non-simultaneous exchange for other property of like kind pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. Seller shall be responsible for preparing the documents required to effect the exchange and for paying any additional closing, title, or escrow costs incurred in connection with the exchange. Buyer shall cooperate with Seller's efforts to effect an exchange transaction and shall execute any documents reasonably requested in connection therewith, provided Buyer shall not be required to incur any costs or obligations or to take title to any exchange property other than the Property. The sale of the Property is not conditioned upon Seller's ability to effect an exchange.

21.10. No Beneficiaries. No party besides Buyer and Sellers has any rights or remedies under this Agreement.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**This document will automatically expire on April 25, 2026 at 5:00 p.m., if not executed by Seller within that time and delivered to BUYER pursuant to the notice requirements contained in Section 18 above.**

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the last date of signature specified below.

BUYER: Warrenton Urban Renewal Agency

SELLER: Northwest Oregon Housing Authority

  
Signature

Hsu-Feng Andy Shaw Digitally signed by Hsu-Feng Andy Shaw  
Date: 2026.04.24 13:06:08 -07'00'  
Signature

Name: Henry A. Balensifer III

Name: Hsu-Feng Andy Shaw

Title: Mayor Chairman

Title: Executive Director

Date: 4/28/2026

Date: 4/24/2025

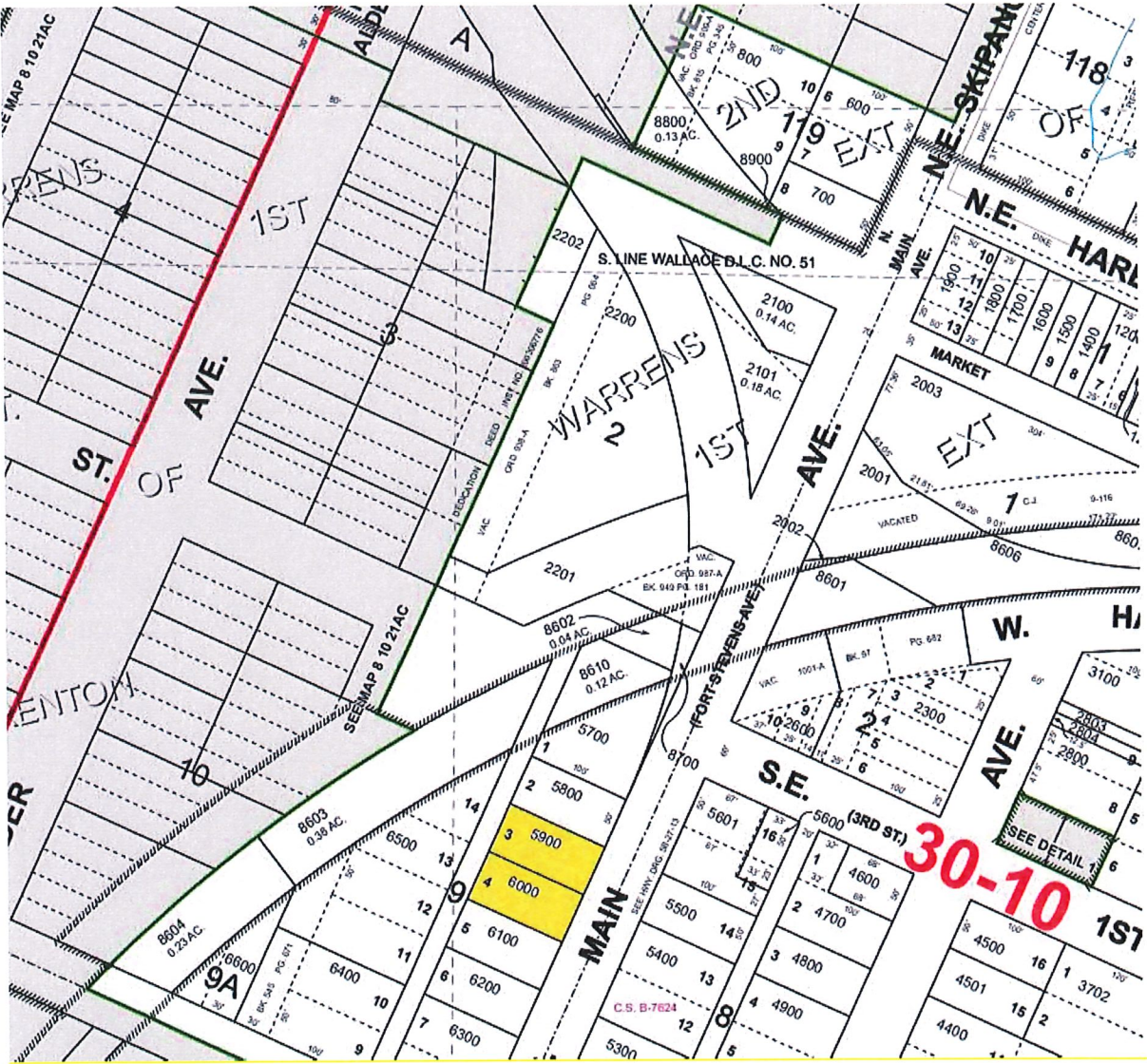
**EXHIBIT A**

**The Property**

**That certain real property described as:**

**Lots 3 and 4, Block 9, Warrens First Extension, in the City of Warrenton, County of Clatsop and State of Oregon.**

Exhibit B  
Property Depiction



## Exhibit C Leaseback Agreement

This Leaseback Agreement (“Agreement”) is made by and between Warrenton Urban Renewal Agency (“Landlord”), an Oregon municipal corporation, and Northwest Oregon Housing Authority (“Tenant”) on the date this Agreement has been signed by both parties below (“Effective Date”).

### RECITALS

Landlord and Tenant have entered into a Purchase and Sale Agreement (“PSA”) executed on April 24, 2026 where Landlord has agreed to purchase from Tenant and Tenant has agreed to sell to Landlord the property located at 147 S. Main Ave., Warrenton, Oregon 97146, commonly known as Tax Lot 81021AD06000, and more particularly described on the attached Exhibit A and depicted on the attached Exhibit B (the “Property”);

The PSA is conditioned on the Landlord and Tenant entering into this Leaseback Agreement (“Agreement”) where Landlord allows Tenant to occupy a portion of the Property, as described below, solely for the purposes for which it is currently being used for the period commencing on the Closing Date (as defined in the PSA and hereinafter the “Commencement Date”) and to continue such use until expiration of the Leaseback Term.

### TERMS AND CONDITIONS

1. **Term.** The term of this Agreement commences on the Commencement Date and expires two (2) months from the Closing Date (the “Leaseback Term”). Notwithstanding the foregoing, if the Tenant no longer requires use of the Property and decides to vacate before the Leaseback Term expires, the Tenant will provide seven (7) days written notice to the Landlord of Tenant’s intent to vacate and terminate this Agreement, unless Landlord agrees to a shorter term of notice. If the Tenant terminates this Agreement before the Leaseback Term as set forth herein, the Landlord will promptly pay Tenant a prorated share of any prepaid rent.
2. **Tenant Responsibility for Rent and other Charges.** In exchange for the Purchase Price as set forth in the PSA, Tenant shall pay the Landlord TWO THOUSAND FIVE-HUNDRED DOLLARS (\$2,500) monthly rent during the Leaseback Term. Rent must be paid by the 5<sup>th</sup> day of the beginning of each month-term to the following address: 225 S. Main Ave., Warrenton Oregon 97146 Landlord is responsible for all utility (i.e., electric, gas, water, sanitary sewer, cable, telephone, etc.) charges.
3. **Partial Use of Property.** Landlord permits Tenant to occupy the three or four offices within the Property. Excluding these three or four offices, Tenant must remove personal property and vacate all other areas of the Property. The three or four offices shall be used only for the purposes for which it is currently being used by Tenant on the Commencement Date. No persons other than the

Tenant shall use the Property. Tenant will not assign, sublet or rent the three or four offices within the Property.

4. **Tenant's Responsibilities.** Tenant shall maintain the three or four offices of the Property and other shared spaces or fixtures in at least as good a condition as on the Commencement Date through the termination of this Leaseback Agreement. Tenant agrees to take possession of the Property "AS IS."
5. **Landlord's Right to Occupy.** Tenant understands that Landlord will occupy and use all other areas of the Property, excluding the four offices that are occupied by Tenant, without restriction.
6. **Insurance.**
  - 6.1. **Personal Property.** Tenant shall bear the expense of any insurance insuring the personal property of Tenant on the Property against risk of theft or damage.
  - 6.2. **Liability Insurance.** Tenant shall continue to maintain its public liability and property damage insurance that was in existence prior to the sale of the Property and in identical coverage amounts.
7. **Liability to Third Persons.**
  - 7.1 **Liens.** Tenant shall pay as due all claims for work done on and for services rendered or material furnished to the Property at Tenant's request and shall keep the Property free from any liens.
  - 7.2 **Indemnification.** Tenant shall indemnify, defend, and hold the Landlord, its elected officials, officers, employees, agents and insurers harmless from any claim, loss, or liability arising out of or related to any activity of Tenant, and any person who comes on the Property at the invitation or with the acquiescence of Tenant.
8. **Removal of Property and Debris.** Upon expiration or termination of this Agreement, Tenant agrees to remove from the Property, at Tenant's sole cost and expense, all personal property and trash. Landlord reserves the right to use FIVE THOUSAND DOLLARS (\$5,000) of the Holdback funds to remove those items and to restore and repair the Property affected by the removal of the items.
9. **Damage and Destruction.** If fire or other casualty in Landlord's reasonable opinion renders the Property untenable, Landlord may immediately terminate this Agreement and Tenant must vacate the premises.

- 10. Default/Remedies.** Tenant shall be in default if it fails to perform its obligations under this Agreement within ten (10) days after written notice of the default. Upon such default, Landlord may pursue any remedy available to it in law or at equity, including termination of this Agreement.
- 11. Nonwaiver.** Waiver by either party of strict performance of any provision of this Agreement, including acceptance by Landlord of late payment of rent, shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provisions.
- 12. Attorney Fees and Costs.** If this Agreement is placed in the hands of an attorney due to a default in the payment or performance of any of its terms, the defaulting party shall pay, immediately upon demand, the other party's actual fees and expenses together with reasonable attorney fees, even though no suit or action is filed. For purposes of this Agreement, the term "attorney fees" includes all charges of the prevailing party's attorneys and their staff (including, without limitation, legal assistants, paralegals, word processing, and other support personnel).
- 13. No Third-Party Beneficiaries.** This Agreement is for the benefit of the parties hereto only and is not intended to benefit any other person or entity, and no person or entity not a signatory to this Agreement shall have any third-party beneficiary or other rights whatsoever under this Agreement. No other party or entity not a party to this Agreement may enforce the terms and provisions of this Agreement.
- 14. Compliance with Laws.** During the term of this Agreement, Tenant shall observe and comply with all federal, state and local laws, ordinances and regulations, applicable to the Property.
- 15. Notices.** All notices required or permitted to be given must be in writing to the address set forth below and will be deemed given upon (a) personal service, (b) deposit in the United States Mail, postage prepaid, as certified or registered mail, return receipt requested, or (c) deposit with a nationally recognized overnight courier service. All such notices shall be deemed received upon receipt of refusal of delivery.

To Tenant: Northwest Oregon Housing Authority  
PO Box 1149  
Warrenton, OR 97146  
Phone No. 503-861-0119  
Email: hsufengandy@nwoha.org

To Landlord: Warrenton Urban Renewal Agency  
Attn: Esther Moberg  
PO Box 250  
Warrenton, OR 97146  
Phone No. 971-286-2017  
Email: citymanager@warrentonoregon.us

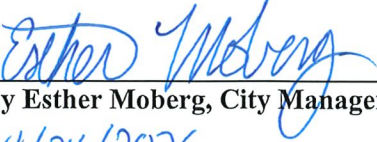
The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manner set forth above will be effective when received by the party for whom it is intended. Telephone, email, and fax numbers are for information only.

- 16. Tenant's Acknowledgment.** Tenant hereby acknowledges that Tenant has read and received a copy of this Leaseback Agreement, including any exhibits hereto.
- 17. Prior Agreements.** This document is entire, final and complete. This Agreement supersedes and replaces all written and oral agreements heretofore made or existing by and between the parties or their representatives as far as the use of the Property for the term of this Agreement are concerned.
- 18. Modification.** This Agreement may be modified but no modification shall be valid unless in writing and signed by authorized representatives of the parties hereto.

The parties have executed this Agreement on the date first written below.

**LANDLORD:**

**Warrenton Urban Renewal Agency**

  
\_\_\_\_\_  
**By Esther Moberg, City Manager**  
4/24/2026  
\_\_\_\_\_  
Date

**TENANT:**

**Northwest Oregon Housing Authority**

Hsu-Feng Andy Shaw Digitally signed by Hsu-Feng Andy Shaw  
Date: 2026.04.24 13:16:42 -07'00'  
\_\_\_\_\_  
**By Hsu-Feng Andy Shaw, Executive Director**  
4/24/2026  
\_\_\_\_\_  
Date



Prepared For:  
City of Warrenton

147 S. Main Ave  
Warrenton, OR, 97146

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## Rating Information

- **Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- **Maintenance, light repair or replace Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- **Not Present:** Not present or visible at the time of the inspection.
- **Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- **Repair / Replace:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- **Potentially Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

This is the "Summary" section. It will display & provide information with both photos/videos included. PLEASE READ THE ENTIRE REPORT. It is recommend to have only a qualified and/or licensed professional evaluate and perform repairs, repalcements as needed.

## Exteriors

### Exterior Siding Surfaces

**Maintenance, light repair or replace Item**

#### **Siding material**

Cement fiber type (Hardi-plank type)

#### **Siding style**

Lap, clapboard style

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

### Doors & Windows

**Maintenance, light repair or replace Item**

#### **Window material type**

Vinyl thermal type

#### **Door materials**

Wood type, Wood w/ glass inserts

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

### Electric Outlets, Switches & Devices

**Maintenance, light repair or replace Item**

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

### Exterior Faucets & Spigots

**Maintenance, light repair or replace Item**

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

---

## Kitchen & Appliances

## Dishwasher(s)

**Maintenance, light repair or replace Item**

### Dishwasher brand

Frigidaire

Leak underneath dishwasher

Recommend an appliance technician or qualified handyman, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

## Kitchen Sink, Faucets & Insta-Hot Type systems

**Maintenance, light repair or replace Item**

Recommend a qualified handyman, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

# Interiors

## Interior Walls, Ceilings, Stairs, Windows, Doors & Closets

**Maintenance, light repair or replace Item**

### Floors covering(s)

Vinyl type, Carpet type, Area rug(s)

### Ceiling materials

Drywall type

### Wall materials

Drywall type

### Dryer ducting type (inside bedhinddryer), power source

None installed

### Interior door material type

Wood, Wood w/ window panes, Hollow core type, Solid type

Crack in drywall over windows on SE area of main room. Crack in ceiling drywall over secured storage room area on East side main room

Recommend a qualified handyman, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

## Sinks, Faucets, Showers & Toilets

**Maintenance, light repair or replace Item**

Recommend a plumber or qualified contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.

# Plumbing Systems

## Plumbing Supply Lines System

**Maintenance, light repair or replace Item**

I could not locate the house side main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to have a plumber install one.

No house side water main shut off valve located

---

## Sewer Scope Video Inspection

**Sewer, Septic Drain Lines, Ejectors Sytems.**

**Maintenance, light repair or replace Item**

There was no accessible clean out access to do a sewer scope so I subcontracted out with Elements environmental to perform a sewer scope

SEE THE "ATTACHMENTS" SECTION ON THE LEFT SIDE OF REPORT TO VIEW SEWER SCOPE VIDEO.

---

## Heating & Cooling Systems

**HVAC System**

**Maintenance, light repair or replace Item**

**Heating system type**

Heat pump - provides both heating/cooling

**Furnace, air handler manufacturer(s) brand**

Trane, Carrier

**Furnace, air handler age**

3 Years old, Unable to determine

**HVAC ducting type**

Unknown - Not visible

**Furnace, air handler location**

Roof mounted - viewed with aerial drone

I did not operated the units in heating mode due to temperature, not being able to adjust settings.

# General Information

## Inspection & Property Information

Inspector Name: Allen Canzler

Company Name: Checkpoint Home Inspections, LLC.

Company Address: Po Box 186

City: Hammond

State: Oregon

Zip: 97121

Phone: 1-503-706-3667

Email: allen@checkpointhomes.net

Website: [Checkpoint Home Inspections, LLC.](#)

### Inspection Date

2026-05-06

### Year house built (per online records, listing)

Unable to locate date information

### Inspection start time

11:00 am



## General Information

Checkpoint Home Inspections, LLC will be acting as a "generalist". We are performing an overall general limited visual inspection as a "snap shot" of the overall house condition on the scheduled date and time. Checkpoint Home Inspections, LLC adheres to the State of Oregon Standards of Practice (S.O.P.- included as an attachment for you) for all inspections. The inspection is not technically exhaustive or invasive. Components, systems, conditions, etc., which are hidden, obstructed, or not accessible cannot be included in or speculated upon in this report. This report is not an implied or expressed warranty of any kind; and no insurance policy or guarantee of any component, system or conditions of the inspected property is made by Checkpoint Home Inspections, LLC.

This report is the sole, exclusive property of Checkpoint Home Inspections, LLC, and usage of the report is hereby granted only to the buyer (customer) named on it. It is non-transferable and not for use, viewing, resale or any other

purpose by any 3rd party. Checkpoint Home Inspections, LLC will not comment on the contents of this report with any party not the original buyer (customer) unless given exclusive permission by them in writing. This report is only valid for the conditions reported on as of the day of the inspection noted on it.

***Please read the complete report in its entirety as some information and comments not appearing in the summary section can contain valuable information to you and will better convey the overall condition of the house on the inspection day.***

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home.

**This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.**

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Homeowner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Homeowner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/

were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.

**People present at inspection**

Inspector , Tenants

**Weather condition(s)**

Completely cloudy, overcast, Light wind

**Note(s) To Client**

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests not associated with WDI.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable

during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.

# Roof & Attic

## Roof & Attic Overview Pictures, Videos

It is recommended that all roofing related evaluations, repairs, and corrections be performed by a qualified & licensed roofing contractor.

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

(1) The Oregon certified home inspector shall observe and describe: (a) Roof coverings; (b) Roof drainage systems; (c) Flashings; (d) Skylights, chimneys, and roof penetrations; and (e) Signs of leaks or abnormal condensation on building components.

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.



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Attic space



FYI - Attic space



FYI - Attic space



FYI - Attic space



FYI - Attic space



FYI - Attic space



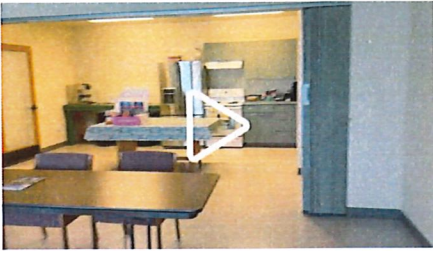
FYI - Attic space



FYI - Attic space access in conference / break room



FYI - Attic space access in conference / break room



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Roof



FYI - Roof

## Roof System(s)

Functional

### Roof covering materials

Modified bitumen type.

### Roof design, style

Flat, low sloped

### Method to inspect roof

Drone - (did nto walk roof)

## Attic Space(s)

Functional

### Attic insulation material

Fiberglass blown-in, NONE

### Attic, roof ventilation type

NONE visible

### Roof, attic framing methods

Trusses, metal framed.

### Attic inspection method

From entry access - Limited attic inspection. Unable to see, inspect all areas due to clearances, ducting, or obstructions.

# Gutters, Downspouts, Soffits, Rakes & Fascias

Functional

# Exteriors

## Exterior Overview Pictures, Videos

Recommend all general exterior construction related evaluations, repairs, and corrections be performed by a qualified & licensed handyperson or contractor.

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

(1) The Oregon certified home inspector shall observe and describe: (a) Wall cladding, flashings, and trim; (b) Entryway doors and all windows; (c) Garage door operators; (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings; (e) Eaves, soffits, and fascias; and (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.

(2) The Oregon certified home inspector shall: (a) Operate all entryway doors and a representative number of windows; (b) Operate garage doors manually or by using permanently installed controls for any garage door opener; and (c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system.

(3) The Oregon certified home inspector is not required to observe: (a) Storm windows, storm doors, screening, shutters, and awnings; (b) Garage door operator remote control transmitters; (c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements; (d) Recreational facilities (including spas, saunas, steam baths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or (e) Detached buildings or structures; (f) Fences or privacy walls; (g) Ownership fencing, privacy walls, retaining walls; or (h) Condition of trees, shrubs, or vegetation.

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.

## Exterior Siding Surfaces

**Maintenance, light repair or replace Item**

### Siding material

Cement fiber type (Hardi-plank type)

### Siding style

Lap, clapboard style

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



Some vegetation contacting building - should be trimmed to at least >12" away from structure.



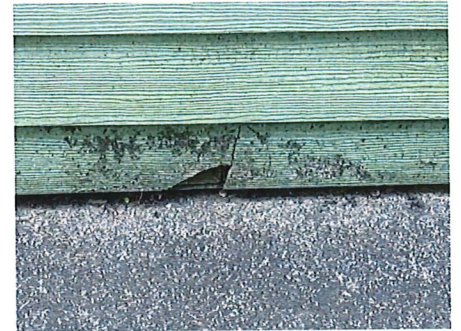
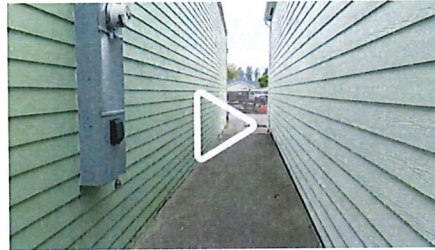
Some vegetation contacting building - should be trimmed to at least >12" away from structure.



Some vegetation contacting building - should be trimmed to at least >12" away from structure.



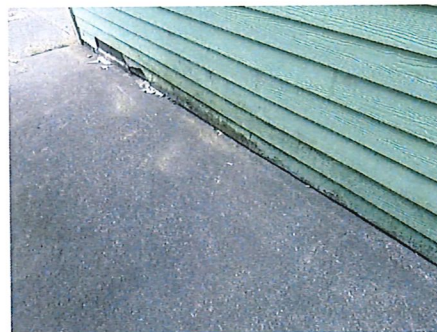
Some vegetation contacting building - should be trimmed to at least >12" away from structure.



Some damage to lowest course of siding at west side alley.



Some damage to lowest course of siding at west side alley.



Some damage to lowest course of siding at west side alley.



Some damage to lowest course of siding at west side alley.



Some damage to lowest course of siding at west side alley.



Some damage to lowest course of siding at west side alley.

## Doors & Windows

Maintenance, light repair or replace Item

### Window material type

Vinyl thermal type

### Door materials

Wood type, Wood w/ glass inserts

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Deteriorating caulking around several exterior window trims.



Wood rot on window trim - Front side 4th window from left as facing



Wood rot on window trim - Front side 4th window from left as facing



Wood rot on window trim - Front side 4th window from left as facing





Wood rot on window trim - SW side

## Decks, Porches, & Patios

Functional

### Decks, patios, porches

Sidewalk, Covered porch, Ramps

## Electric Outlets, Switches & Devices

Maintenance, light repair or replace Item

Recommend a qualified handy person, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



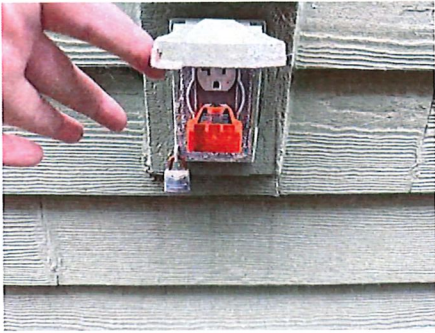
Some exterior outlets are not locked - have damaged covers that will not lock



Some exterior outlets are not locked - have damaged covers that will not lock



Some exterior outlets are not locked - have damaged covers that will not lock



Some exterior outlets are not locked



Some exterior outlets are not locked



FYI - Several exterior outlets covers are padlocked shut.



FYI - Several exterior outlets covers are padlocked shut.



FYI - Several exterior outlets covers are padlocked shut.



FYI - Several exterior outlets covers are padlocked shut.

## Exterior Faucets & Spigots

**Maintenance, light repair or replace Item**

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



No handle on faucet on front sidewalk



No handle on faucet on front sidewalk



No handle on faucet on South side



No handle on faucet on South side

## Grading & Drainage

Functional

# Garage & Parking

## Garage & Parking Overview Pictures, Videos

Recommend all general garage construction and related component evaluations, repairs, and corrections be performed by a qualified & licensed handyperson or contractor. Garage door operators, components, tracks & reversing safety mechanisms should be reviewed and corrected only by a qualified garage door technician. Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage.

The interior of the garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture, tools, equipment or vehicles and inspecting behind shelves, cabinets 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.

## Garage Door, Opener, Carport.

Not Present

## Electric Outlets, Switches & Devices

Not Present

## Interior Walls, Ceilings, Stairs, Windows, Doors & Closets

Not Present

## Driveway & Parking

Functional

### Driveway material

Asphalt, Street parking, Shared access, Parking lot

## Shop, Barn, ADU

Not Present

# Kitchen & Appliances

## Kitchen Overview Pictures, Videos

Recommend all general construction / kitchen & appliance related evaluations, repairs, and corrections be performed by a qualified & licensed handyperson, contractor and/or appliance technician.

Certain built-in kitchen appliances may not be tested or cycled at discretion of the inspector for either safety, cleanliness or stability concerns. Any appliance not tested, cycled will be clearly noted in this report.

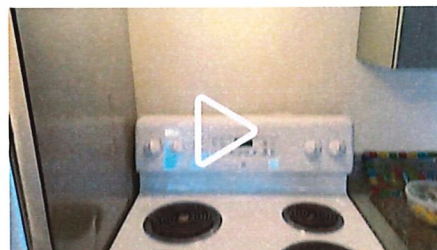
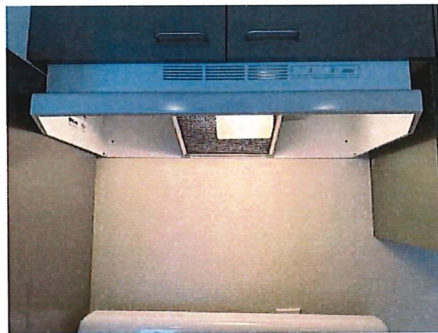
(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances: (a) Installed dishwasher, through its normal cycle; (b) Range, cook top, and installed oven; (c) Trash compactor; (d) Garbage disposal; (e) Ventilation equipment or range hood; (f) Installed microwave oven; (g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe: (a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; (b) Non built-in appliances; (c) Refrigeration units that are not installed; or (d) Microwave leakage.

(3) The Oregon certified home inspector is not required to operate: (a) Appliances in use; or (b) Any appliance that is shut down or otherwise inoperable.

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.

Range top & oven, vent hood, dishwasher & garbage disposal operated





## Electric Outlets, Switches & Devices

Functional

## Dishwasher(s)

Maintenance, light repair or replace Item

### Dishwasher brand

Frigidaire

Leak underneath dishwasher

Recommend an appliance technician or qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



Leak underneath dishwasher



Leak underneath dishwasher



Leak underneath dishwasher



Leak underneath dishwasher



Leak underneath dishwasher

## Kitchen Sink, Faucets & Insta-Hot Type systems

**Maintenance, light repair or replace Item**

Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



Filtered faucet in kitchen did not operate



Filtered faucet in kitchen did not operate

## Range top(s), Oven(s)

**Functional**

**Range top, oven brand**  
General Electric

**Range, oven power source**  
Electric

**Vent Hood, Microwave Vent Exhaust type**  
Vented to exterior

## Microwave Oven(s)

**Not Present**

## Garbage Disposal(s)

Functional

### Garbage disposal brand

Badger , In-sink-erator

## Cabinets & Countertops

Functional

### Counter top material

Laminate type

### Cabinet Material(s)

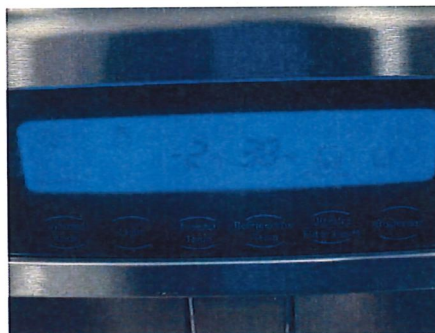
Wood, wood type

## Refrigerator(s)

Not Inspected

### Refrigerator brand

Kenmore



## Trash Compactor

Not Present

# Interiors

## Interior Overview Pictures & Videos

Recommend all general construction related evaluations, repairs, and corrections be performed by a qualified & licensed handyperson / carpenter / contractor.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

(1) The Oregon certified home inspector shall observe and describe: (a) Walls, ceiling, and floors; (b) Steps, stairways, balconies, and railings; (c) Counters and cabinets; (d) Doors and windows.

(2) The Oregon certified home inspector shall: (a) Operate a representative number of windows and interior doors; (b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or harmful condensation on building components.

(3) The Oregon certified home inspector is not required to: (a) Operate a representative number of cabinets and drawers; (b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (c) Observe draperies, blinds, or other window treatments.

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.

## Interior Walls, Ceilings, Stairs, Windows, Doors & Closets

### Maintenance, light repair or replace Item

#### Floors covering(s)

Vinyl type, Carpet type, Area rug(s)

#### Ceiling materials

Drywall type

#### Wall materials

Drywall type

#### Dryer ducting type (inside bedhinddryer), power source

None installed

#### Interior door material type

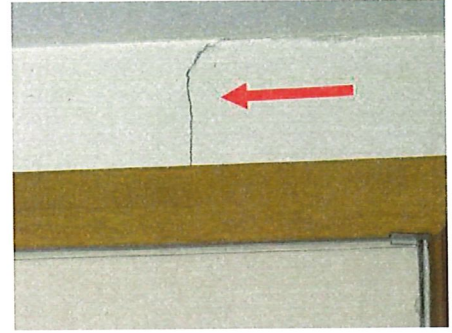
Wood, Wood w/ window panes, Hollow core type, Solid type

Crack in drywall over windows on SE area of main room. Crack in ceiling drywall over secured storage room area on East side main room

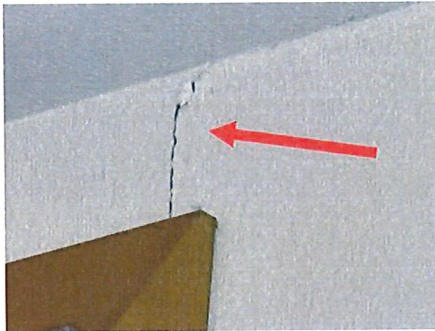
Recommend a qualified handyperson, carpenter or contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



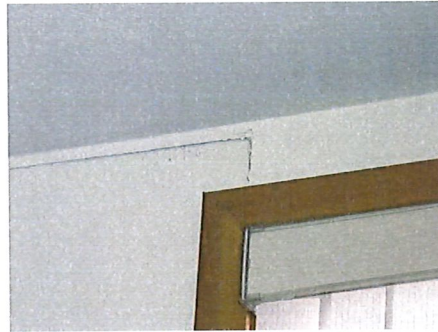
Crack in drywall over windows on SE area of main room



Crack in drywall over windows on SE area of main room



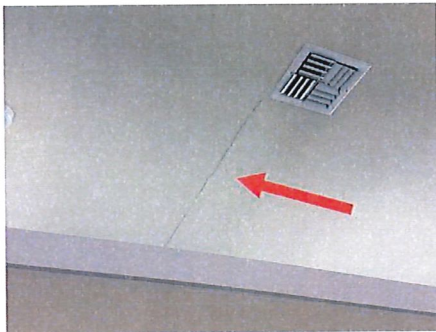
Crack in drywall over windows on SE area of main room



Crack in drywall over windows on SE area of main room



Crack in ceiling drywall over secured storage room area on East side main room



Crack in ceiling drywall over secured storage room area on East side main room

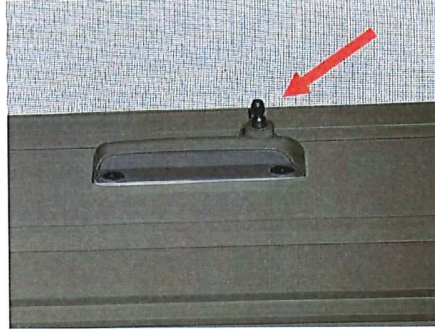


Crack in ceiling drywall over secured storage room area on East side main room





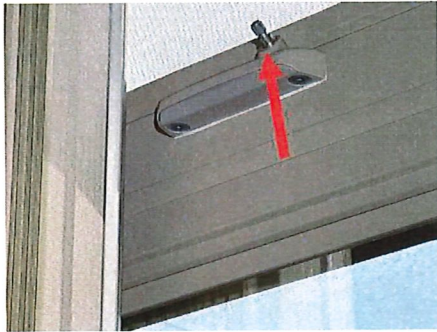
Window crank handle missing on window in NE office



Window crank handle missing on window in NE office



Window crank handle missing on window in NE office



Window crank handle missing on window in NE office

## Smoke & Carbon Monoxide (CO) Alarms

Functional

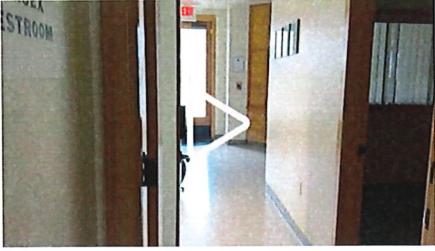
## Electric Outlets, Switches & Devices

Functional

## Sinks, Faucets, Showers & Toilets

Maintenance, light repair or replace Item

Recommend a plumber or qualified contractor evaluate further as/if needed & adjust, repair or replace as deemed necessary.



Slow sink drain in Southern most bathroom

## Exhaust Vents & Ducting

Functional

## Cabinets & Countertops

Functional

# Plumbing Systems

## Plumbing Overview Pictures & Videos

Recommend all plumbing related evaluations, repairs, and corrections be performed by a qualified & licensed plumber / plumbing contractor.

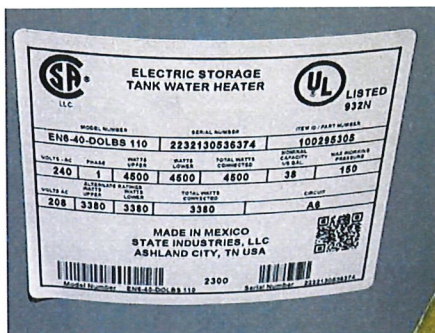
(1) The Oregon certified home inspector shall observe: (a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections; (b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage; (c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents; (d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and (e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe: (a) Water supply and distribution piping materials; (b) Drain, waste, and vent piping materials; (c) Water heating equipment.

(3) The Oregon certified 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 or interior faucets not serviced by a drain.

(4) The Oregon certified home inspector is not required to: (a) State the effectiveness of anti-siphon devices and anti-backflow valves; (b) Determine whether water supply and waste disposal systems are public or private; (c) Operate automatic safety controls; (d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets; observe: (A) Water conditioning systems; (B) Fire and lawn sprinkler systems; (C) On-site water supply quantity and quality; (D) On-site waste disposal systems; (E) Foundation irrigation systems; (F) Whirlpool tubs, except as to functional flow and functional drainage; (G) Swimming pools and spas; or (H) Solar water heating equipment.

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.



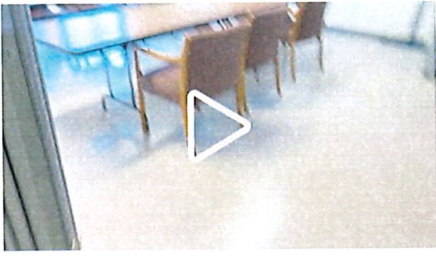
FYI - Water heater in mechanical closet near kitchen in hallway



FYI - Water heater in mechanical closet near kitchen in hallway



FYI - Water heater in mechanical closet near kitchen in hallway



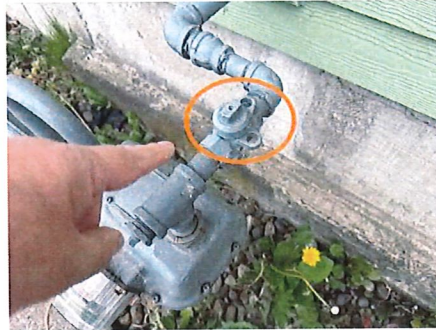
FYI - Water meter in sidewalk by front entry steps



FYI - Water meter in sidewalk by front entry steps



FYI - Water meter in sidewalk by front entry steps



Natural gas meter & main shut off on front of building



Natural gas meter & main shut off on front of building



Natural gas meter & main shut off on front of building

## Water Heater System

Functional

Water meter, main water supply shut off (house side)  
Unable to locate

**Water supply service piping type**

Copper, Unknown - Not visible

**Water Service Source**

Public, municipal

**Water supply piping material in house**

Copper, Unknown - not visible

**Water heater power source & # of tanks**

Electric type, 1 tank

**Water heater age**

4 Years old

**Water heater manufacturer(s) brand name**

State

**Water Heater Capacity**

38 gallons

## Plumbing Supply Lines System

Maintenance, light repair or replace Item

I could not locate the house side main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to have a plumber install one.

No house side water main shut off valve located



I could not locate the house side main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to have a plumber install one.

## Plumbing Waste Lines System

Functional

# Sewer Scope Video Inspection

## Sewer Scope (lateral line video inspection)

### Sewer Scope Inspection — Disclaimer / Limitations of Liability

#### *Scope of Inspection:*

You have requested a sewer scope (video camera) inspection of the building's sewer lateral/main sewer line (from the accessible clean-out point to the municipal connection or septic system). This inspection is limited to visual access of the pipe(s) that were reachable by the camera equipment at the time of inspection, and does **not** include branch drain lines, interior drain, waste and vent systems, or entirely inaccessible pipe segments.

#### *Limitations & Exclusions:*

1. The inspection is performed on the date and time of the service and reflects conditions then visible. It is not a guarantee or warranty of future performance.
2. Some sections of the pipe may not be accessible due to bends, blockages, collapsed sections, lack of a clean-out, pipe material limitations, or camera reach limitations. Such inaccessible segments are excluded from the visual inspection.
3. The inspection does not verify full compliance with local municipal code, manufacturer installation standards, or predict future failure. It is not a pressure test or water flow performance test unless expressly stated.
4. The inspector will identify visible defects (e.g., root intrusion, offsets, collapsed pipe, material change, excessive sag ("belly"), severe corrosion/wear) but will not be responsible for defects hidden behind walls, under slabs, or otherwise concealed or inaccessible.
5. Cleaning, excavation, repairs, re-scoping, or video review after repair may reveal additional defects that were not apparent at the time of inspection.

#### *No Warranty / Limitation of Liability:*

The inspection and report are for the benefit of the named client only and are not transferable to other parties. The inspector makes every effort to locate and report material defects discovered during the scope of work, but cannot eliminate all risk.

By accepting this report, the client acknowledges that:

- The inspector is **not** recommending that the property be accepted or rejected. The decision to purchase, repair, or replace lies with the client and their advisors.
- The inspection report **does not** constitute a warranty or guarantee of pipe condition, future performance, or cost of repair or replacement.
- The inspector's liability (and the company's liability) for any claim arising from this inspection is limited to the fee paid for this sewer-scope service (or another agreed amount) and the client agrees that such limitation is reasonable in light of the fee and the nature of the service.
- Any dispute must be brought to the inspector's attention within [insert appropriate time-frame] days of delivery of the report and prior to any repair work being commenced. The client shall permit the inspector to re-inspect affected areas before repair if required.

#### *Client Responsibilities:*

- The client should review this report in full, understand the limitations, and consult a licensed plumbing or drain-line contractor for further evaluation, repair, maintenance, or cost-estimation of any deficiencies noted.
- If the client or owner authorizes cleaning, excavation or repair, the client should consider a follow-up camera inspection ("re-scope") after work is completed to verify condition.
- This service may be affected by weather, site conditions, and ease of access. The inspector will document any access limitations in the report.

#### *Scope Confirmation:*

This sewer scope inspection is **not** a complete home inspection. It is **not** intended to inspect other major systems of the property unless specifically contracted. The inspection is based solely on visual video evaluation of the sewer line as described above.

By proceeding with this inspection, the client acknowledges they have read and accepted these terms and understand the limitations and scope of this service.

## **Sewer, Septic Drain Lines, Ejectors Sytems.**

### **Maintenance, light repair or replace Item**

There was no accessible clean out access to do a sewer scope so I subcontracted out with Elements environmental to perform a sewer scope

SEE THE "ATTACHMENTS" SECTION ON THE LEFT SIDE OF REPORT TO VIEW SEWER SCOPE VIDEO.

# Electrical Systems

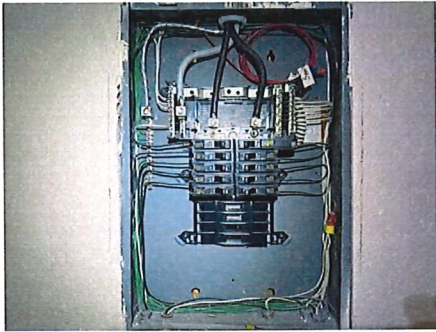
## Electrical System Overview Pictures, Videos

Recommend all electrical related evaluations, repairs, and corrections be performed by a qualified & licensed electrician / electrical contractor.

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting.

- (1) The Oregon certified home inspector shall observe: (a) Service entrance conductors; (b) Service equipment, grounding equipment, main overcurrent device, and distribution panels; (c) Amperage and voltage ratings of the service; (d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages; (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwellings exterior walls; (f) 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; (g) The operation of ground fault or arc fault circuit interrupters; (h) Smoke alarms; and (i) Carbon monoxide detectors.
- (2) The Oregon certified home inspector shall describe: (a) Service amperage and voltage; (b) Service entry conductor materials; and (c) Service type as being overhead or underground.
- (3) The Oregon certified home inspector shall report: (a) Any observed 110 volt aluminum branch circuit wiring; and (b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.
- (4) The Oregon certified home inspector is not required to: (a) Insert any tool, probe, or testing device inside the panels; (b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident; (c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels; (d) Observe: (A) Low-voltage systems except to report the presence of solenoid-type lighting systems; (B) Security system devices or heat detectors; (C) Telephone, security, TV, intercoms, lightning arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or (D) Built-in vacuum equipment.

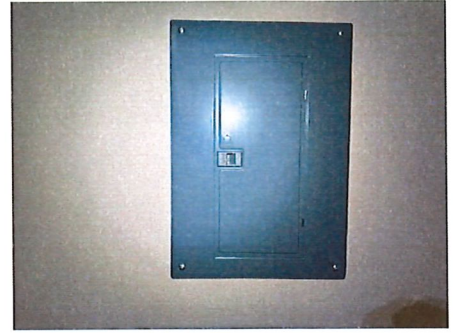
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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.



FYI - 2nd subpanel in main room on South side



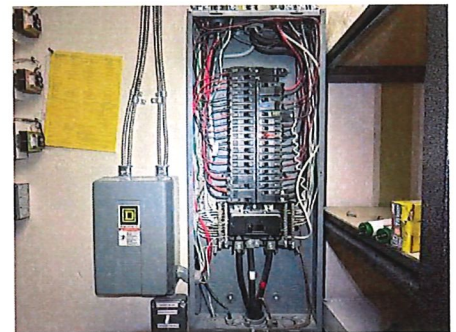
FYI - 2nd subpanel in main room on South side



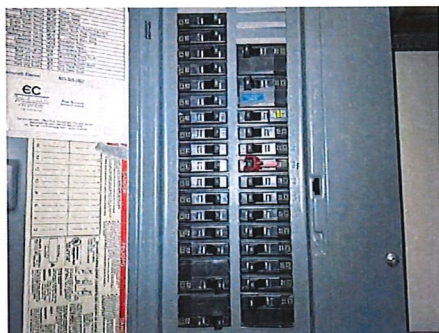
FYI - 2nd subpanel in main room on South side



FYI - 2nd subpanel in main room on South side



FYI - Electric subpanel in mechanical closet near kitchen hallway

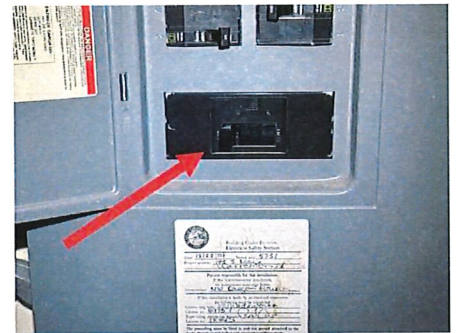


FYI - Electric subpanel in mechanical closet near kitchen hallway

	Spare	40	39	Spare
Front	Outside Lights	39	37	-
South	Outside Lights	36	35	-
Back (Central)	Outside Lights	34	33	-
	HVAC Control	32	31	-
	Roof Recp	30	29	Water Heater
	Below Panel Recp	28	27	
	Kitchen Recp	26	25	Outside Recp
	Refrigerator/Kitchen Recp	24	23	Hall / Kitchen / Accounting Lights
	Copier Room Recp	22	21	Mech. Room Plug / Dishwasher
	Copier Room Recp	20	19	Fare / Phone Room Recp
	Conference/Hall Recp	18	17	Phone Room Recp
	Meeting Room Recp	16	15	Reception Recp
	Lobby/Hall Recp	14	13	Reception Recp
	Bathroom Recp	12	11	Conference Room
	Bathroom/Meeting/Various Lights	10	9	Accounting Room South
	Roof Unit North	8	7	Accounting Room North
	Roof Unit South	4	3	Sub Panel South
	Roof Unit South	2	1	Sub Panel South

EC Wadsworth Electric 503-325-5501

FYI - Electric subpanel in mechanical closet near kitchen hallway



FYI - Electric subpanel in mechanical closet near kitchen hallway - main interior disconnect breaker on the bottom



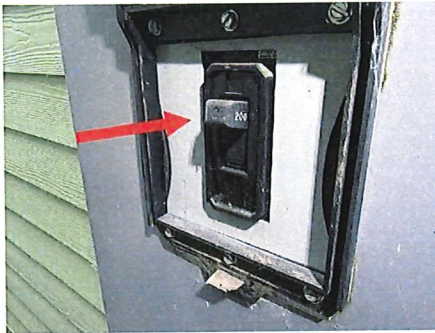
FYI - Electric subpanel in mechanical closet near kitchen hallway



FYI - Electric subpanel in mechanical closet near kitchen hallway



FYI - Electric subpanel in mechanical closet near kitchen hallway



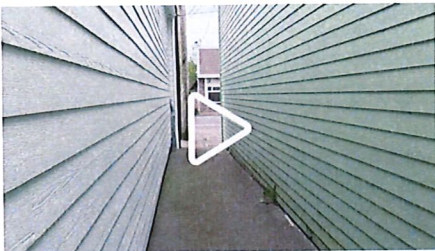
FYI - Main electric service disconnect breaker panel & meter box on West side in alley



FYI - Main electric service disconnect breaker panel & meter box on West side in alley



FYI - Main electric service disconnect breaker panel & meter box on West side in alley



## Electrical System

**Functional**

### Electric service meter & main disconnect location

West side alley

### Main electric panel location

Mechanical closet in kitchen hallway

### Electric service amperage, volts, type

240 volts, Overhead aluminum service wires, 200 amps

### Sub Panels

1 - 200 amp, 50 amp, Unable to determine sub panel amperage

**Electric panel manufacturer(s)**

Square D

**Branch wiring materials**

Circuit breakers, Romex (modern non-metallic type, copper)

# Heating & Cooling Systems

## HVAC, Fireplace, Heating Stove Overview Pictures & Videos

Recommend all heating & cooling related evaluations, repairs, and corrections be performed by a qualified & licensed HVAC contractor / technician.

Heating & Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating or cooling system warranty or guaranty. Inspection of heating & cooling systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F

(1) The Oregon certified home inspector shall observe permanently installed heating systems including: (a) Heating equipment; (b) Normal operating controls; (c) Automatic safety controls; (d) Chimneys, flues, and vents, where readily visible; (e) Solid fuel heating devices; (f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; (g) The presence of installed heat source in each room.

(2) The Oregon certified home inspector shall describe: (a) Energy source; and (b) Heating equipment and distribution type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to: (a) Operate automatic safety controls; (b) Ignite or extinguish solid fuel fires; (c) Observe: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Humidifiers; or (D) The uniformity or adequacy of heat supply to the various rooms.

Central Air Conditioning:

(1) The Oregon certified home inspector shall observe: (a) Central air conditioning systems including cooling and air handling equipment and normal operating controls. (b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.

(2) The Oregon certified home inspector shall describe: (a) Energy sources; (b) Cooling equipment type.

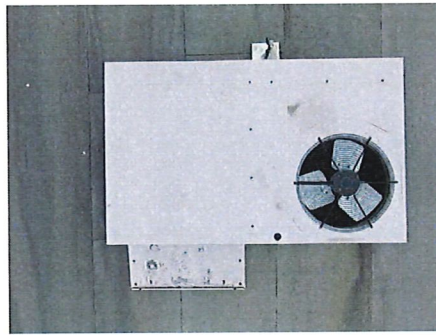
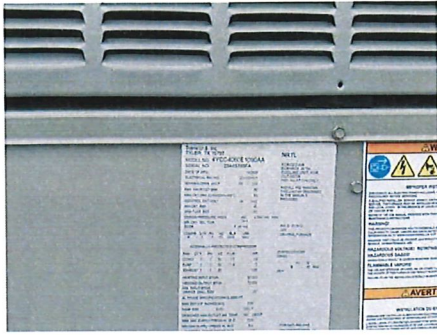
(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily openable panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to: (a) Operate cooling systems when weather conditions or other circumstances may cause equipment damage; (b) Observe non-central air conditioners; (c) Observe the uniformity or adequacy of cool-air supply to the various rooms.

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.

Both HVAC heat pump units are roof mounted.



## HVAC System

Maintenance, light repair or replace Item

### Heating system type

Heat pump - provides both heating/cooling

### Furnace, air handler manufacturer(s) brand

Trane, Carrier

### Furnace, air handler age

3 Years old, Unable to determine

### HVAC ducting type

Unknown - Not visible

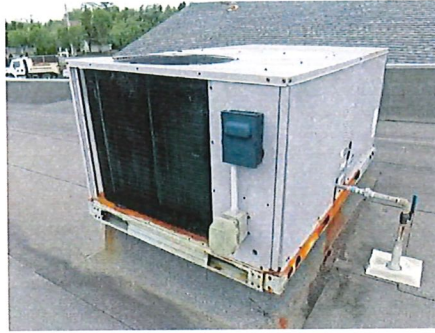
### Furnace, air handler location

Roof mounted - viewed with aerial drone

I did not operated the units in heating mode due to temperature, not being able to adjust settings.



I could not read the manufacturer's label on the older Carrier HVAC unit - could not determine age.



Due to the unknown age of the older unit, and the usage of the units I recommend a service maintenance by a qualified HVAC technician. I did not operated the units in heating mode due to temperature, not being able to adjust settings.



Due to the unknown age of the older unit, and the usage of the units I recommend a service maintenance by a qualified HVAC technician. I did not operated the units in heating mode due to temperature, not being able to adjust settings.

## Fireplace(s) & Heating Stove(s)

**Not Present**

# Crawlspace, Basement, Structural

## Crawlspace & Basement Overview Pictures, Videos

Recommend all structural related evaluations, repairs, and corrections be performed by a qualified & licensed handyperson, structural contractor or engineer as necessary.

(1) The Oregon certified home inspector shall observe and describe visible structural components including: (a) Foundation; (b) Floors and floor structure; (c) Walls and wall structure; (d) Columns or piers; (e) Ceilings and ceiling structure; (f) Roofs and roof structure.

(2) The Oregon certified home inspector shall: (a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface; (b) Enter under-floor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected; (c) Report the methods used to observed under-floor crawl spaces and attics; report inaccessible areas; and (d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Recommend all insulation & ventilation related evaluations, repairs, and corrections be performed by a qualified & licensed handyperson or contractor as necessary.

(1) The Oregon certified home inspector shall observe and describe: (a) Insulation and vapor retarders/barriers in unfinished spaces; (b) Ventilation of attics and foundation areas; (c) Kitchen, bathroom, and laundry venting systems; (d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control. (e) Absence of insulation in unfinished space adjacent to heated living areas.

(2) The Oregon certified home inspector is not required to report on: (a) Concealed insulation and vapor retarders; (b) Venting equipment that is integral with household appliances; or (c) Thermal efficiency ratings.

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.

## Crawlspace

Functional

### Crawlspace sub-floor insulation type

NONE, Unknown type, not visible

### Vapor barrier installed in crawlspace

No - vapor barrier installed, Not visible, unknowwn

### Crawlspace access under house location(s)

No access visible

### Type of support, construction type in crawlpace

Slab - no crawlspace

## Basement

Not Present



Thursday, May 7th, 2026

Allen Canzler  
[allen@checkpointhomes.net](mailto:allen@checkpointhomes.net)

Re: Summary of Sewer Inspection at 147 South Main Avenue, Warrenton, Oregon 97146

Dear Allen:

Thank you for the opportunity to submit this Sewer Inspection at 147 South Main Avenue, Warrenton, Oregon 97146.

Elements Environmental Services, LLC. (Elements) was asked to conduct a sewer scope from the foundation of the building to the city sewer main. This report is a summary of findings during the scope.

You may view the sewer inspection video at:

<https://youtu.be/HQJxulxQ1mM?si=WlbnNF-TZR8psNnd>

The sewer line was accessed through a 4" Cast Iron toilet flange. Elements was unable to access the main line through this point due to the back-to-back toilets Tee connection down to the main line. Elements then relocated to the roof. The sewer line was then accessed through a 4" ABS sewer roof vent. The line continued in ABS pipe and transitioned to Cast Iron at 9 feet in the vent and continued in Cast Iron at the bottom of the access. An offset joint appeared to be present at 45 feet. Elements was unable to push past 45 feet due to the access point, turns and bends of the pipe.

The line was found to be in working conditions at the time of the inspection, however, due to the offset joint and no exterior clean out access, Elements recommends that the offset joint be repaired and a clean out access installed to inspect the remaining portion of the line and ensure that no current and unforeseen problems occur in the future.

If you have any questions, please contact us at (503) 741-1530. We hope to hear from you soon.

Sincerely,

Miguelangel Caravedo  
Elements Environmental Services, LLC  
Cell (971) 704-4491  
Office (503) 741-1530  
[www.elementsenvironmental.net](http://www.elementsenvironmental.net)