

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 6/27/2025

Acct ID: 560444

MTL: 093W24D002400

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12629 RIDGEWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100511

Year: 2025

Last Date Appraised: 06/08/2022

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: FU, LIPING

Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP

AV: 803950

RMV Land: 293930

RMV Imp: 809890

RMV Total: 1103820

MAV: 803950

MSAV: 0

SAV: 0

Comment: 22-23: L4 06.08.22 WV

LEVEL 2 12.1.20 SR94

Notations

25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1

Code Area: 14530

Size: 2.38 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: GH

Value Source: Rural at MKT

Description:

RMV: 243930

Exception: Y N

Adjustment(s): Fsoil

Fire Patrol:

Description:

Comments: 21-22: PER #94 ADD TOPO ADJ / 19-20: PER #10 NO VIEW ANYMORE, CHG OSD / 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 153 +

Year Blt: 1995

Eff Year Blt: 2000

Sq.Ft: 4038

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 745820

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5 +	Finished	2489	3	FB-3	1995	2000	BATH - 3, FP - 1, HVAC, ROOF, KIT, BATH+	Exception: Y N
Basement	5 +	Finished	1076	2	FB-1	1995	2000	HVAC, BATH - 1	Exception: Y N
Basement	5 +	Low Cost	473	0	0	1995	2000		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	5	5500	2000	12100	1	Exception: Y N
DECK	5	72	2000	1394	1	Exception: Y N
DECK	5	105	2000	2033	1	Exception: Y N
DECK	5	140	2000	2710	1	Exception: Y N
DECK	5	354	2000	6853	1	Exception: Y N
DECK	5	472	2000	9138	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	120	2000	3062	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	140	2000	3573	1	Exception: Y N

Bldg: 4

Code Area: 14530

Stat Class: 148

Year Blt: 2003

Eff Year Blt: 2003

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 62010

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Garage Detached	4	Unfinished	682	0	0	2003	2003	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt:

Eff Year Blt:

Sq.Ft: 48

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 8x6

RMV: 190

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Remove I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	48	0	0	0	0	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3	Code Area: 14530	Stat Class: 341	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 168	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 1870
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	168	0	0	1998	1998	FAIR	Exception: Y N

Accessories

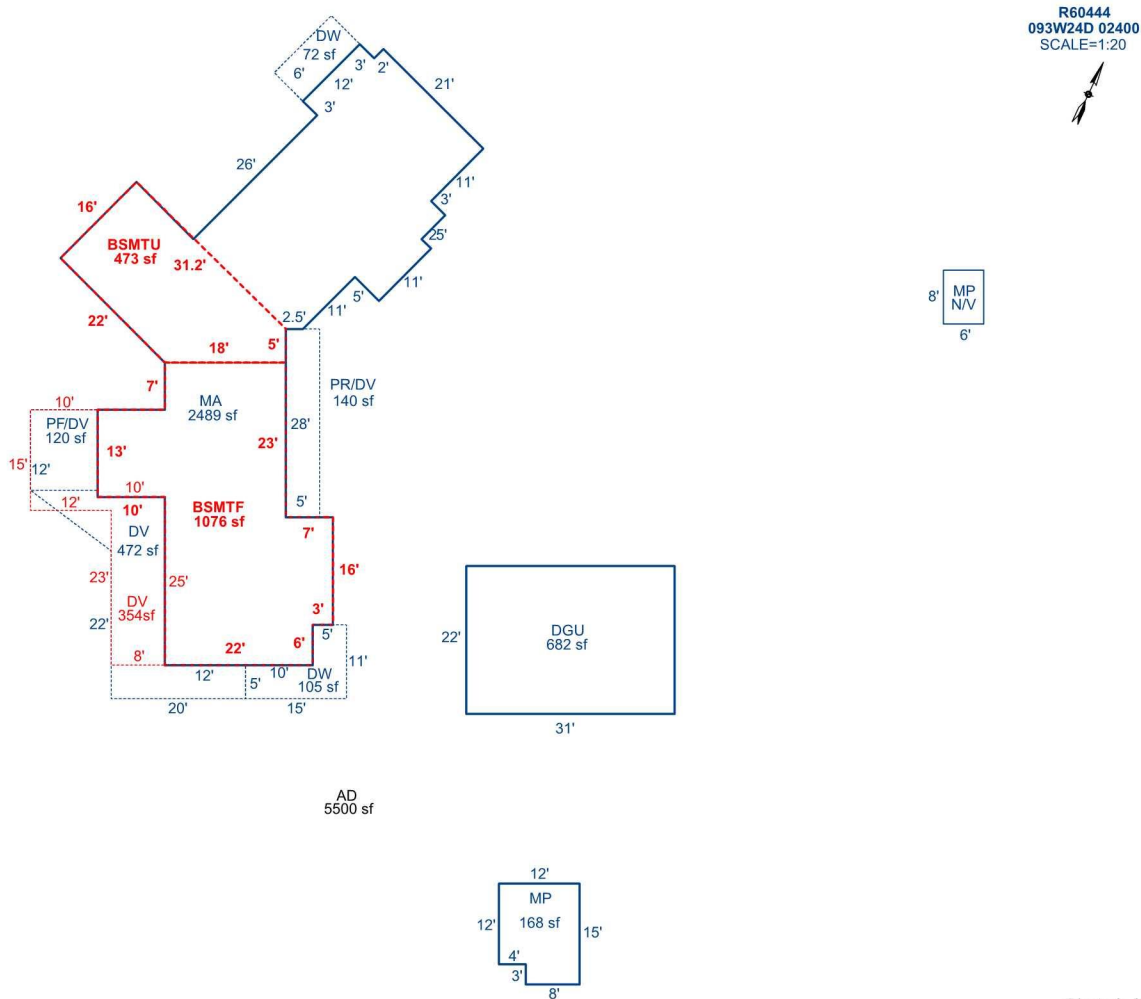
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R60444 Parcel No.: 093W24D 02400
 Property Address: 12629 RIDGEWOOD RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	168.0	54.0	168.0
GLA0	BSMTF	1.0	1076.0	160.0	1076.0
GLA1	MA	1.0	2489.0	314.5	2489.0
BSMT	BSMTU	1.0	473.4	92.2	473.4
GAR	DGU	1.0	682.0	106.0	682.0
P/P	PR/DV	1.0	140.0	66.0	
	DW	1.0	105.0	52.0	
	DV	1.0	472.0	144.0	
	PF	1.0	120.0	44.0	
	DW	1.0	72.0	36.0	
	DV	1.0	354.0	116.0	1263.0
	Net LIVABLE	cnt	1 (rounded)		3,565
	Net BUILDING	cnt	1 (rounded)		168

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/8/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CJURAN 12/28/2020

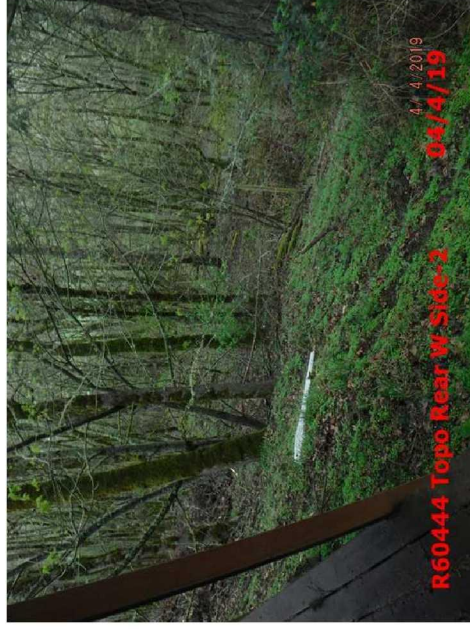
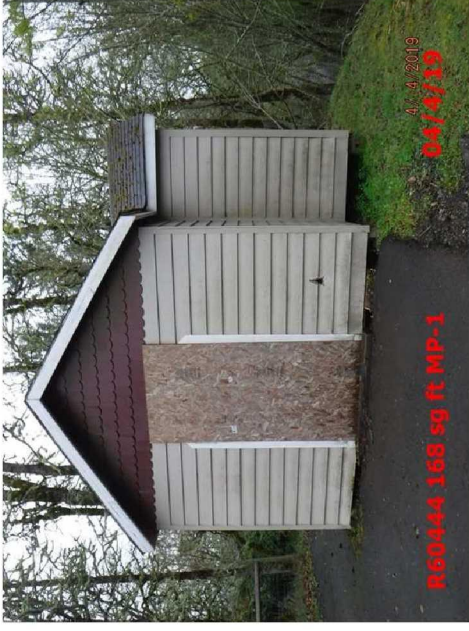
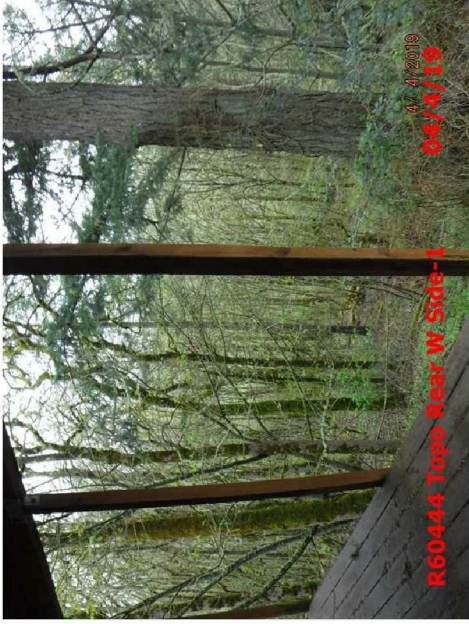
COMMENT TABLE 2

12/01/2020 S.R. #94

COMMENT TABLE 3

TAGS









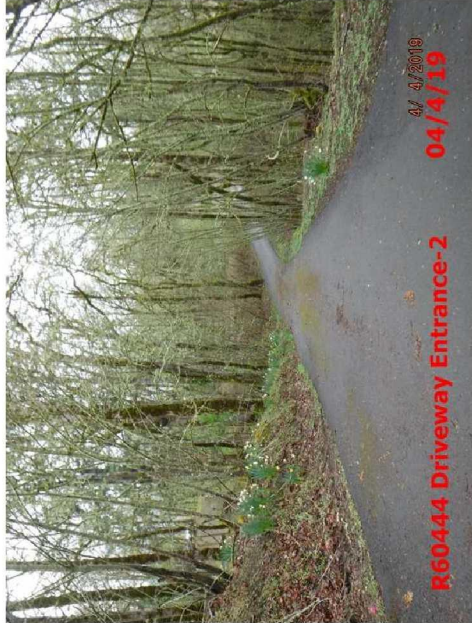
R60444 DGU W End
04/4/19



R60444 Driveway Entrance-3
04/4/19



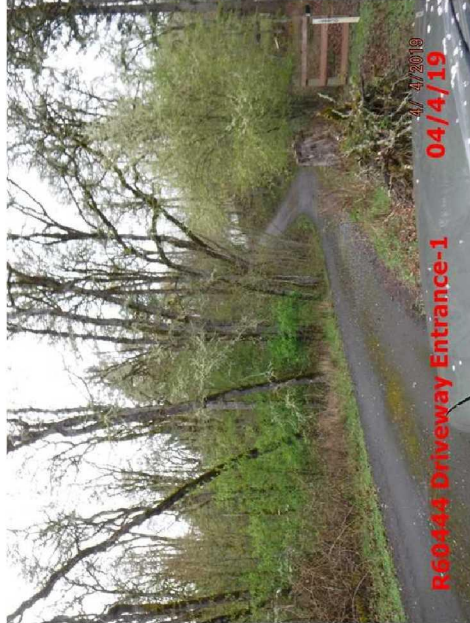
R60444 DGU Front S Side
04/4/19



R60444 Driveway Entrance-2
04/4/19



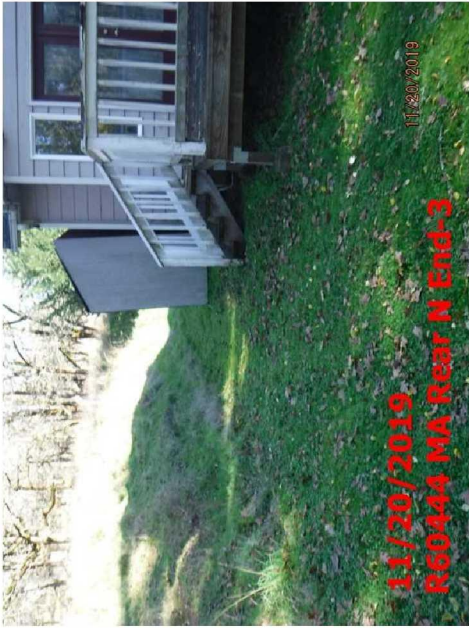
R60444 BSMNT W Side Rear-3
04/4/19

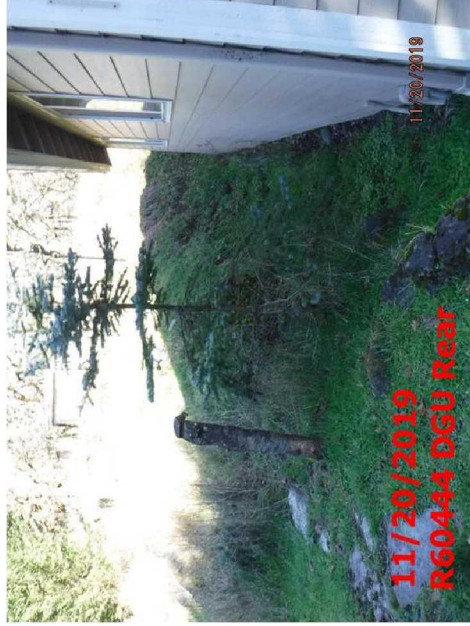
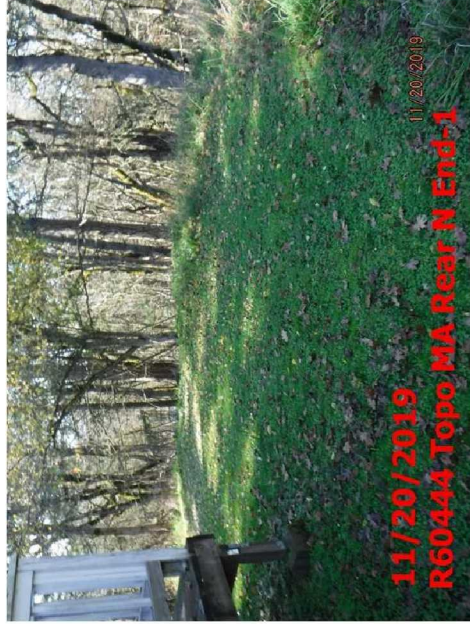
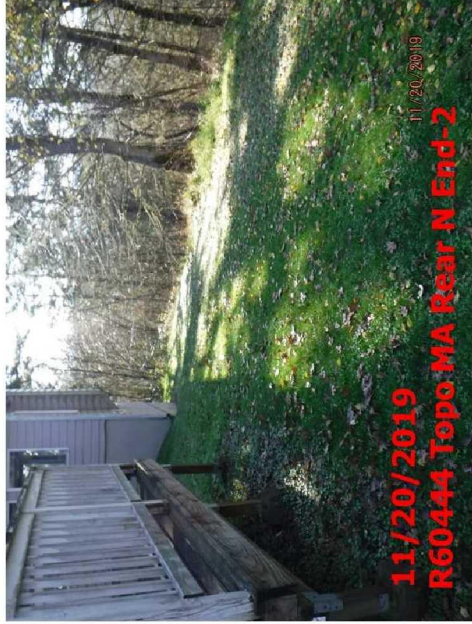
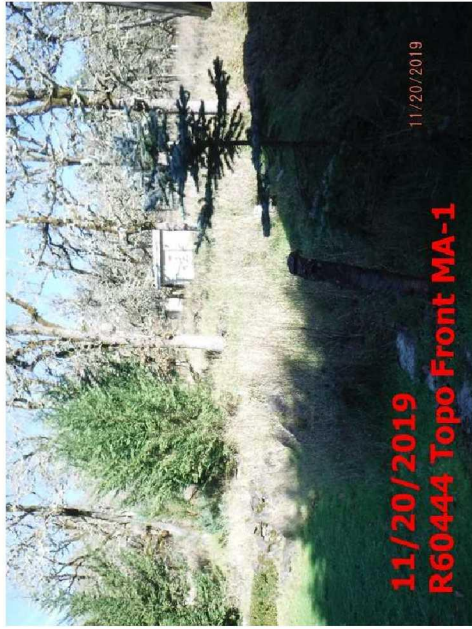
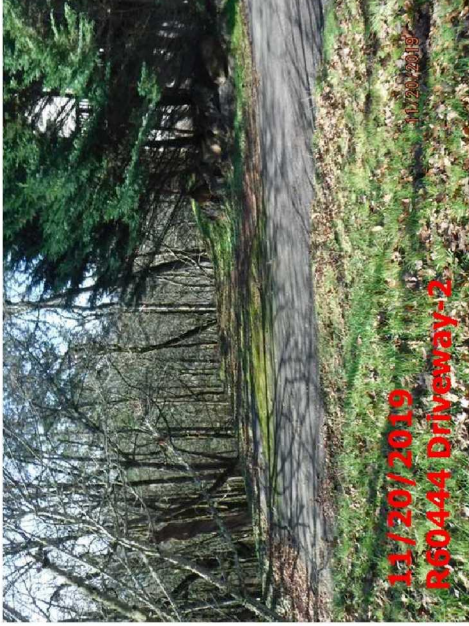
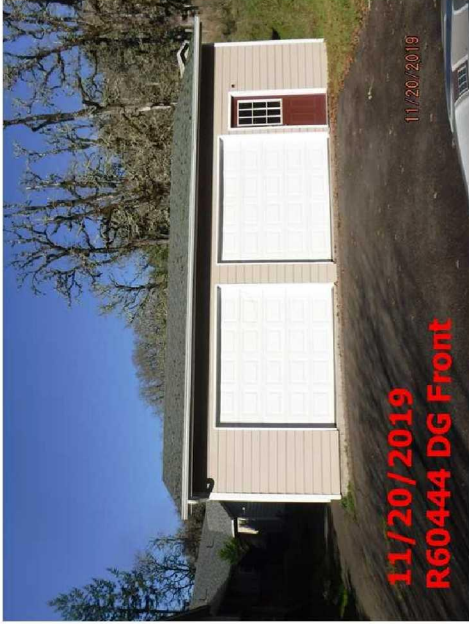
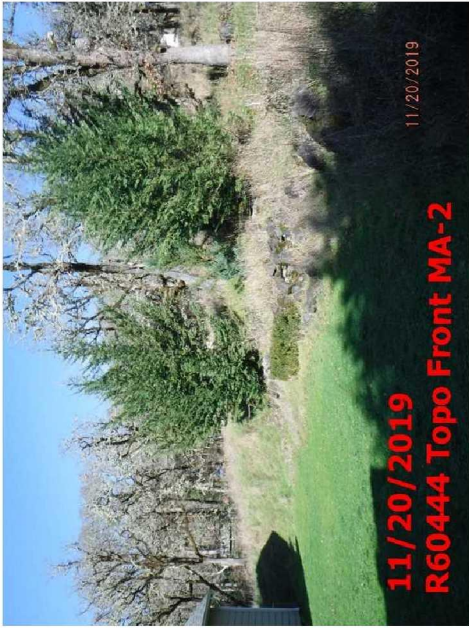


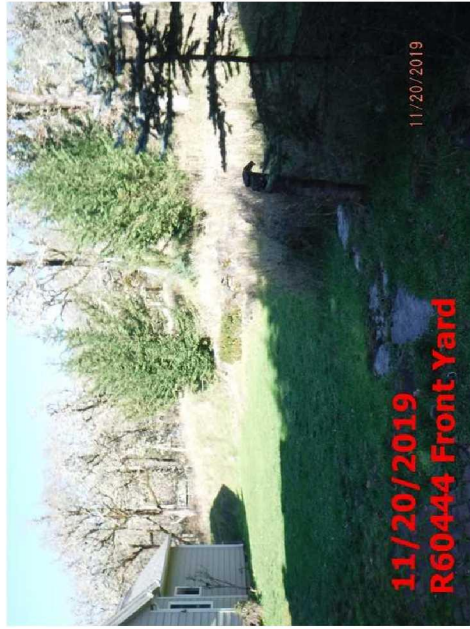
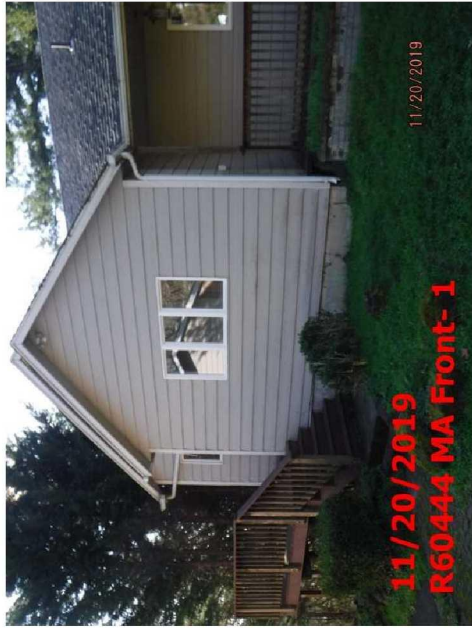
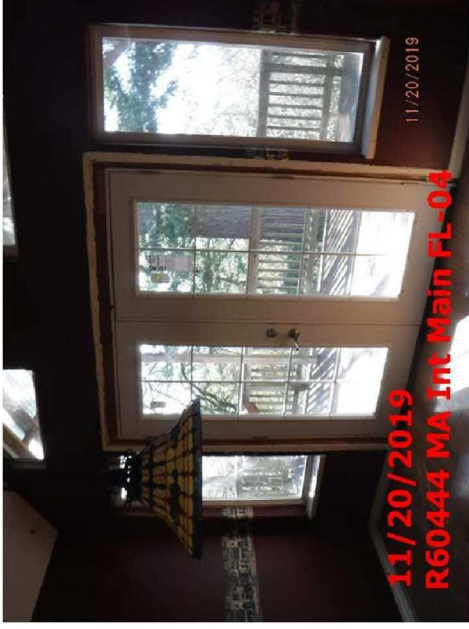
R60444 Driveway Entrance-1
04/4/19

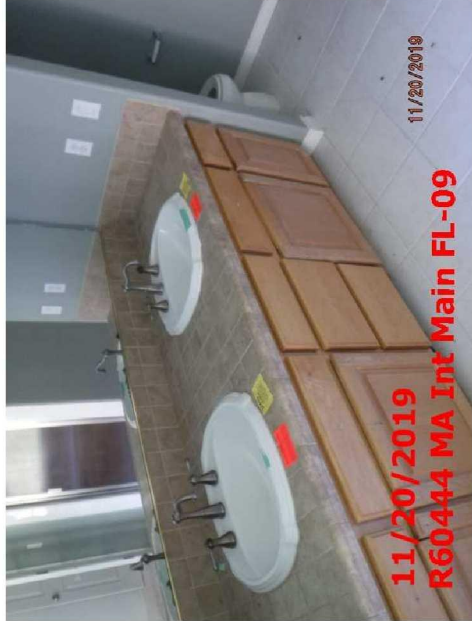
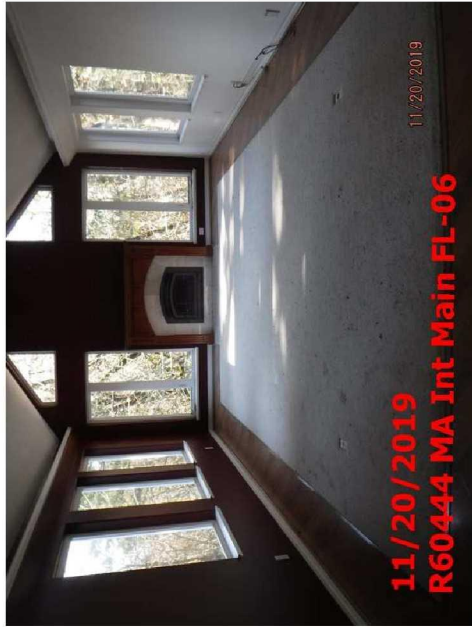
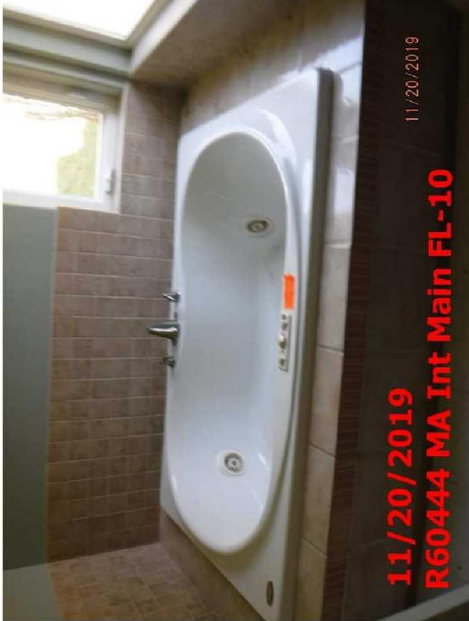


R60444 Front Yard E Side
04/4/19

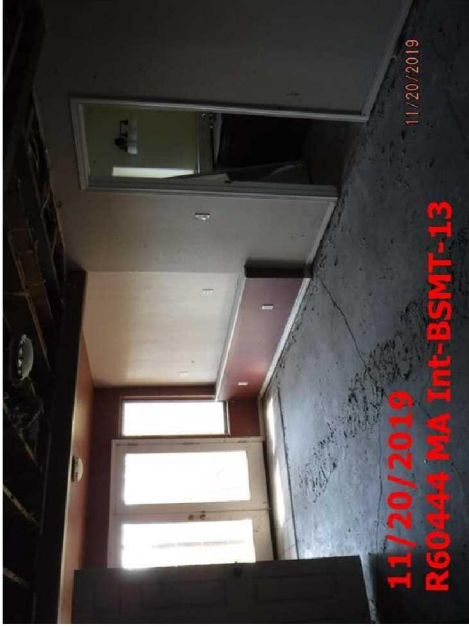


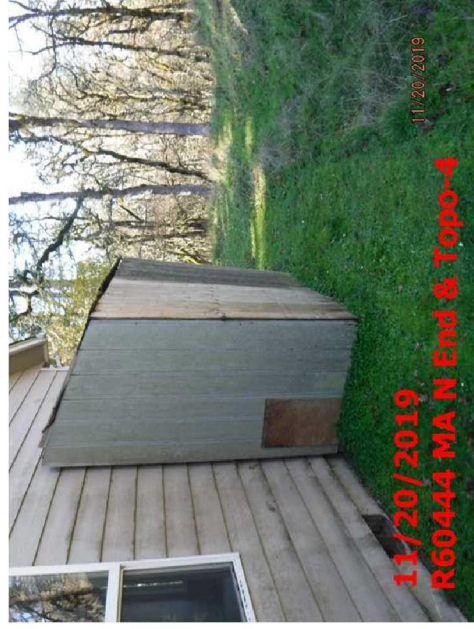
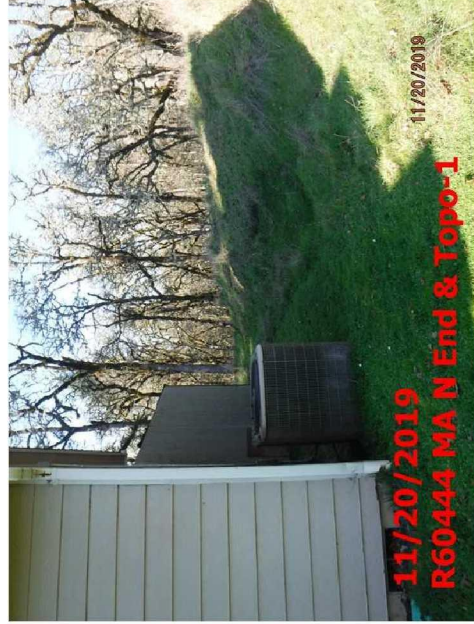
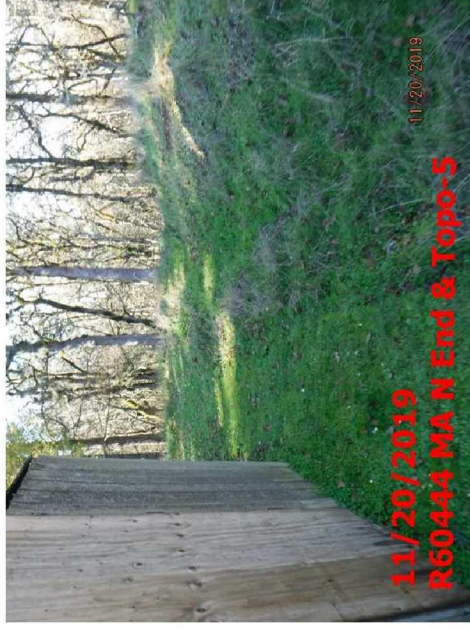
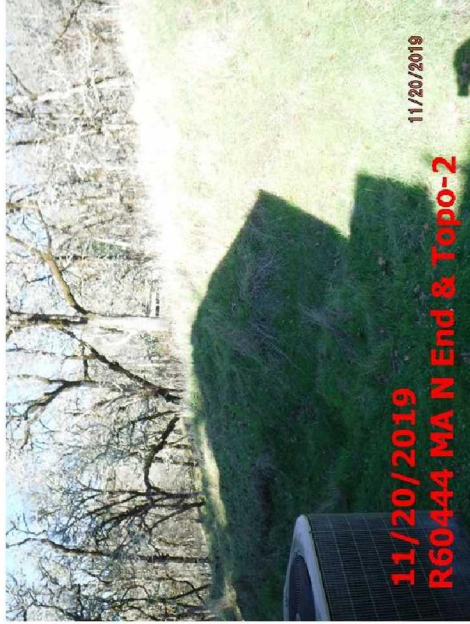
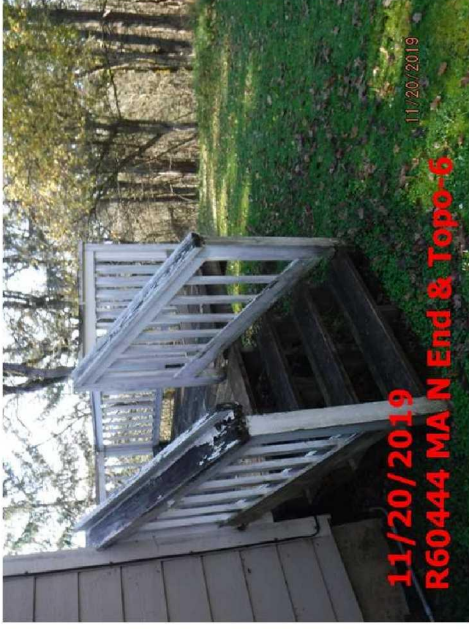
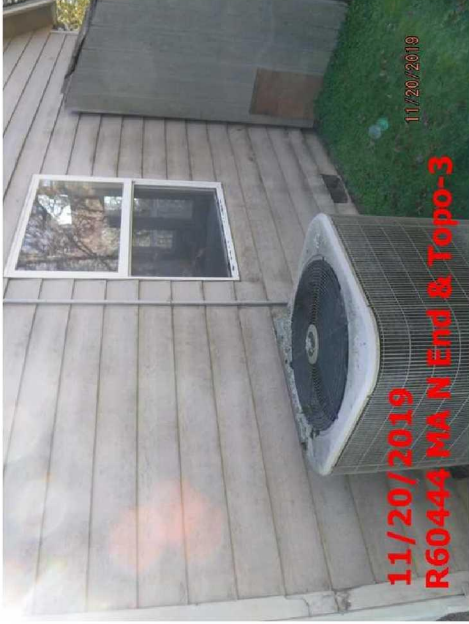
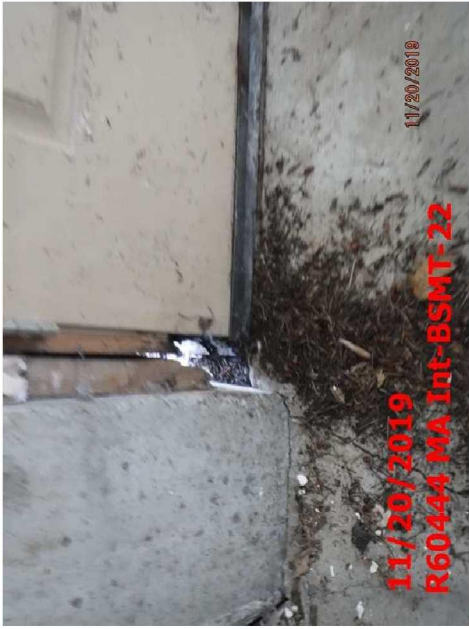






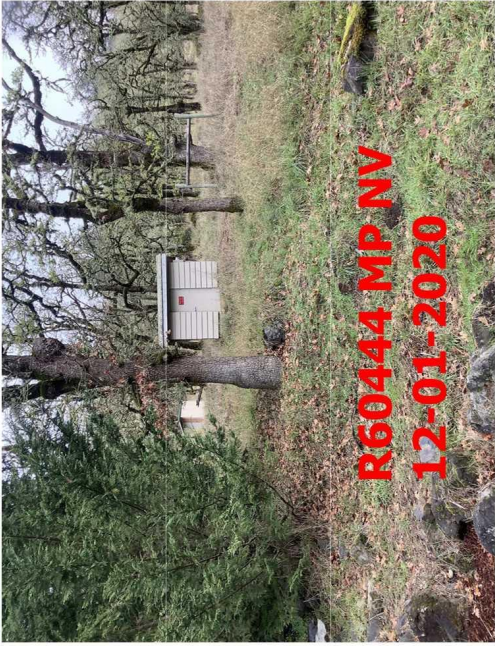








R60444 DGU S.SIDE
12-01-2020



R60444 MP NV
12-01-2020



R60444 DGU 31X22 N.SIDE
12-01-2020



R60444 MP 168 SF
12-01-2020



R60444 DECKS
12-01-2020



R60444 MA E.SIDE
12-01-2020

093W24D 02400
401 01E F43
81400130

R60444

LOWE, KENTON D

2.38 Acres

12629 RIDGEWOOD RD SE

1/30/02

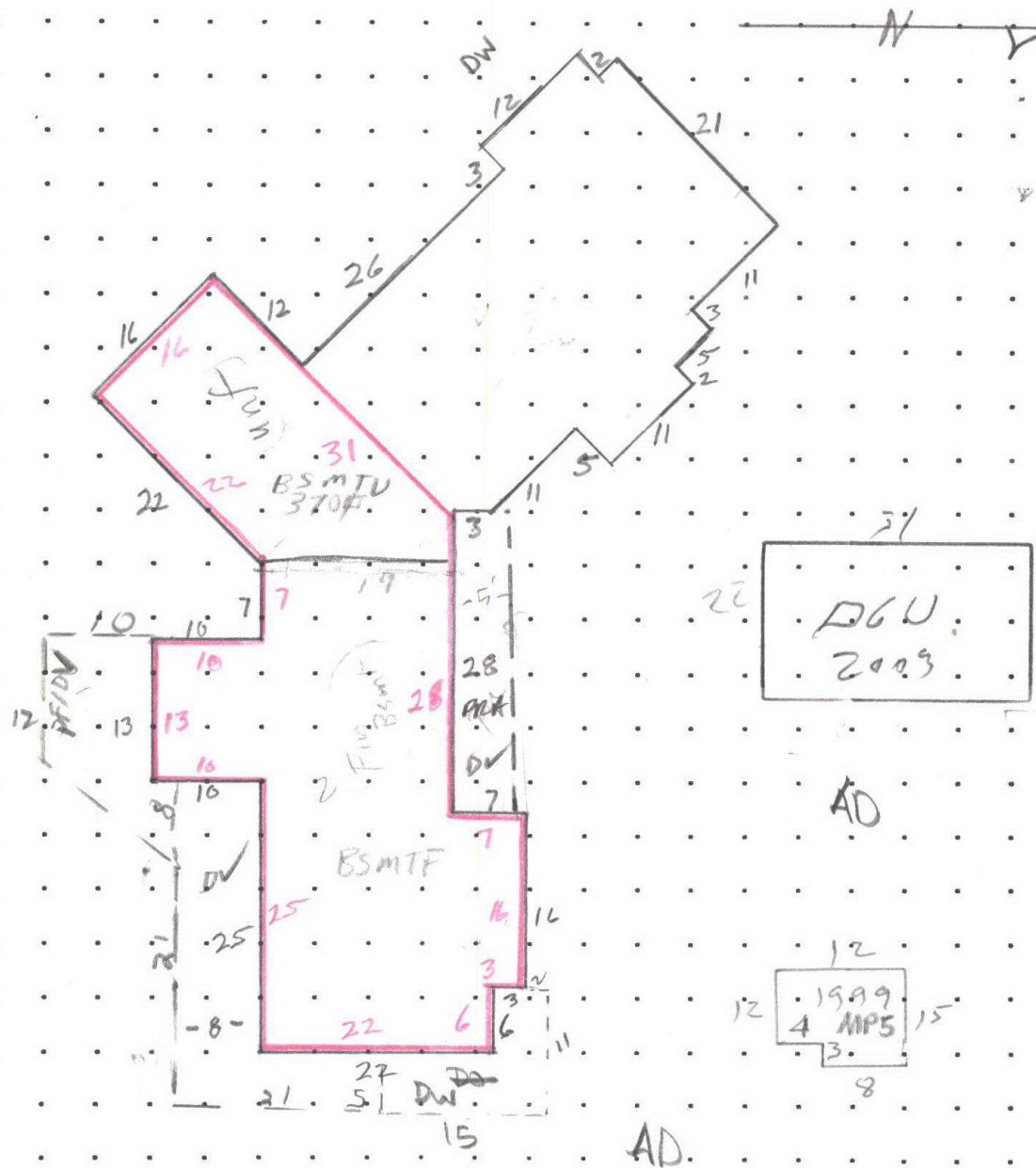
V

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-360

MAP NO: 9-3W-240

TAX LOT: 2400



CALCULATIONS: $2480 \pm$
 $15454 - 370 = 1175$
 $1175 = \text{BSMTF} / 370 = \text{BSMTU}$

BSMTU: 3704
 SCALE: 1" = 20'
 $(22 \times 16 = 352)$
 $9 \times 16 = 144$
 $352 + 144 = 496$
 $496 / 3 = 165.33$

MEASUREMENT VERIFIED		YR BLT: 95	ADDRESS: 12629 RIDGEWOOD RD	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
6-21-95	82			7-93	18,000
9-17-08	BB44				
4-4-19	EO	Cycle-Ver			

R. 60444

CALCULATIONS:

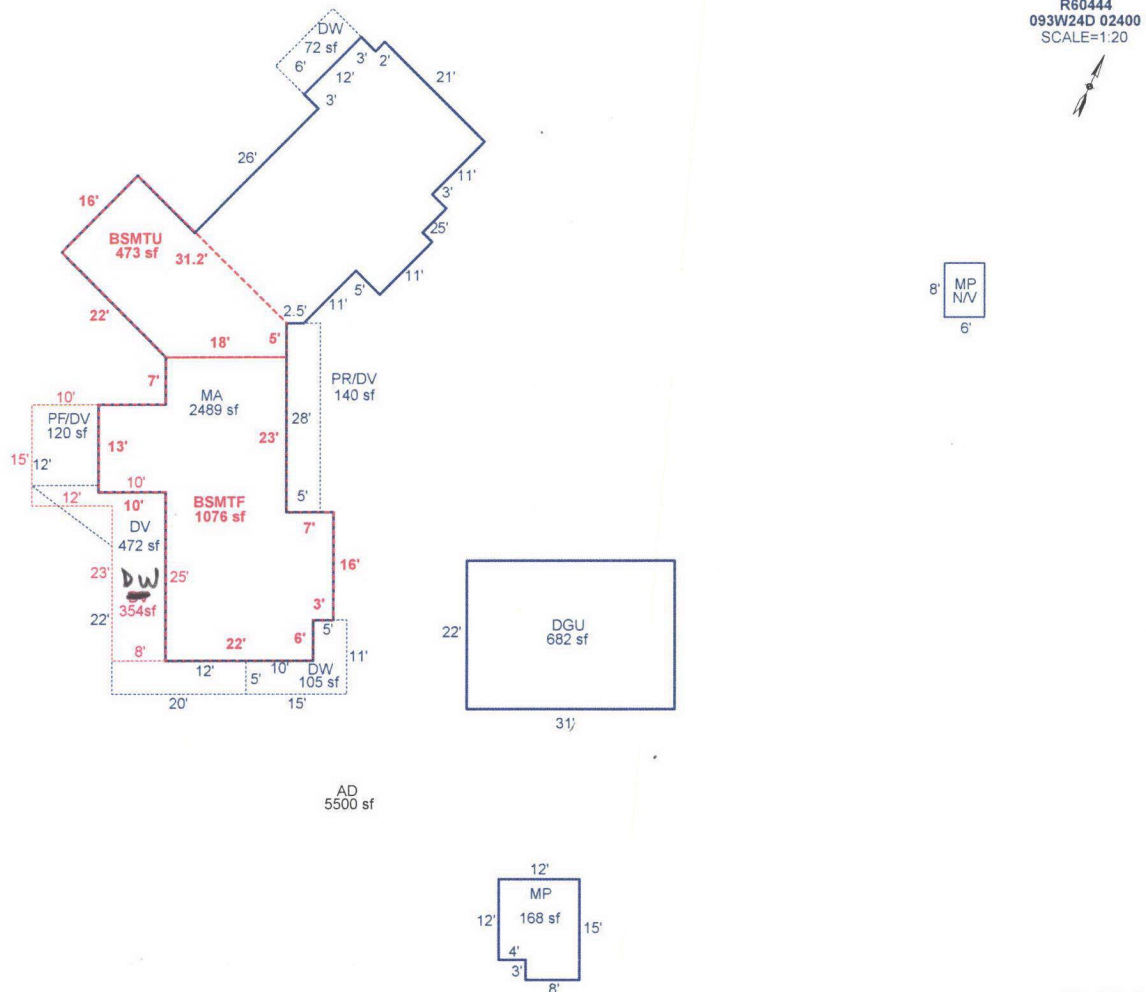
SCALE: 1' = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R60444 Parcel No.: 093W24D 02400
 Property Address: 12629 RIDGEWOOD RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	168.0	54.0	168.0
GLA0	BSMTF	1.0	1076.0	160.0	1076.0
GLA1	MA	1.0	2489.0	314.5	2489.0
BSMT	BSMTU	1.0	473.4	92.2	473.4
GAR	DGU	1.0	682.0	106.0	682.0
P/P	PR/DV	1.0	140.0	66.0	
	DW	1.0	105.0	52.0	
	DV	1.0	472.0	144.0	
	PF	1.0	120.0	44.0	
	DW	1.0	72.0	36.0	
	DV	1.0	354.0	116.0	1263.0
Net LIVABLE		cnt	1	(rounded)	3,565
Net BUILDING		cnt	1	(rounded)	168

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/8/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CJURAN 12/28/2020

COMMENT TABLE 2

12/01/2020 S.R. #94

COMMENT TABLE 3

TAGS

R60444 093W24D 02400 Prop Class: 401 Prop Code: F53S Fran: 35 Appr #: 10 Date: 11-25-19 4-4-19
Situs Address 12629 RIDGEWOOD RD SE ☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif
Owner CORE LOGIC TAX SERVICE ☐ Pictom Other: 610

RMV Land: 276,590 RMV Imps: 446,510 RMV Total: 723,100 M50 Total: 552,520 For: 2019-2020

Notes: Please MAKE NOTED CHANGES W/ 12-11-19 chg to % Comp + EUP to reflect ^{read} ~~(FORECLOSURE, VACANT FOR SEVERAL YEARS, HAS A LOT OF DEF. MAINT. BASEMENT FLOODED)~~ ~~PER NEIGHBORS.~~ ~~GET READ~~

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: CKTP- Adj: RLCM5
Class: 5 Roof: E;DW;MICRO;OVEN-D
Area: 2480 Eff 2480 Flooring: 1929 1952
Dimens: 2489 x 2489 Plumbing: BATH2.5 Electrical: Qty: 1956
Found: 2489 Heat/AC: AC Bedrooms: 3 % Comp: 50
Ex Wall: 2489 Fireplace: HRTH-E Year: 1995 Eff: 2000 Adj: 1956
AddFactor1: AddFactor2: AddFactor3: RMV: 253,570
Exc Code: Comment/Adj: POOR COND, NO APPLIANCES, SINKS, PLUMBING DAYWALL DAMAGE, ELECTRICAL DAMAGE L/S:

Seg: 1.2 BSMTU RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM5
Class: 5 Roof: 1929
Area: 370 Eff 1545 Flooring: 1956
Dimens: 473 x 1549 Plumbing: Electrical: Qty: 1956
Found: 473 Heat/AC: Bedrooms: 3 % Comp: 50
Ex Wall: 473 Fireplace: Year: 1995 Eff: 2000 Adj: 1956
AddFactor1: AddFactor2: AddFactor3: RMV: 17,620
Exc Code: Comment/Adj: L/S:

Seg: 1.6 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM5
Class: 5 Roof: 1929
Area: 1175 Eff 1545 Flooring: 1956
Dimens: 1076 x 1549 Plumbing: BATH1 Electrical: Qty: 1956
Found: 1076 Heat/AC: Bedrooms: 2 % Comp: 50
Ex Wall: 1076 Fireplace: Year: 1995 Eff: 2000 Adj: 1956
AddFactor1: AddFactor2: AddFactor3: RMV: 98,880
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 105 Eff: 105 Flooring: 1929
Dimens: x Plumbing: Electrical: % Comp: 1956
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1995 RMV: 1,910
AddFactor1: AddFactor2: AddFactor3: L/S:

Seg: 1.4 DW DV RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 419 Eff: 419 Flooring: 1929
Dimens: 472 x 472 Plumbing: Electrical: % Comp: 1956
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: 1997 Eff: 1997 RMV: 7,720
AddFactor1: AddFactor2: AddFactor3: L/S:

Seg: 1.5 YISG RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style: Broke out
Area: 1 Eff: 1 Flooring: Electrical: % Comp:
Dimens: x Plumbing: Bedrooms: Adj:
Found: Heat/AC: Year: Eff: RMV: 23,250
Ex Wall: Fireplace: AddFactor3: L/S:
AddFactor1: AddFactor2:

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
Method: F;N Roof Cover: Int Comp: Adj: FLCM
Class: 4 Roof Style: GABLE
Area: 48 Eff: 48 Flooring: CONC
Dimens: 8 x 6 Plumbing: Electrical: % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall: WOOD Fireplace: Year: Eff: Value: 0
AddFactor1: AddFactor2: AddFactor3: L/S:
Exc Code: Comment/Adj:

R60444093W24D 02400

Prop Class: 401 Prop Code: F53S Fran: 35

Appr #: _____ Date: _____

Situs Address 12629 RIDGEWOOD RD SE

☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif

Owner CORE LOGIC TAX SERVICE

☐ Pictom Other: _____

RMV Land: 276,590

RMV Imps: 446,510

RMV Total: 723,100

M50 Total: 552,520

For: 2019-2020

Notes: _____

Seg: 3.1MP

MULTI-PURPOSE BLDG

Method: F09

Roof Cover: COMP

Int Comp:

Adj: FLCM

Class: 5

Roof Style: GABLE

Electrical:

% Comp: _____

Area: 168

Eff: 168

Flooring: WOOD

Bedrooms:

Func: _____

Dimens: x

Plumbing:

Year: 1998

Eff: 1998

Value: 1,790

Found: FRAME

Heat/AC:

AddFactor3:

L/S: N/A

Ex. Wall LAP;8FT

Fireplace:

Exc Code: _____

Comment/Adj: 3040000 UP

AddFactor1:

AddFactor2:

Seg: 4.1DGU

DETACHED GARAGE

Method: R05

Roof Cover: COMP

Int Comp:

Adj: RLCM4

Class: 4

Roof Style: GABLE

Electrical:

% Comp: _____

Area: 682

Eff: 682

Flooring: CONC

Bedrooms:

Func: _____

Dimens: 22 x 31

Plumbing:

Year: 2003

Eff: 1984

Value: 41,770

Found: CONC

Heat/AC:

AddFactor3:

L/S: _____

Ex. Wall BEVEL;10FT

Fireplace:

Exc Code: _____

Comment/Adj: _____

AddFactor1:

AddFactor2:

Notes: _____

Segment	DV	PF	1DW	PRA	AD		Land
Class							
Dim/Size	140 ^h	120 ^h	6x12 72	140 ^h	5500 ^h		
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt			Am				
Eff Yr	1956	1956	1956	1956	1956		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	1/0		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.38	VIEWG.RUR	60000
2	ON SITE DEVELOPMENT	OSDG.RUR			
Eff Acres	Companion Accounts	A			

Zone: AR

11/25/19 Amy

Date: 4/19

Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

610
4/24/19

- - Building Permit Screen - -

Permit ID: 16372 Property ID: R60444 Maint Area: 0706000
MapTaxLot: 093W24D 02400 State Class: 401 Nbhd : SW.RUR
APPR : 10 Last Change: 11/26/19 By AKE CODE : 8140013
0 Next Appr: Next Reason:

1. Permit Type	: R (REMODEL)	12. Active	: Y
	COND (CONDITION)	13. Str Type	:
2. Description	:		
3. Issued By	:	14. Misc Code	:
4. Issue Date	: 11/26/19	15. Permit# Link:	
5. Limit Date	:	16. Land Changes:	
6. Appraiser	:	17. Addl Info 1 :	
7. Date Checked	: 11/25/19	18. Addl Info 2 :	
8. Est Value/Cost:		19. Mobile Home :	
9. Pct Complete	:	20. Date Entered:	11/26/19
10. Contractor	:	21. Researched :	
11. Comment	: 20-21: PER #10 RECHECK 1-1-21 FOR REHAB OF RES		

No permit

Enter Field Number, 'F'orms, 'DEL' to Delete, or <RET> or 'X' to Exit: ____

RMV Land: 255,390

RMV Imps: 187,650

RMV Total: 443,040

M50 Total: 443,040

For: 2021-2022

Notes: Update inventory. Add seg. Pull tag

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp: CKTP-

Adj: RLCM5;COMPL

Class: 5

Roof Style:

E;DW;MICRO;OVEN-D

Area: 2489

Eff 2489

Flooring:

Dimens: x

Plumbing: BATH2.3

Electrical:

Qty: 5+

Found:

Heat/AC: AC

Bedrooms: 3

% Comp: 100

Ex Wall:

Fireplace: HRTN-E

Year: 1995

Adj:

AddFactor1: MAJ

AddFactor2:

AddFactor3:

RMV: 95,960

Exc Code:

Comment/Adj: Chg. to compl. % and qty = exception

L/S:

Seg: 1.2

BSMTU

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM5;COMPL

Class: 5

Roof Style:

Area: 4549

Eff 1549

Flooring:

Dimens: 1076 x

Plumbing: Bath 1

Electrical:

Qty: 5+

Found:

Heat/AC: AC

Bedrooms: 2

% Comp: 100

Ex Wall:

Fireplace:

Year: 1995

Adj:

AddFactor1: MAJ

AddFactor2:

AddFactor3:

RMV: 27,830

Exc Code:

Comment/Adj: Completion percentage, qty Chg. & seg. type chg. = exception

L/S:

BSMTU is broken out as a separate seg.

Accessory Improvements

Seg: 1.3

DW

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 105

Eff: 105

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 1995

RMV: 1,590

AddFactor1: MAJ

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.4

DV

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 472

Eff: 472

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 1997

RMV: 10,420

AddFactor1: MAJ

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.5

DV

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 140

Eff: 140

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 1998

RMV: 3,090

AddFactor1: MAJ

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.6

PRF

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 120

Eff: 120

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 1952

RMV: 1,490

AddFactor1: F/O

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.7

DW

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 72

Eff: 72

Flooring:

Dimens: 6 x 12

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 1996

RMV: 1,090

AddFactor1: MAJ

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

R60444093W24D 02400

Prop Class: 401 Prop Code: F53S Fran: 35

Appr #: Date:

Situs Address 12629 RIDGEWOOD RD SE

☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LLOYD,RICHARD L

☐ Pictom Sales Verif Other:

RMV Land: 255,390

RMV Imps: 187,650

RMV Total: 443,040

M50 Total: 443,040

For: 2021-2022

Notes:

Seg: 1.8 PRA

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Electrical:

% Comp:

Area: 140 Eff: 140

Flooring:

Bedrooms:

Adj:

Dimens: x

Plumbing:

Year: Eff: 1998

RMV: 2,800

Found:

Heat/AC:

AddFactor3:

Ex Wall:

Fireplace:

AddFactor1:

AddFactor2:

Exc Code: MAJ

Comment/Adj:

L/S:

Seg: 1.9 AD

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Electrical:

% Comp:

Area: 5500 Eff: 5500

Flooring:

Bedrooms:

Adj:

Dimens: x

Plumbing:

Year: Eff: 1952

RMV: 3,290

Found:

Heat/AC:

AddFactor3:

Ex Wall:

Fireplace:

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj: NIC

L/S:

Out Buildings

Seg: 2.1 MP

MULTI/MISC PURPOSE BUILDING

Method: F

Roof Cover:

Int Comp:

Adj:

Class: 4

Roof Style: GABLE

Electrical:

% Comp:

Area: 48 Eff: 48

Flooring: CONC

Bedrooms:

Func:

Dimens: 8 x 6

Plumbing:

Year: Eff:

Value: 0

Found: CONC

Heat/AC:

AddFactor3:

Ex. Wall WOOD

Fireplace:

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj: NIC

L/S:

Seg: 3.1 MP

MULTI-PURPOSE BLDG

Method: F09

Roof Cover: ~~COMP~~ ARCMO

Int Comp:

Adj:

Class: 5

Roof Style: GABLE

Electrical:

% Comp:

Area: 168 Eff: 168

Flooring: WOOD

Bedrooms:

Func:

Dimens: x

Plumbing:

Year: 1998 Eff: 1998

Value: ~~Has Value~~

Found: FRAME

Heat/AC:

AddFactor3:

Ex. Wall LAP;8FT

Fireplace:

AddFactor1:

AddFactor2:

Exc Code: MAJ

Comment/Adj: Re-modeled. Calc. Value. Exception

L/S:

Seg: 4.1 DGU

DETACHED GARAGE

Method: R05

Roof Cover: COMP

Int Comp:

Adj: RLCM4

Class: 4

Roof Style: GABLE

Electrical:

% Comp:

Area: 682 Eff: 682

Flooring: CONC

Bedrooms:

Func:

Dimens: 22 x 31

Plumbing:

Year: 2003 Eff: 2003

Value: 40,090

Found: CONC

Heat/AC:

AddFactor3:

Ex. Wall BEVEL;10FT

Fireplace:

AddFactor1:

AddFactor2:

Exc Code: MAJ

Comment/Adj:

L/S:

R60444093W24D 02400

Prop Class: 401Prop Code: F53S Fran: 35

Appr #: _____Date: _____

Situs Address 12629 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LLOYD,RICHARD L

☐ PictomSales Verif Other: _____

RMV Land: 255,390RMV Imps: 187,650RMV Total: 443,040M50 Total: 443,040

For: 2021-2022

Notes: _____

Segment	BSMTU P W						Land
Class	5						
Dim/Size	473 s.f. 354 s.f.						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.	BSMT level.						
Yr Blt							
Eff Yr	1998 2020						
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	I10 NEW						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.38	TOPOP.RUR	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 5/18
✓ 6/16/21

Clerk: Amy
#40 MDL

Routing Slip
Clerk Comments: _____

Appraiser Response: _____

☐ Return to appraiser after input☐ Review by lead appraiser _____

**Prepared by:**

John Stanford
C 541-670-4153
jstanford@terrafirmafs.com

TerraFirma Foundation Systems
www.GoTerraFirma.com
TF 866-486-7196
F 541-229-4051
License# OR: 173547 WA: TERRAFR931LH

Prepared for:

Lloyd Rick
lloydri@msn.com
C 503 509 9966

Proposal**Job location:**

12629 Ridgewood Rd SE
Jefferson, OR 97352

Prepared on:

11-27-19

Project Summary

My Basement	\$11,737.00
Cash Discount	\$-1,174.00
5% Repeat Customer Discount	\$-587.00
Total Investment	\$9,976.00
Total Contract Price	\$9,976.00
Deposit Required - 25%	\$2,494.00
Deposit Paid	\$0.00
Amount Due Upon Installation	\$9,976.00

Customer Consent

If the foundation (including foundation walls, footings and/or concrete slab) is found to be in too poor of condition to safely complete the contracted work, additional work and associated cost will be required. Any alteration in scope and/or cost will only be made after a consultation and approval between TerraFirma Foundation Systems and Customer. While TerraFirma Foundation Systems will do its best to evaluate the condition of the foundation concrete prior to work commencing, TFFS is not responsible for any damage that occurs as the result of failing foundation concrete. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 45 days. OR: 173547 WA: TERRAFR931LH

Authorized Signature _____ **Date** _____

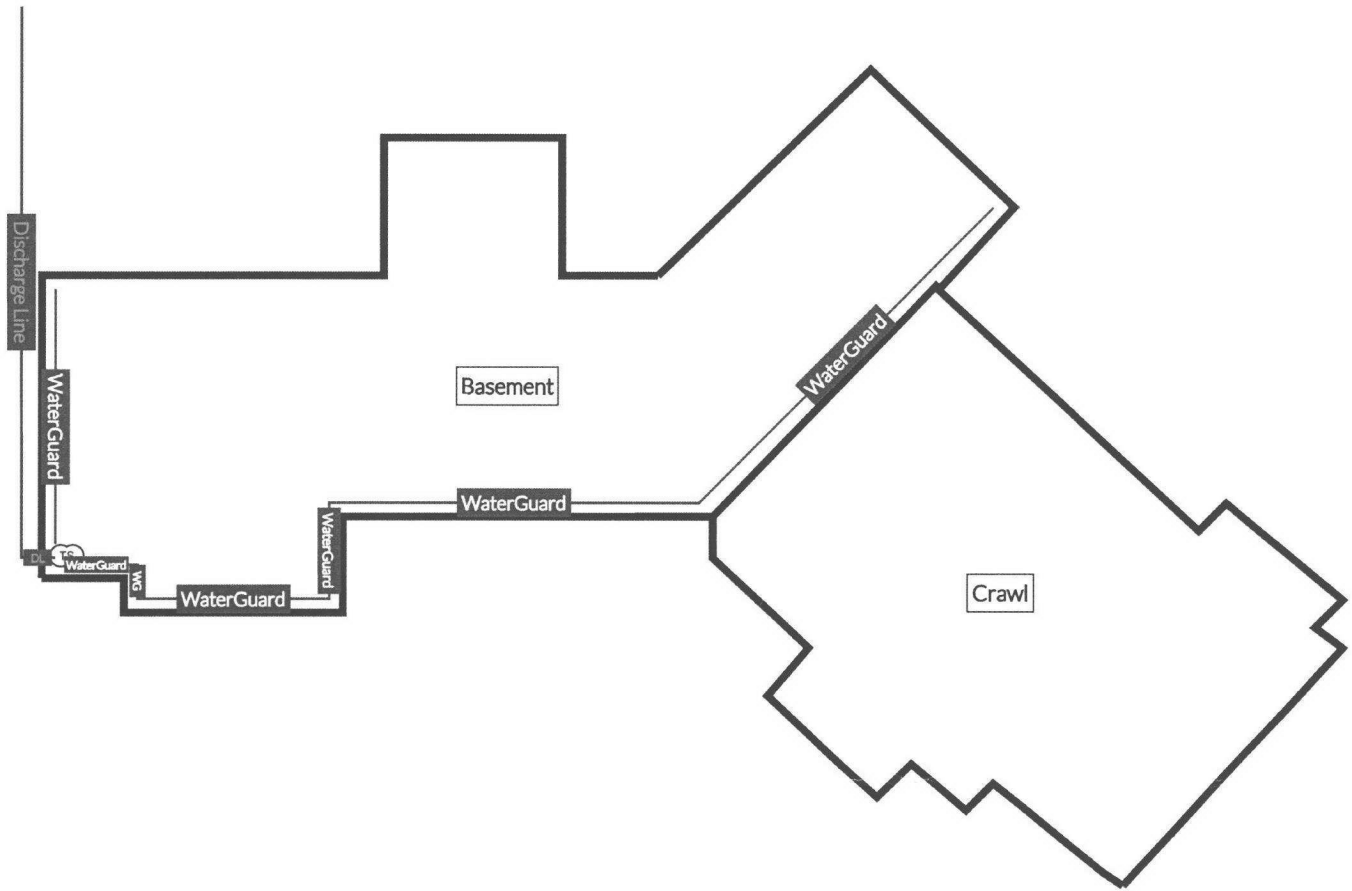
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.33% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract. In event account must be referred to a third party for collection, I/we agree to pay all reasonable collection and/or attorney fees, as well as court costs incurred to effect collection.

Customer Signature _____ **Date** _____

Canceling the project after 3 days may result in loss of deposit.

Initial _____

Job Details



Job Details (Continued)

Specifications

Install WaterGuard sub-floor drainage system as indicated in job drawing. Install WaterGuard Port for access to system. Discharge line / Buried PVC Pipe, exit to landscape, pop-up drain, or drywell; 25' from home. Foreman to discuss with design specialist exact location. Install TripleSafe pump system with twin liner, 1/3 hp cast iron primary AC pump, 1/2 hp cast iron AC back-up pump, and UltraSump battery back-up pumping system with charging/control box with alarm, and 120 amp sealed maintenance free battery. Includes 3 CleanPump stands, airtight lid with airtight floor drain, and WaterWatch alarm system. Install Discharge line, solid PVC pipe buried to Landscape Outlet (or equivalent). Install pop-up outlet (or equivalent) at end of discharge line that is designed to prevent leaves, animals, & debris from clogging the discharge line. 22 3/8" tall x 18" wide x 24" long. Install VaporLoc Elite Wall System on walls as shown. VaporLoc Elite Wall System is a 120 mil thick wall liner that has an EVOH layer to keep moisture and smells from entering the basement environment. It is double-taped, fastened and sealed to the basement wall to ensure 100% seal.

Contractor Will

- 1.) Maintain a safe and clean job site.
- 2.) Remove and replace concrete as necessary in the workplace.
- 3.) When project contains unknown conditions, TerraFirma will stop work and discuss with homeowner. Additional cost may be added to project if additional work is necessary.

Customer Will

- 1.) Move items at least 10 feet away from the work area.
- 2.) Remove finished walls.
- 3.) Provide proper dedicated electrical outlets for all pumps and other electrical devices to be installed. Outlet should be installed during or after project, not before.
- 4.) Be aware that dust, noise, and dirt may be excessive in some cases. Dust may be present days after installation.

Additional Notes

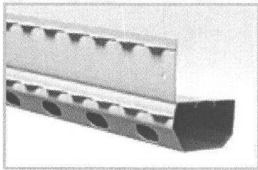
If rock is encountered at 8' or less and Grouted Micropiles are required to permanently stabilize the foundation, design and price will be subject to change. Initial:_____

Product List

WaterGuard	113 ft	WaterGuard Port	4	Discharge Line	15 ft
TripleSafe	1	VaporLoc Elite Wall System ...	91 ft	Cash Discount	1
5% Repeat Customer Discount	1				

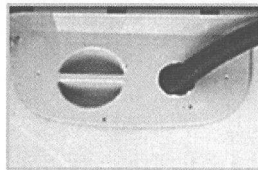
Products

WaterGuard

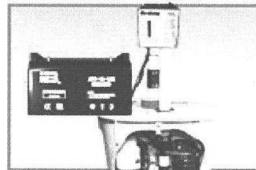


WaterGuard

WaterGuard Port



TripleSafe



Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

SmartJack Post Replacement - The manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for seventy-five (75) years from the date of installation (see manufacturer's warranty for more details). If changes due to excess moisture occur in the area(s) where SmartJack Post Replacement are installed, an encapsulation system, drainage and dehumidification may be necessary in such area(s) at an additional cost to Customer. There is no warranty, either explicit or implied, against settlement with SmartJack Post Replacement.

Limited Warranty (Continued)

Warranty is in effect when job is completed and paid in full.

If water from the walls or floor wall joint passes through the perimeter water control system and onto the basement floor we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard, and DryTrak systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home.

If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances

Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer's warranty which is 36 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed.

LIMITED WARRANTY: Interior crawlspace drainage systems are subject to a Limited Warranty against workmanship defects for a period of 10 years from date of installation. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel, or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Contractor has no duty to test for the presence of iron ochre, iron gel, or iron bacteria and has not done so. Limited Warranty Void: this Limited Warranty shall be void immediately upon any change or alteration in or to the site that has an impact to the volume or path of water into or near the home (including, but not limited to, changes caused by or to landscaping, irrigation, grading, driveways, patios, or roof or gutter drains). As a condition precedent to the enforcement of this Limited Warranty, Buyer must service the interior crawlspace drainage system on an annual basis. This Limited Warranty is in lieu of all other express or implied warranties of any kind whatsoever.

A VaporLoc Elite crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a Triple Safe or SmartSump system to remedy the problem with water below the VaporLoc Elite liner. VaporLoc Elite has a transferable 25 year warranty 100% seal of soil odor and gasses and there will be no charge for service calls on any tears or holes in the VaporLoc Elite liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation.

A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable 25 year warranty — there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation.

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

ADDITIONAL NOTES:

If engineer of record or governing jurisdiction require lateral restraint to be added to the project, an additional charge of up to \$3,000.00 per restraint may be added to the project price.

Initial: _____

If Geo-Technical Engineer or Structural Engineer of record require Grouted Micropiles to permanently stabilize the foundation, design and price may be subject to change.

Initial: _____

Customer understands that TerraFirma will charge the Customer's line of credit for Engineering and Permits should, for any reason, the Customer decide not to complete the work. TerraFirma will only charge for work that has actually been completed. Customer will be provided copies of the Engineering should it be completed.

Initial: _____

If engineer of record or governing jurisdiction require a full Geo-Technical Report to acquire a permit, an additional charge will be added based on access and scope of report.

Initial: _____

Customer understands that because SmartJack Post Replacements are utilizing the existing concrete pier pads, there is NO warranty against settlement, and that any future adjustments will be an additional charge.

Initials: _____

Limited Warranty (Continued)

LIMITED WARRANTY: Interior crawlspace drainage systems are subject to a Limited Warranty against workmanship defects for a period of 10 years from date of installation. The sump is under warranty for three (3) years from the manufacturer. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel, or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Contractor has no duty to test for the presence of iron ochre, iron gel, or iron bacteria and has not done so. Limited Warranty Void: this Limited Warranty shall be void immediately upon any change or alteration in or to the site that has an impact to the volume or path of water into or near the home (including, but not limited to, changes caused by or to landscaping, irrigation, grading, driveways, patios, or roof or gutter drains). As a condition precedent to the enforcement of this Limited Warranty, Buyer must service the interior crawlspace drainage system on an annual basis. This Limited Warranty is in lieu of all other express or implied warranties of any kind whatsoever.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

- 1. The date of the transaction, which is: _____ or
- 2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

TerraFirma Foundation Systems
TF 866-486-7196
F 541-229-4051
www.GoTerraFirma.com
761 NE Garden Valley Blvd
Roseburg, OR 97470

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature Date

Owner's Signature Date

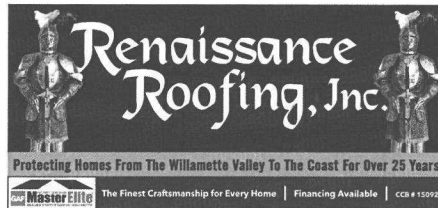
The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature Date

Owner's Signature Date

Proposal # 1911-930709-01

Date: 12/03/2019



RENAISSANCE ROOFING, INC.

34058 Oakville Road SW,

Albany, Oregon 97321

(541) 791-4886

(541) 754-5220

CCB# 150925

renrooforegon@gmail.com

Customer Name Rick Lloyd			Job Site Customer Name Rick Lloyd		
Customer Address 2340 Northwest Violet Avenue			Job Site Customer Address 12629 Ridgewood Road Southeast		
City Albany	State Oregon	Zip Code 97321	City Jefferson	State Oregon	Zip Code 97352
Phone Number (503) 509-9966			Phone Number (503) 509-9966		Roof Pitch 8/12
Email lloydri@msn.com			Email lloydri@msn.com		



Job Price: \$21,850.00

OR

Monthly Payments OAC: \$308.74



Job Price: \$22,300.00

OR

Monthly Payments OAC: \$315.10



Job Price: \$25,520.00

OR

Monthly Payments OAC: \$360.60

Signature Date
Customer Signature



GAF Systems Plus Warranty

- Timberline HD Shingles w/ StainGuard
- Weather Watch at the valleys and vulnerable areas
- GAF High Performance Synthetic Underlayment
- 4 nails per shingle - 110 mph wind warranty
- GAF High Profile Ridge Cap
- GAF Pro Start
- GAF Metal Vents
- Edge Flashing
- 10 Year Workmanship Warranty from Renaissance Roofing, Inc.
- 50 Year Non-Pro Rated Warranty from GAF

Signature Date
Customer Signature



GAF Silver Pledge Warranty

- Timberline HD Shingles w/ StainGuard
- Weather Watch at the valleys and vulnerable areas
- GAF High Performance Synthetic Underlayment
- 4 nails per shingle - 110 mph wind warranty
- GAF High Profile 10" Ridge Cap - Ridge Glass
- GAF Ultimate Pipe Flashings w/ GAF 50 year Warranty
- GAF Pro Start
- GAF RVO 50 Vents, or Cobra Ridge Vent
- Edge Flashing
- 10 Year Workmanship Warranty from GAF
- 50 Year Non-Pro Rated Warranty from GAF

Signature Date
Customer Signature



GAF Golden Pledge Warranty

- Timberline HD Shingles w/ StainGuard
- Weather Watch at the eaves, valleys, and vulnerable areas
- GAF High Performance Synthetic Underlayment
- 6 Nails Per Shingle - 130 mph Wind Warranty
- GAF High Profile 10" Ridge Cap - Ridge Glass
- GAF Ultimate Pipe Flashings with GAF 50 Year Warranty
- GAF Pro Start
- GAF RVO 50 Vents, or Cobra Ridge Vent
- Edge Flashing
- GAF Intake Pro, If Needed
- 25 Year Workmanship Warranty from GAF
- 50 Year Non-Pro Rated Warranty from GAF
- 30 Year Workmanship Warranty if Installing a Designer Shingle

Date: 12/03/2019

Job Site Customer Name	Rick Lloyd			Roof Pitch	8/12		
Job Site Customer Address	12629 Ridgewood Road Southeast, Jefferson, Oregon, 97			Shingle Color			
Phone	(503) 509-9966			City	State	Zip Code	
				Jefferson	Oregon	97352	

What Structure(s) House, Garage, and Pump Shed.

Warranty _____

Customer/Job Notes:

Materials List

GAF Timberline HD Arch. Shingle - 4600 Sq Feet

Drip Edge - 28 Pcs

Gable Flash - 26 Pcs

Weather Watch - 170 Feet

TigerPaw Vapor Barrier - 4600 Sq Feet

W-Valley Painted Metal - 18 Pcs

1.5" Pipe Flash - 11 Pcs

4" Flap Vent - 4 Pcs

Step Flashing - 22 Feet

Painted Metal Vents - 16 Pcs

10" Ridge Cap - 260 Feet

This proposal includes the tear off of old roofing material.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and/or specifications submitted for the above work and completed in a substantial workmanlike manner for the sum that the customer has signed for.

The above prices, specifications, and conditions are satisfactory, and are hereby accepted. By signing below, I acknowledge I have received a notice of a Right to a Lien, an information notice on Construction Liens, a Notice on Right of Rescission Act, consumer notification, and Owner's Duty to contractor in the event of a dispute.

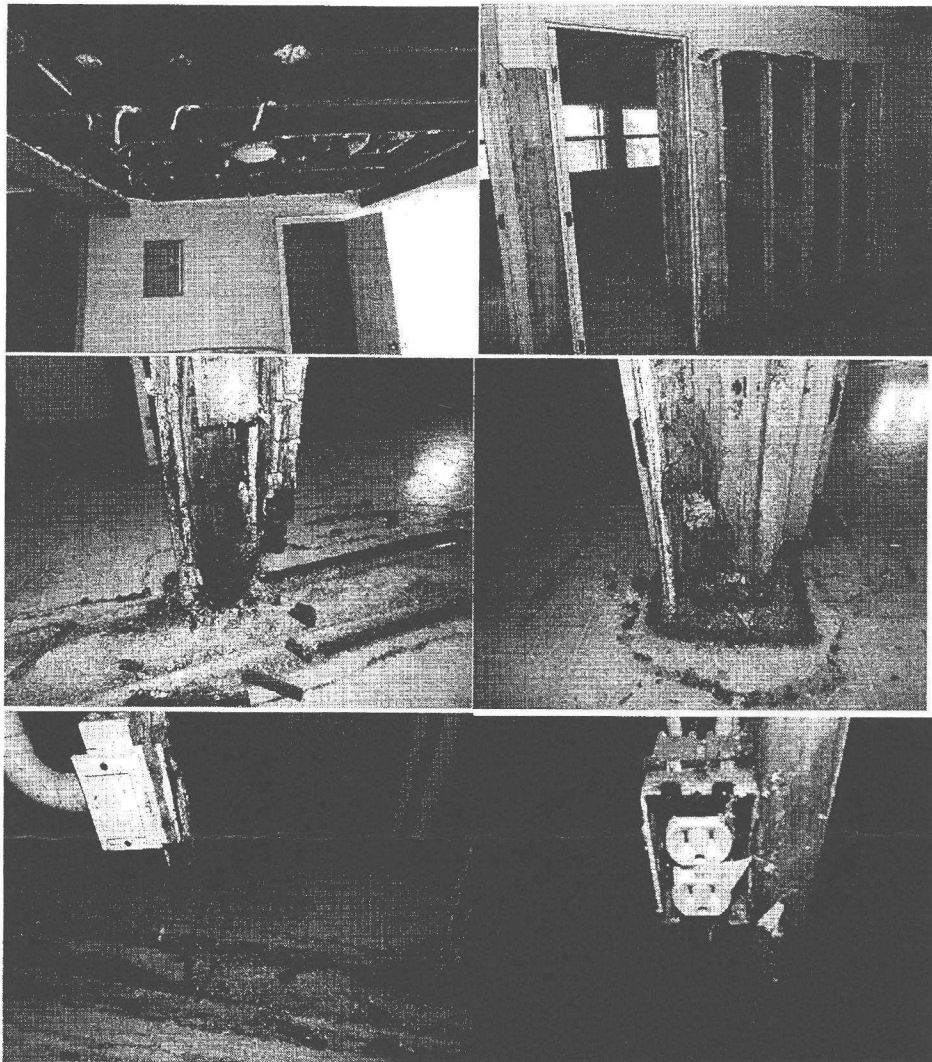
Requires 30% deposit, and signed contract before scheduling job. Remaining balance to be paid in full upon substantial completion.

Signature Date
Customer Signature

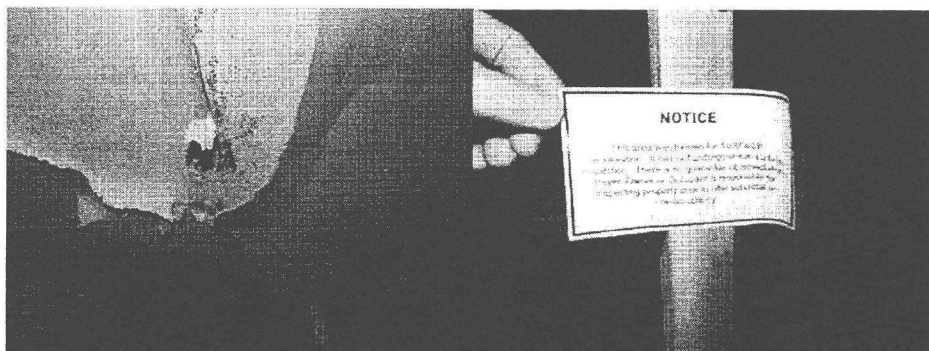
Signature Date
Estimator Signature

Please note, there is a 3% processing fee for payments made with debit/credit.

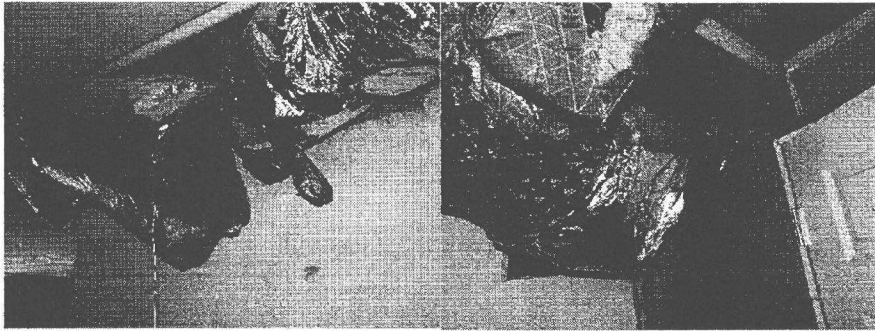
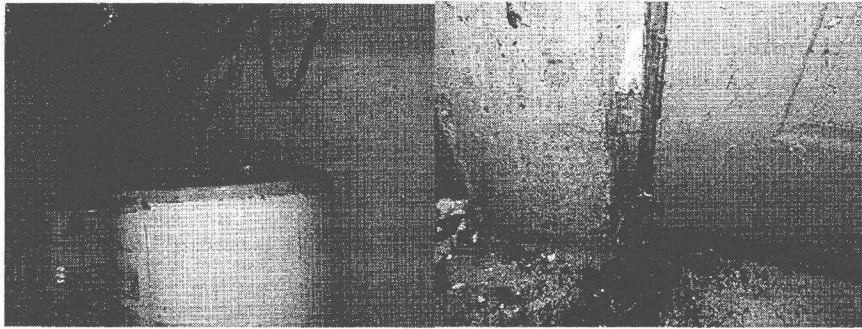
Concealed problems including dry rot repair will be billed at materials cost, plus \$75.00 per man hour. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Worker's Compensation and Public Liability Insurance on above work to be taken out by Renaissance Roofing, Inc.



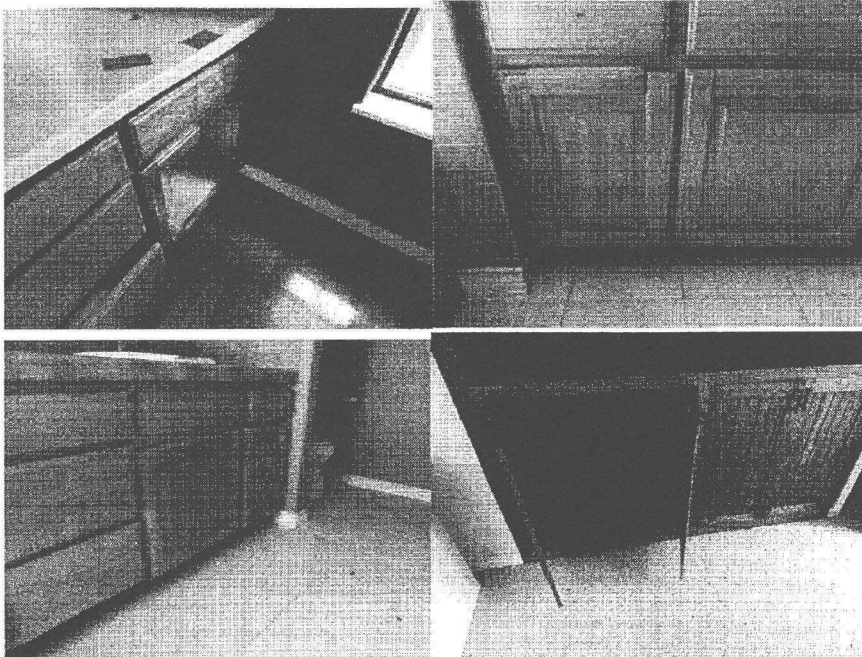
Water Damage Downstairs



Active Mold Growing Downstairs

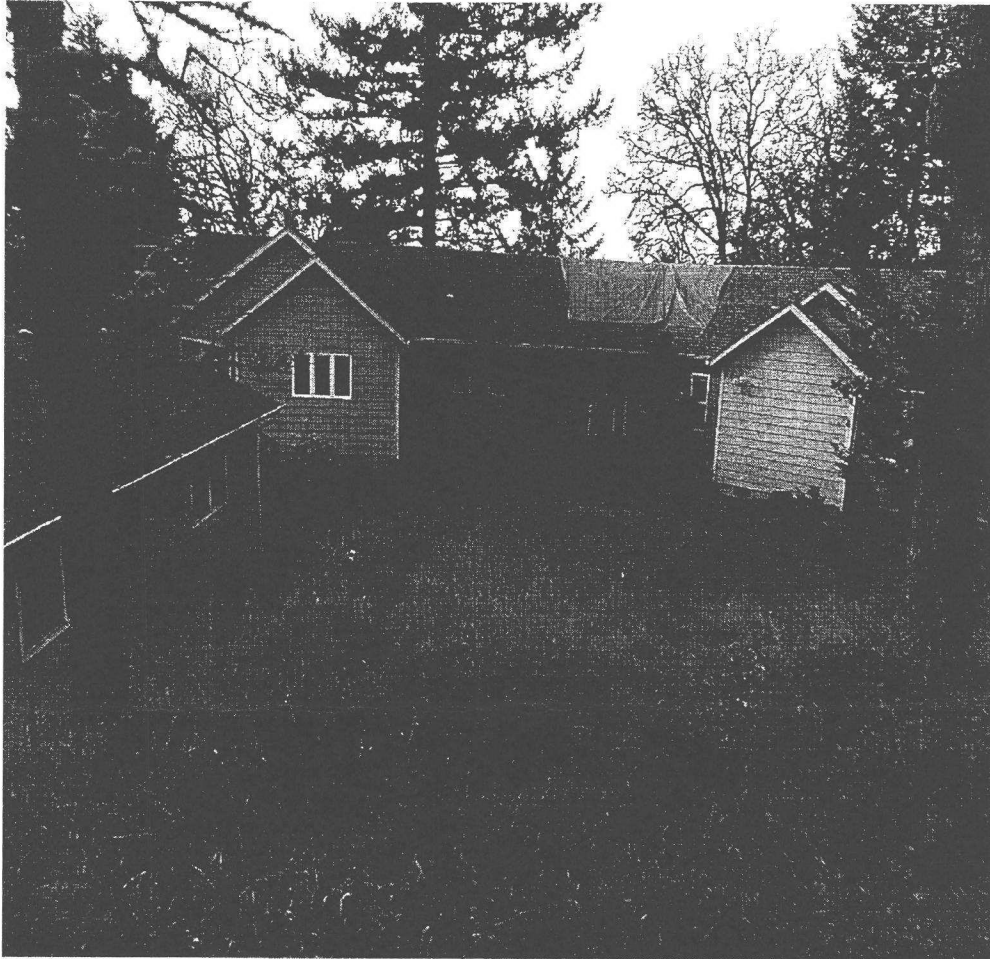


Broken Ducting



Broken Cabinetry

12629 Ridgewood Rd SE, Jefferson, OR 97352



Proposal Prepared for:

Rick Lloyd
2340 NW Violet Ave.
Albany, OR 97321

Community Remodels

Jorge Garcia

Oregon CCB #221366

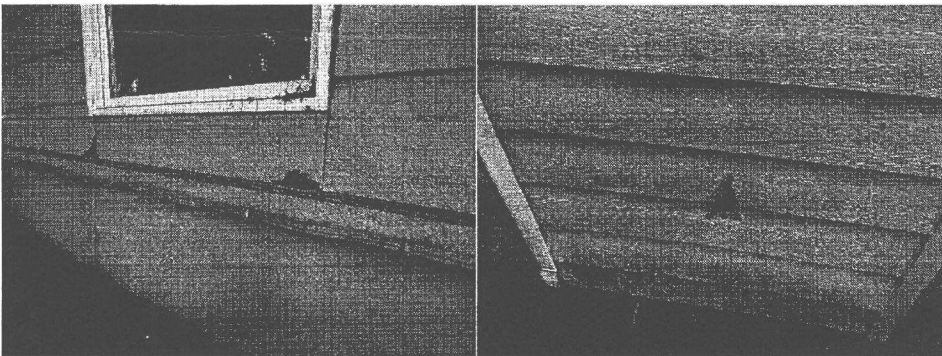
Dear Rick,

Thank you for the opportunity to provide a proposal on your home. Our team looks forward to successfully working on another project for you like we did on your 968 S. Sunrise home in Jefferson. As we discussed on site, this is a very large and unique project given the location of the home on a very steep hillside, the 8/12 pitch roof, the fact that home has been abandoned for the last 12 years and the fact that the home has experienced extensive flooding and rot on the first floor of the structure. We have several concerns in that there are many unknowns of the damage done and would expect to have another 15 to 20% contingency in extra costs as we get further into the project.

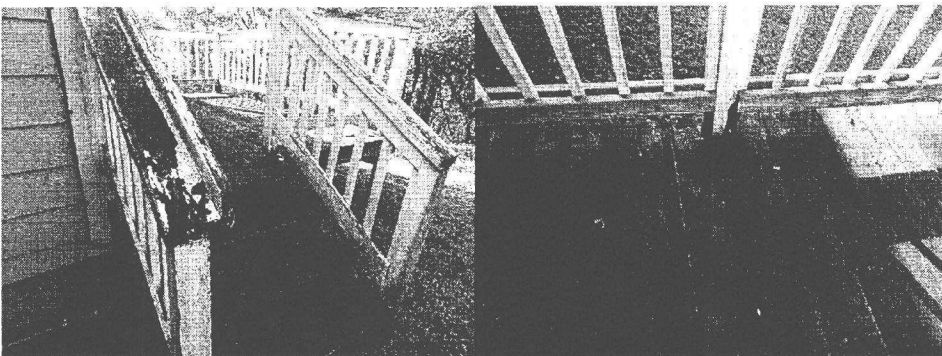
Given the hillside and daylight basement, we have serious moisture concerns and would strongly suggest remediation from a waterproofing contractor that should provide solutions before significant other work is done on the property.

Also of note is that there is a very strong skunk odor in the home and evidence of a skunk currently living downstairs. This animal will have to be removed prior to commencing work. A portable toilet will be put on site until the plumbing and water systems are working. We didn't have a key to the pump house lock and have no information about the well or septic systems and their functionality.

I added some pictures of what I found looking at the job site:



Siding Damage



Rotted Deck

Job Proposal Summary 120434-2

To: Rick Lloyd
2340 NW Violet Ave.
Albany, OR 97321

From: Community Remodels
4899 Saunter Loop
Salem Oregon 97305
CCB #221366
(503) 983-5192

Job Address: 12629 Ridgewood Dr., Jefferson, OR 97352 3655 Square Feet, Two Story Home , unfinished "utility room" in basement.

SALESPERSON	JOB	PAYMENT TERMS	QUOTE DATE
Jorge Garcia	12629 Ridgewood	Net 10 After Milestone	12/4/2019

LINE ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.	Full roof replacement with Architectural Comp Shingles and synthetic underlayment. 8 sheets sheathing replacement with additional sheets at \$75 each. 5 Year workmanship warranty 47 squares. Roof is actively leaking in three separate locations (Includes Garage and Pump House)		\$23,745.00
2.	Install vinyl plank flooring and underlayment and transition pieces	\$7.00/sq ft	\$12,600.00
3.	Carpet removal and replacement of selected residential carpet 45# plus 8# pad	\$34.00/yard	\$5,836.00
4.	Ceramic Tile Replacement of bathroom tile.	\$11.00/sq ft	\$3,410.00
5.	Exterior Door replacements (assumes keeping existing front door) New Kwikset Halifax HW.	\$1400.00/ea	\$7,000.00
6.	Siding repair of wood siding and replacement of punctured vapor barrier including second floor	\$4.25/sq ft	\$8,925.00
7.	Exterior painting, premium with steep back slope Behr or SW, recaulk and replace rotted eaves		\$11,320.00
8.	Drywall replacement in basement, skip trowel finish		\$14,300.00
9.	Insulation in the basement, fiberglass batt		\$3350.00
10.	Interior paint of entire home including PVA primer for downstairs drywall		\$8250.00
11.	Window replacements of stuck, non functioning windows	\$550.00/ea	\$2200.00
12.	Installation of window casement and trim		\$2650.00
13.	Replacement of broken bath vanities (upstairs)		\$3850.00
14.	Repair custom doors in master bedroom		\$500.00
15.	General framing in basement		\$3500.00
16.	Encapsulation and mold removal (includes two external lab samples @ \$197.50 each)		\$4211.00
17.	New interior doors and hardware installed	\$150.00/each	\$1200.00
18.	Downstairs vanity installation and mirror and toilet install		\$500.00

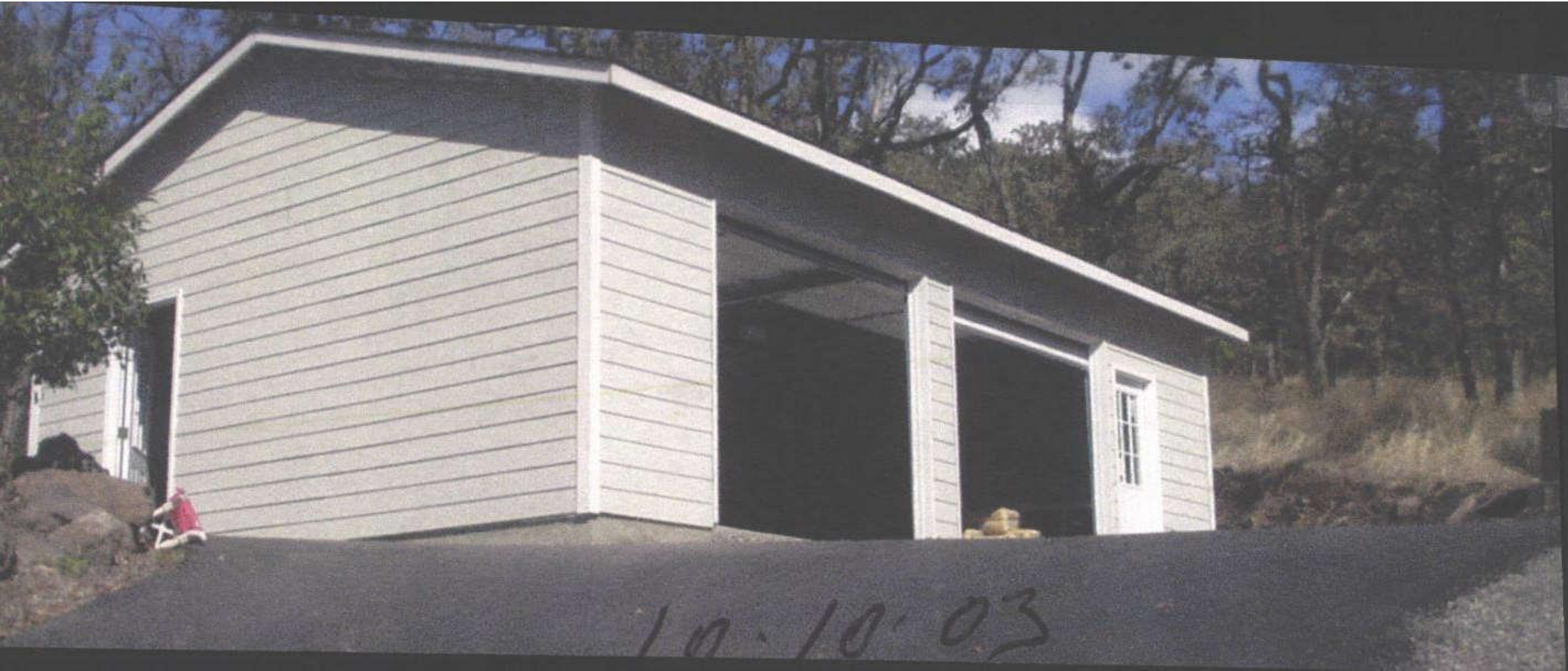
19.	Replace entire rotted deck off master and repair other two decks with new rail and balusters. Composite decking and pressure wash existing.		\$13,545.00
SUBTOTAL			\$130,982.00
MAJOR SYSTEM SUB-CONTRACTING			
	Electrical system replacement downstairs and upstairs troubleshooting, including new fixtures, and furnace and A/C unit electrical. Inclusive of local permits.		\$16,769.00
	Plumbing system installation downstairs to include water heater replacement, one spa tub replacement, and all plumbing downstairs. Replumb downstairs with PEX. (add \$2600 for copper supply). Existing system broken with bursted pipes in two locations and cracked pipes in two other locations. Additional drywall and tile work around spa tub. Inclusive of local permits.		\$18,872.00
	Replacement of furnace and 14 seer Carrier AC unit condenser and coil. Repair of broken ducts downstairs. (doesn't include new soffit) Suggest new Heat Pump system or split system options given large size of home. Includes venting duct work for kitchen.		\$14,872.00
SUBTOTAL			\$50,513.00
TOTAL QUOTE			\$181,405.00

40% Deposit Required and Signed Contract Required Before Scheduling Job. Must Sign CCB Disclosures.
 Estimated Completion 5 Months After Job Start. Payment based on monthly billings based on
 SUBSTANTIAL COMPLETION of line item milestones. Proposal valid for 90 days.

Customer provided materials not included in proposal price:

Kitchen appliances: Dishwasher, cooktop, disposal, kitchen sink, microwave
 Light fixtures
 Kitchen faucet, and bathroom faucet





10-10-03

R60444 168 sg ft MP.

4/ 4/2019
04/4/19



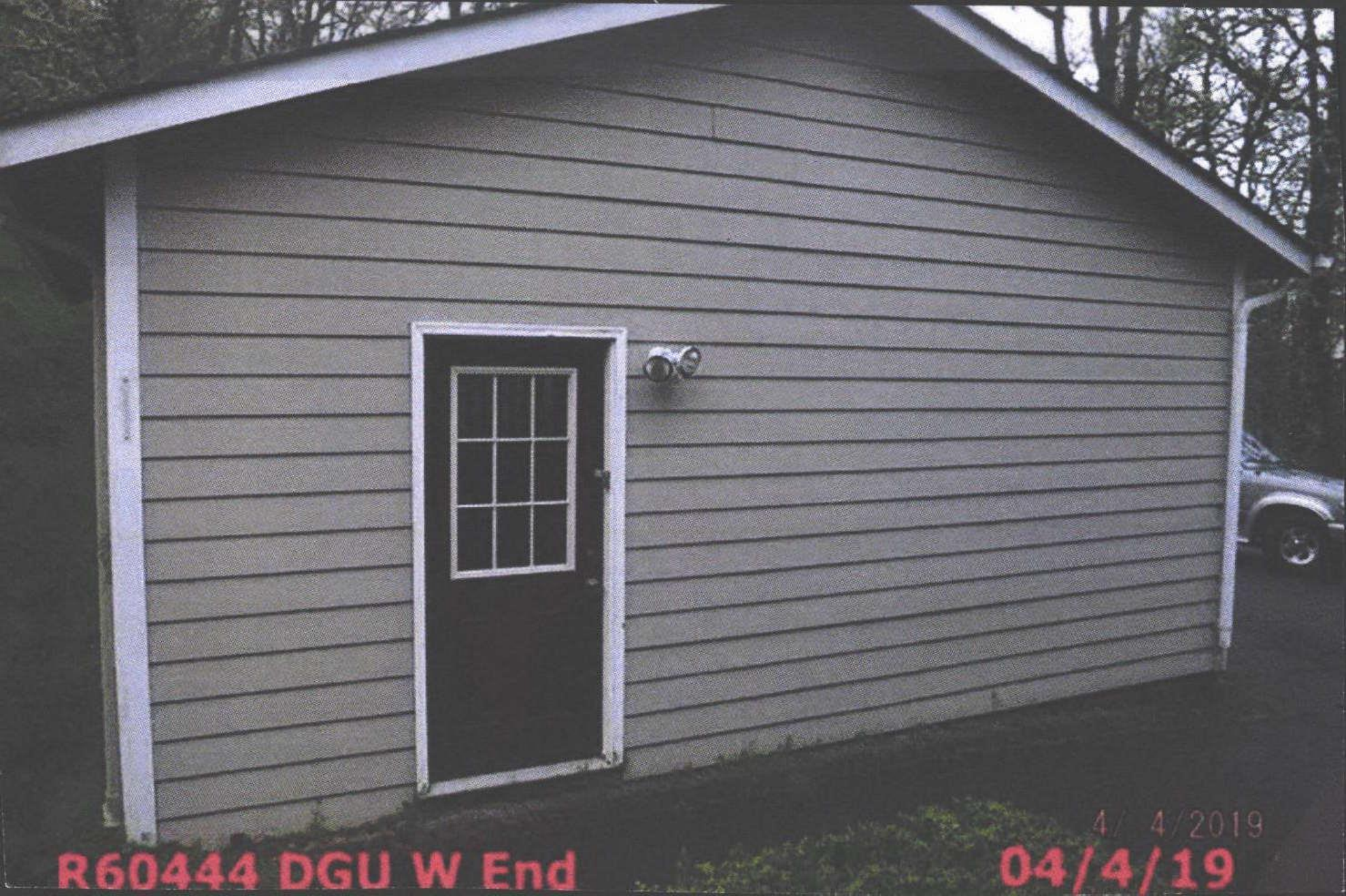
R60444 168 sg ft MP.

4/ 4/2019
04/4/19



4/4/2019
04/4/19

R60444 168 sg ft MP



R60444 DGU W End

4/ 4/2019
04/4/19



R60444 DGU Front S Side

4/ 4/2019
04/4/19



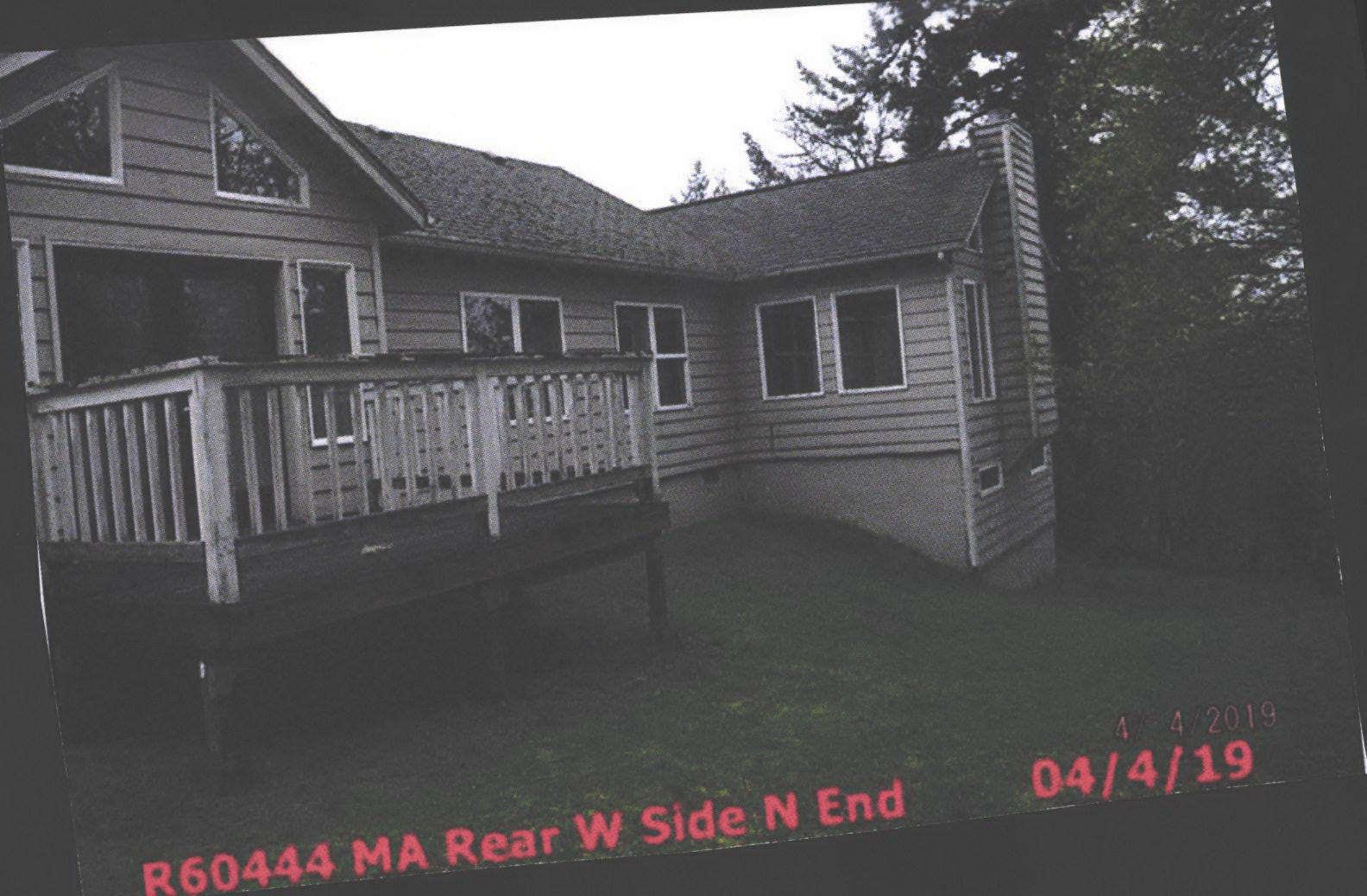
R60444 MA Rear W Side N End-2

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04/4/19



R60444 MA Rear NW Corner-2

4/4/2019
04/4/19



4/4/2019

04/4/19

R60444 MA Rear W Side N End



R60444 MA Rear NW Corner

4/4/2019
04/4/19



R60444 Rear W Side-3

4/4/2019
04/4/19



R60444 Rear W Side-2

4/4/2019
04/4/19



R60444 Rear W Side-1

4/4/2019
04/4/19



R60444 BSMNT W-Side Rear-5

4/ 4/2019
04/4/19



4/ 4/2019

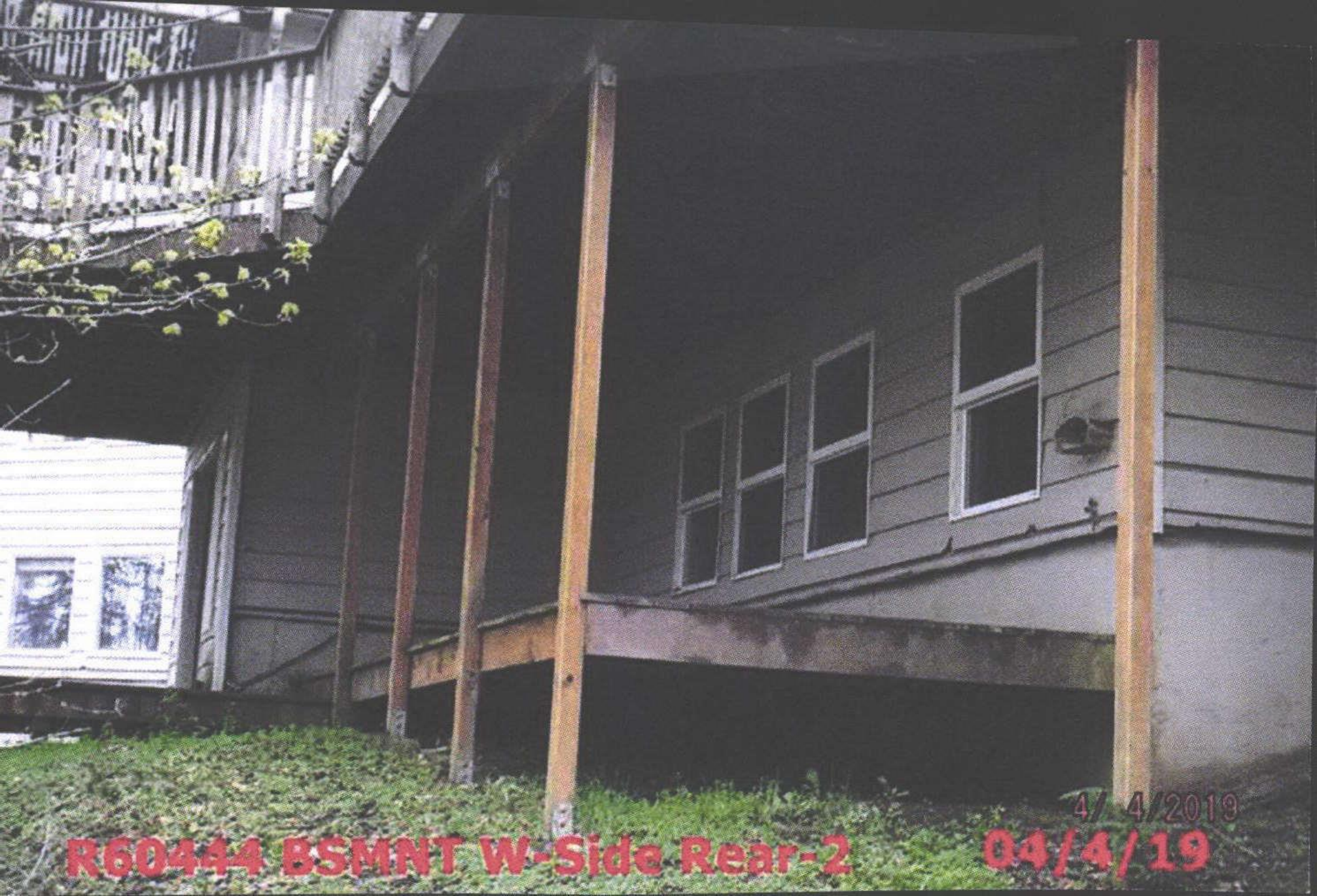
R60444 BSMNT W-Side Rear-4

04/4/19



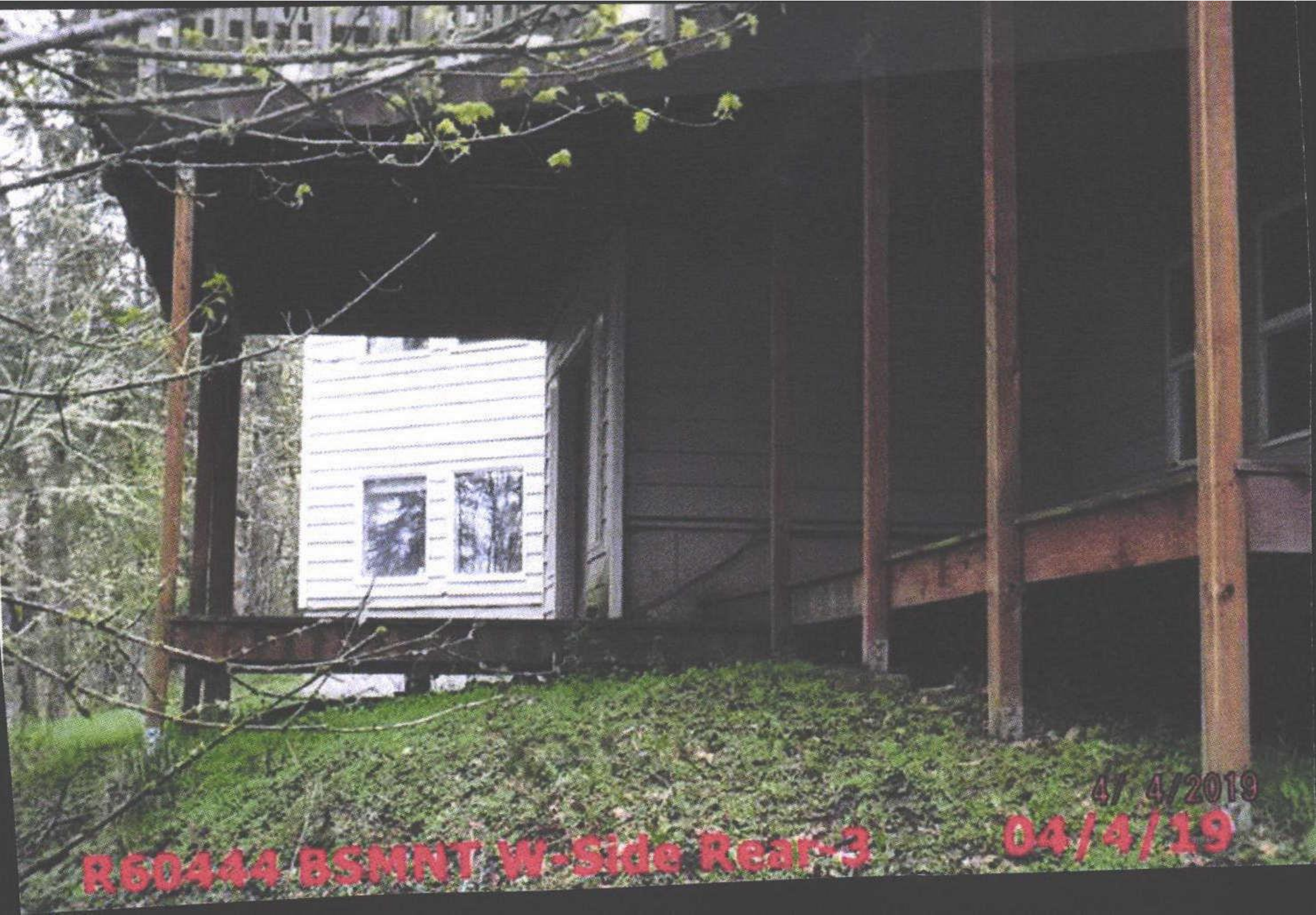
4/ 4/2019

R60444 Upper DW-PF Rear W Side 04/4/19



R60444 BSMNT W-Side Rear-2

4/4/2019
04/4/19



R60444 BSMNT W-Side Rear-3

4/4/2019
04/4/19



4/4/2019

R60444 MA Rear W Side S End

04/4/19



R60444 Front Yard E Side

4/ 4/2019
04/4/19



R60444 MA S End

4/ 4/2019
04/4/19



R60444 MA Front E Side S End

4/ 4/2019
04/4/19



R60444 MA Front East Side

4/4/2019
04/4/19



R60444 MA Front E Side-2

4/ 4/2019
04/4/19



D 60444 MA Front E Side N End

4/4/2019
04/4/19



4/ 4/2019

R60444 Driveway Entrance-3

04/4/19



R60444 Driveway Entrance-1

4/ 4/2019
04/4/19

093W24D002400



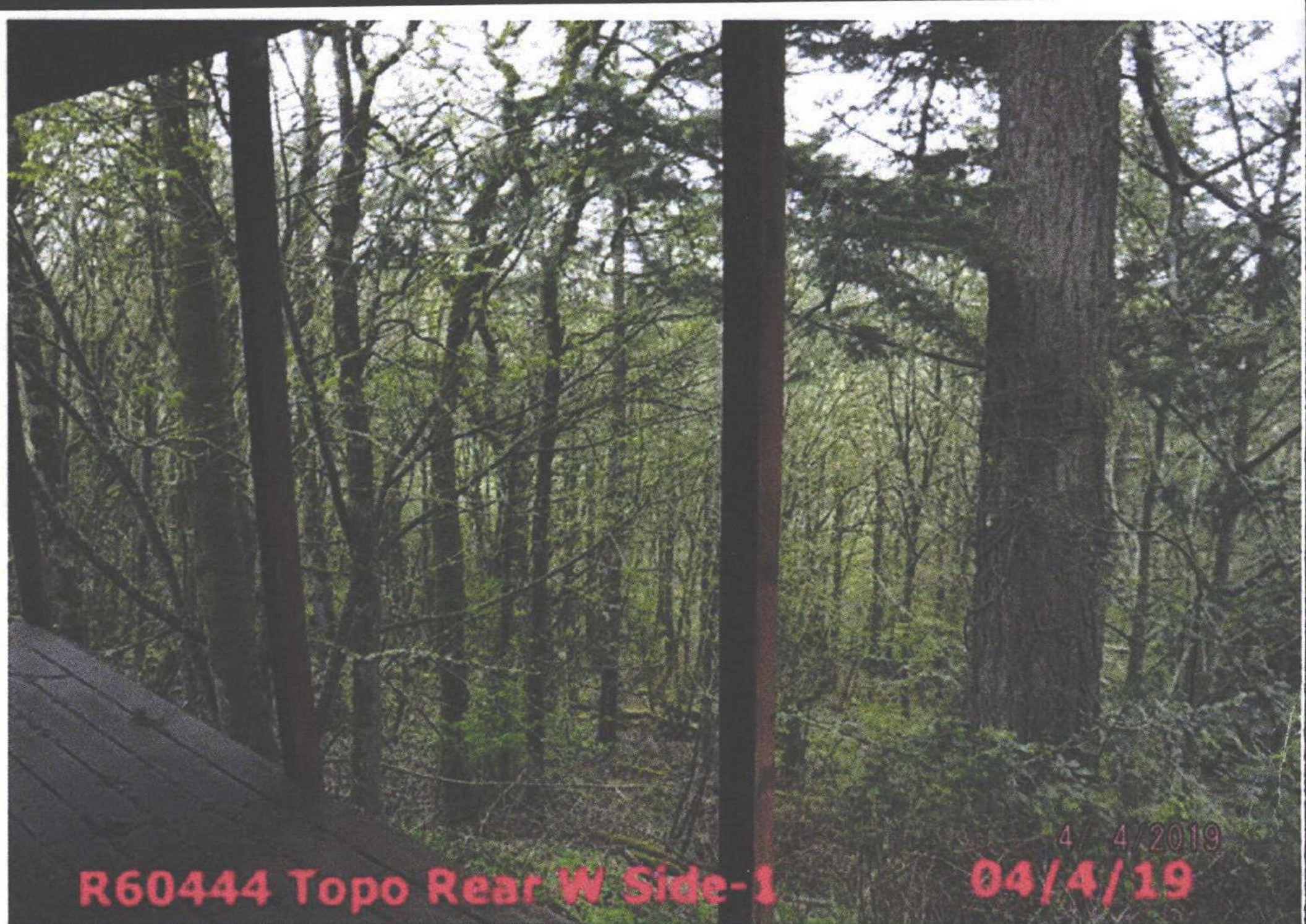
R60444 BSMNT W-Side Rear-1

4/4/2019
04/4/19



DSCF9571

4/4/2019
04/4/19



R60444 Topo Rear W Side-1

4/4/2019
04/4/19



DSCF9548

4/4/2019
04/4/19



DSCF9551

4/4/2019
04/4/19



DSCF9552

4/ 4/2019
04/4/19

A close-up photograph of a wooden structure, likely a wall or fence. It features diagonal wooden siding on the left and right, separated by a vertical wooden plank in the center. The plank has several small holes and a larger dark spot near the top. The image has a grainy, high-contrast appearance.

DSCF9537

4/ 4/2019
04/4/19



DSCF9538

4/ 4/2019
04/4/19



DSCF9540

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DSCF9541

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DSCF9542

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DSCF9543

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DSCF9555

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DSCF9557

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DSCF9569

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DSCF9573

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DSCF9574

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DSCF9575

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DSCF9576

4/ 4/2019
04/4/19



DSCF9577

4/ 4/2019
04/4/19

DSCF9578

04/4/19
4/4/2019





NOTICE

I am writing to inform you that
your property is located within the
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Planning and Development Department
and the City of San Diego Planning
and Development Department
and the City of San Diego Planning
and Development Department

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DSCF9580

4/ 4/2019
04/4/19



11/20/2019

R60444 Driveway-1

11/20/2019



11/20/2019

R60444 MA Front- 2

11/20/2019



11/20/2019
R60444 DG Front

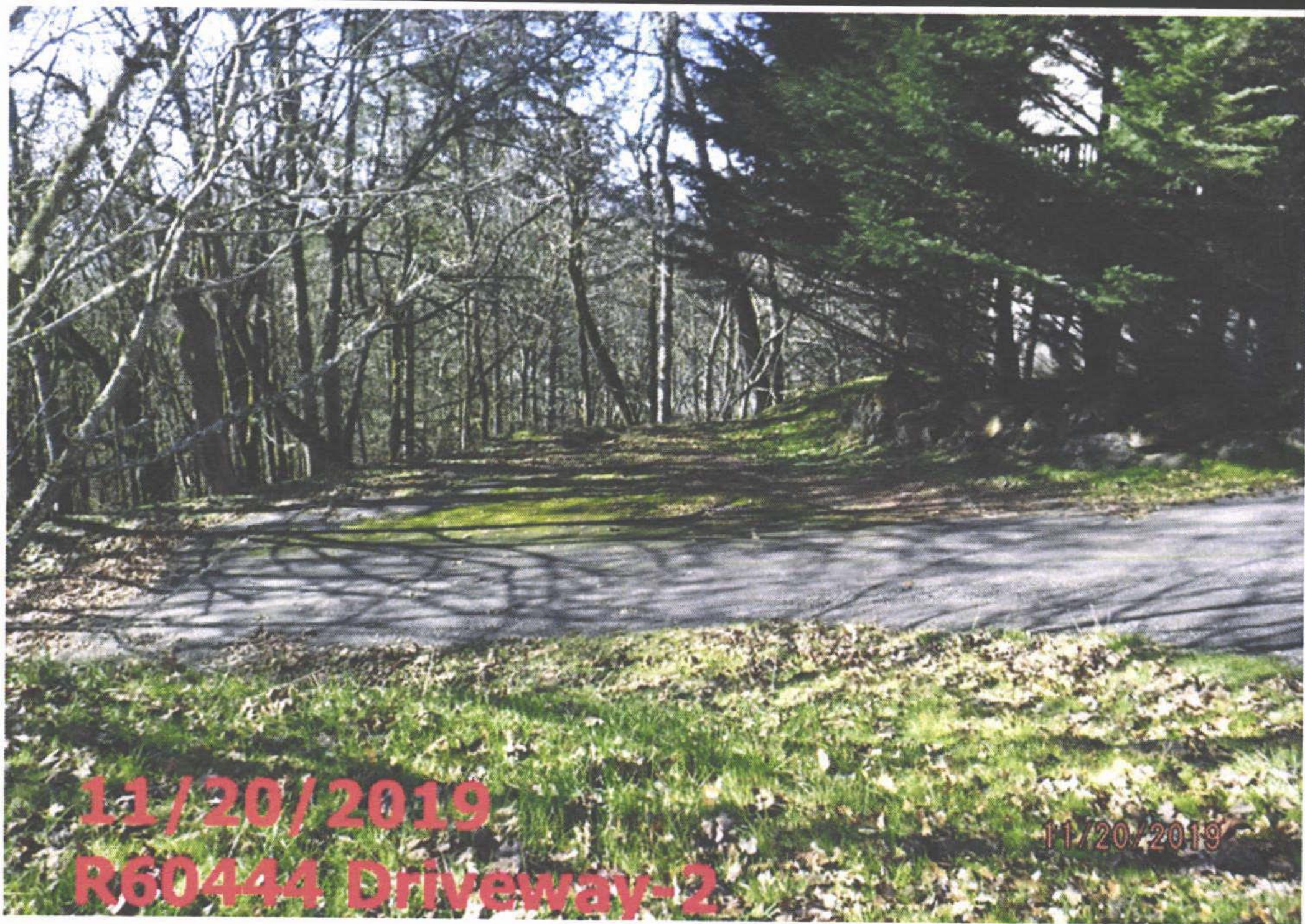
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R60444 MA Front- 3

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R60444 Driveway-2

11/20/2019



11/20/2019

R60444 MA Front S End-3

11/20/2019



11/20/2019
R60444 DGU Rear

11/20/2019



11/20/2019

R60444 Front Yard

11/20/2019



11/20/2019

R60444 MA Front- 1

11/20/2019



11/20/2019

R60444 MA Rear N End-5

11/20/2019



11/20/2019

R60444 MA Rear N End-6

11/20/2019



11/20/2019
R60444 MA N End & Todo-2

11/20/2019



11/20/2019

R60444 MA N End & Topo-1

11/20/2019



11/20/2019

R60444 MA N End & Topo-3

11/20/2019



11/20/2019

R60444 MA N End & Topo-4

11/20/2019



11/20/2019

R60444 MA N End & Topo-5

11/20/2019



11/20/2019

R60444 MA N End & Topo-6

11/20/2019



11/20/2019

R60444 Topo MA Rear N End-2

11/20/2019



11/20/2019

R60444 Topo MA Rear N End-1

11/20/2019



11/20/2019
R60444 MA Rear N End-2

11/20/2019



11/20/2019

R60444 MA Rear N End-1

11/20/2019



11/20/2019

R60444 MA Rear N End-3

11/20/2019



11/20/2019
R60444 MA Rear-Center

11/20/2019



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R60444 MA Rear N End-4

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R60444 MA Rear N End-7

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R60444 MA Rear N End-9

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R60444 MA Rear N End-8

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R60444 Todo Front MA-2



11/20/2019

R60444 Topo Front MA-1

11/20/2019



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R60444 MA Int Main FL-04

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R60444 MA Int Main FL-05

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R60444 MA Int Main FL-07

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R60444 MA Int Main Fl -06

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R60444 MA Int Main FL-03

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R60444 MA Int Main FL-02

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R60444 MA Int Main FL-08

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R60444 MA Int Main FL-09



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R60444 MA Int Main FL-11

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R60444 MA Int Main FL-10

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R60444 MA Int-BSMT-20

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R60444 MA Int-BSMT-21

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R60444 MA Int Main FL-01

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R60444 MA Int-BSMT-22

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R60444 MA Int Main FL-12

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R60444 MA Int-BSMT-01



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R60444 MA Int-BSMT-03

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R60444 MA Int-BSMT-02

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R60444 MA Int-BSMT-05

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R60444 MA Int-BSMT-07

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R60444 MA Int-BSMT-06

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R60444 MA Int-BSMT-08

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R60444 MA Int-BSMT-10

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R60444 MA Int-B.SMT-11

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R60444 MA Int-BSMT-13

11/20/2019



11/20/2019

R60444 MA Int-BSMT-12

11/20/2019



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R60444 MA Int-BSMT-15

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R60444 MA Int-BSMT-14

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R60444 MA Int-BSMT-16

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R60444 MA Int-BSMT-17

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R60444 MA Int-BSMT-18

11/20/2019



11/20/2019

R60444 MA Int-BSMT-19

11/20/2019