



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	Fn:R	Exception: Y N

#### Accessories

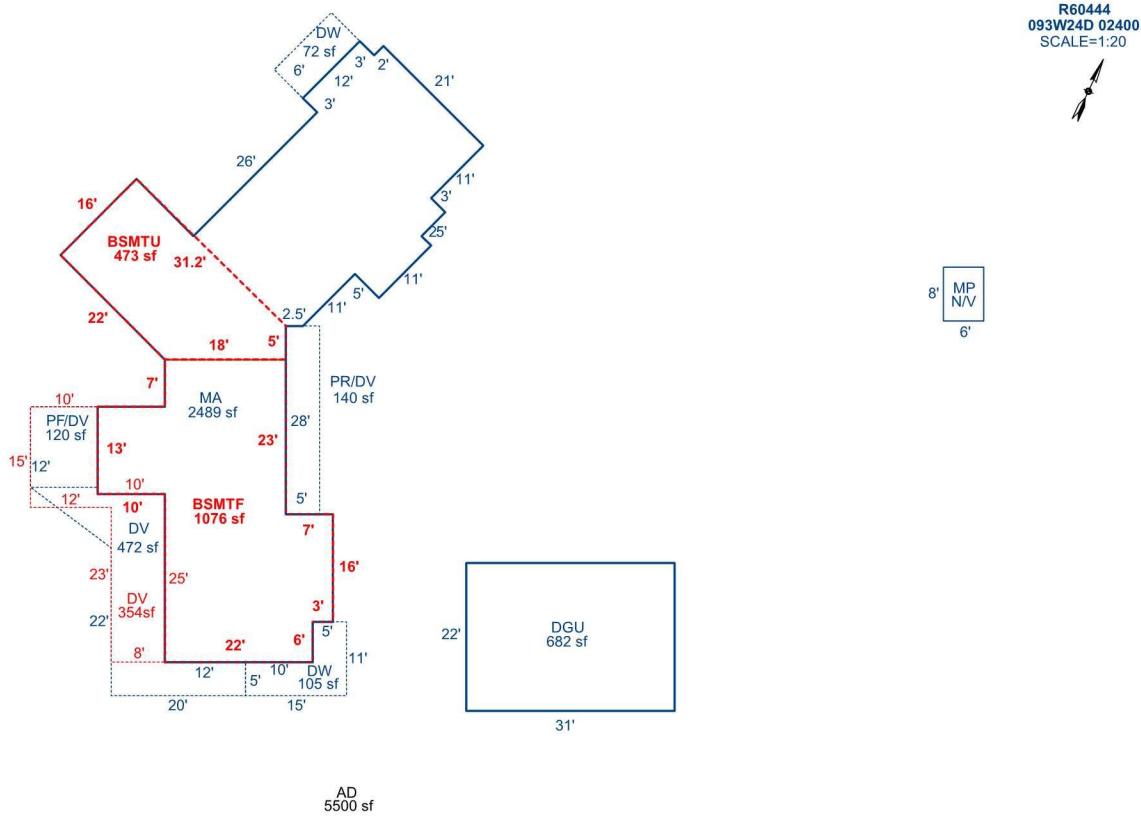
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# 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

## COMMENT TABLE 1

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

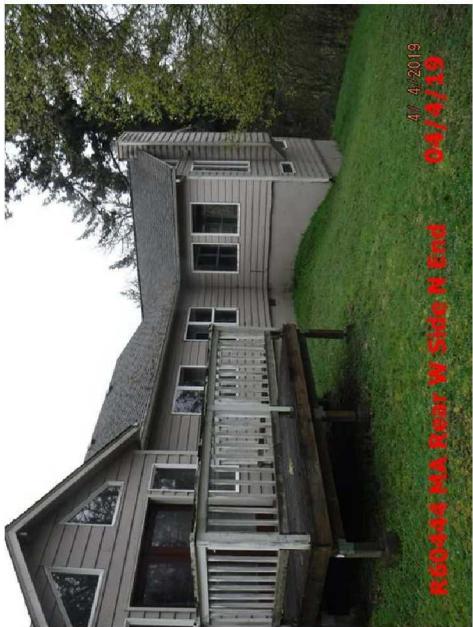
## COMMENT TABLE 2

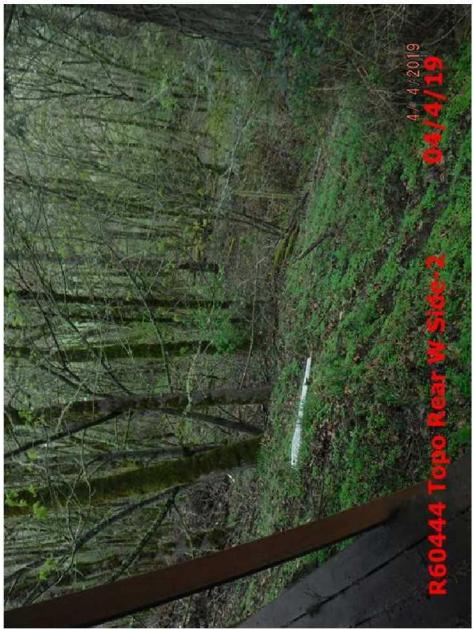
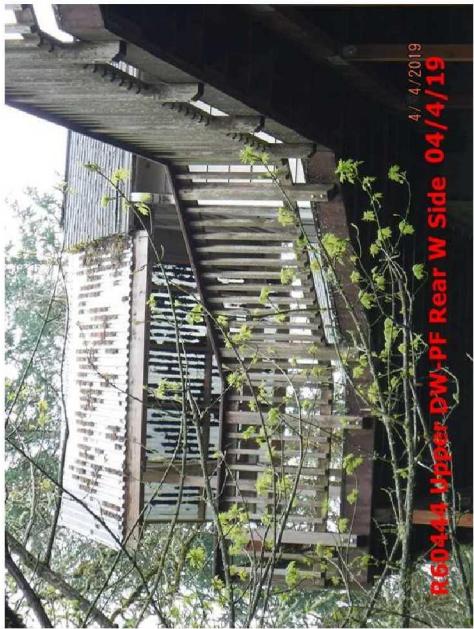
12/01/2020 S.R. #94

## COMMENT TABLE 3

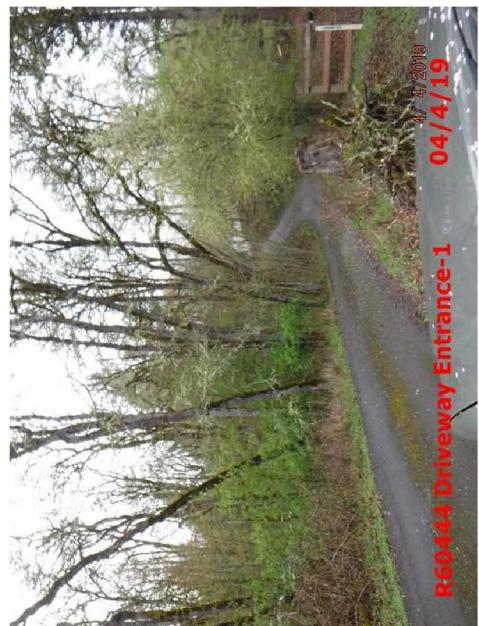
TAGS

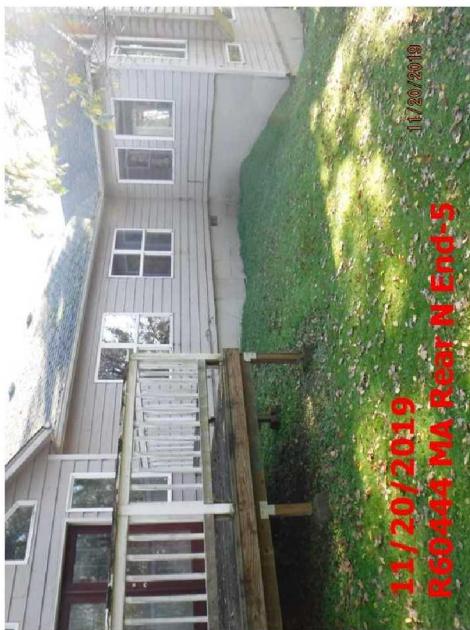
Net LIVABLE      cnt      1      (rounded)      3,565  
 Net BUILDING      cnt      1      (rounded)      168

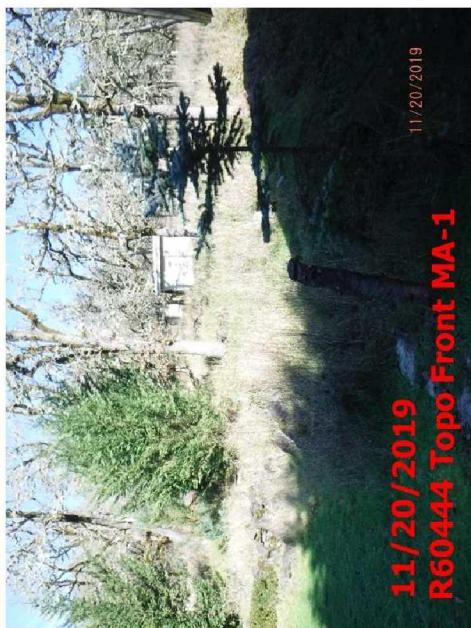
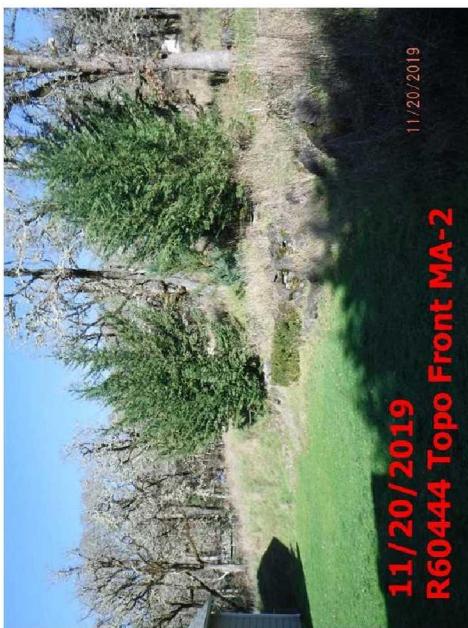
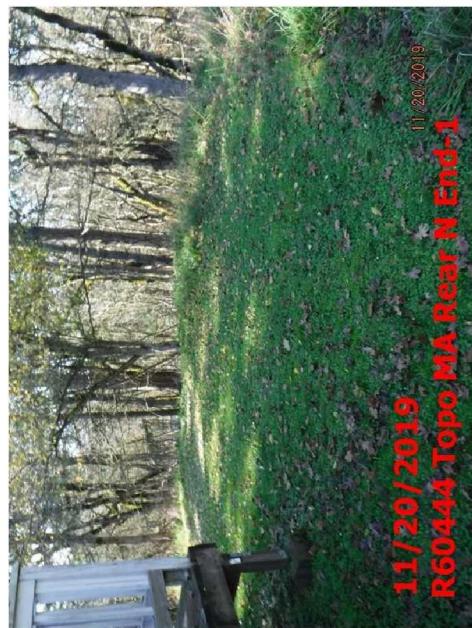
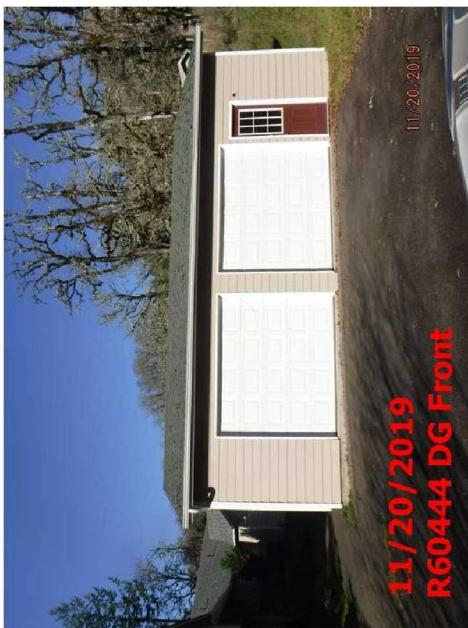
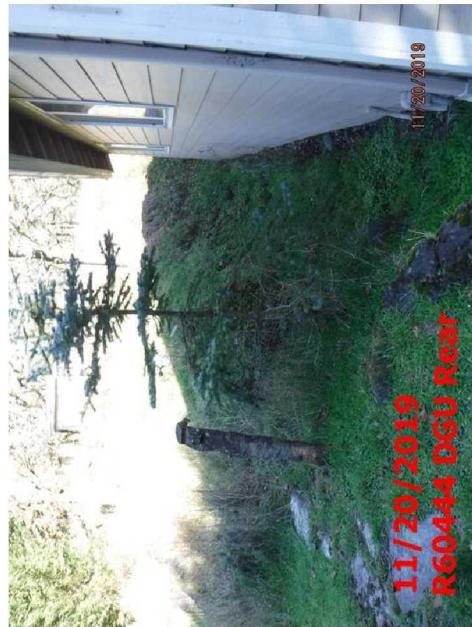
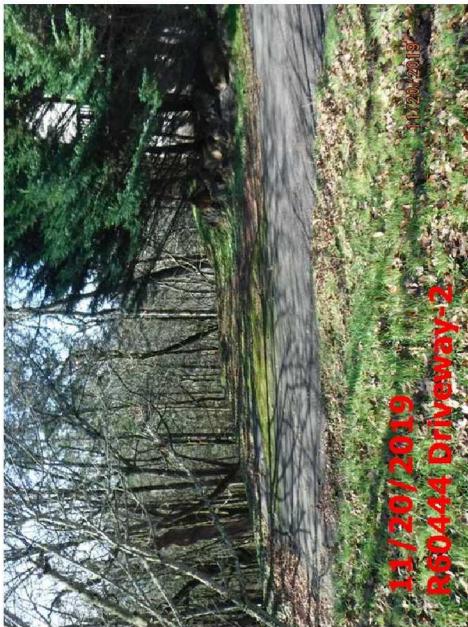


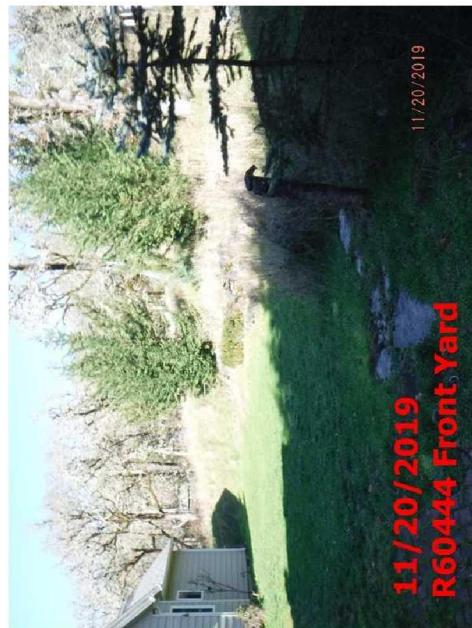
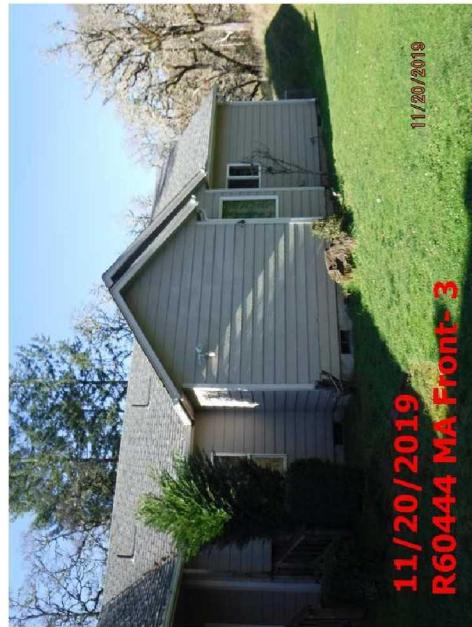


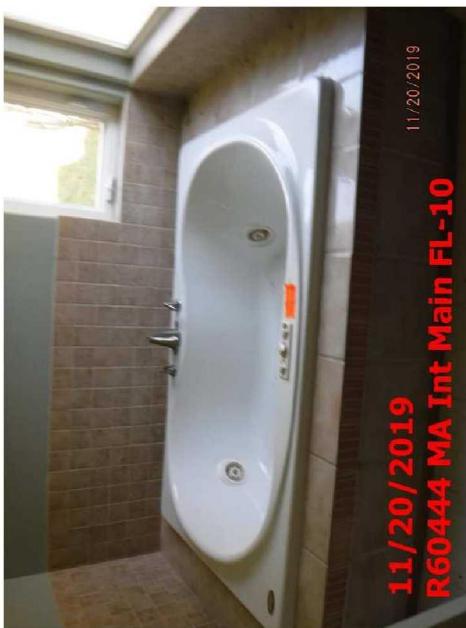
















11/20/2019  
R60444 MA Int-BSMT-19



11/20/2019  
R60444 MA Int-BSMT-18



11/20/2019  
R60444 MA Int-BSMT-17



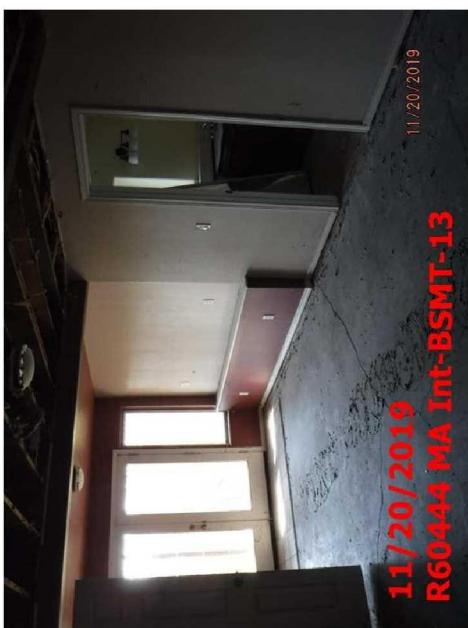
11/20/2019  
R60444 MA Int-BSMT-16



11/20/2019  
R60444 MA Int-BSMT-15



11/20/2019  
R60444 MA Int-BSMT-14



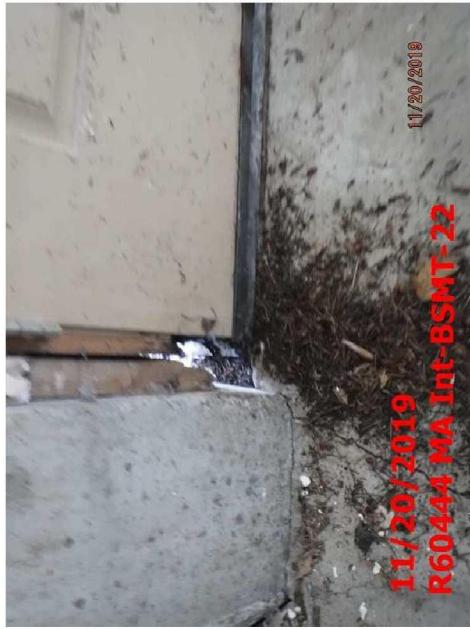
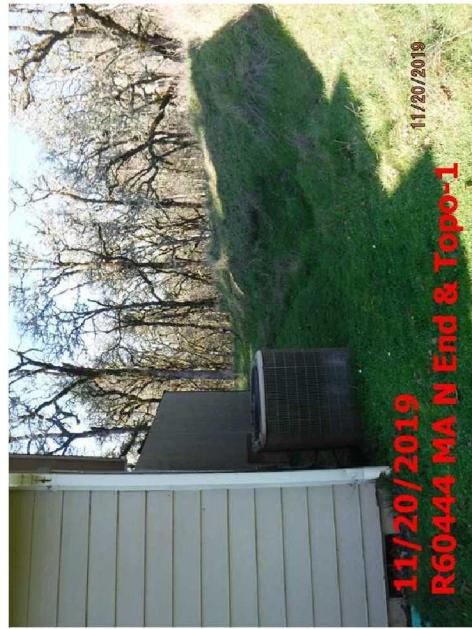
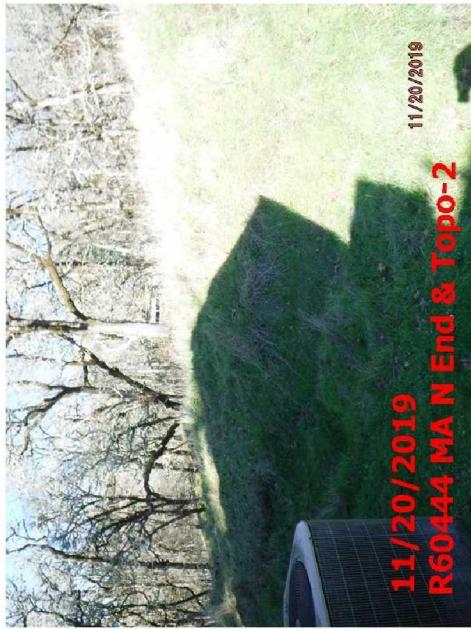
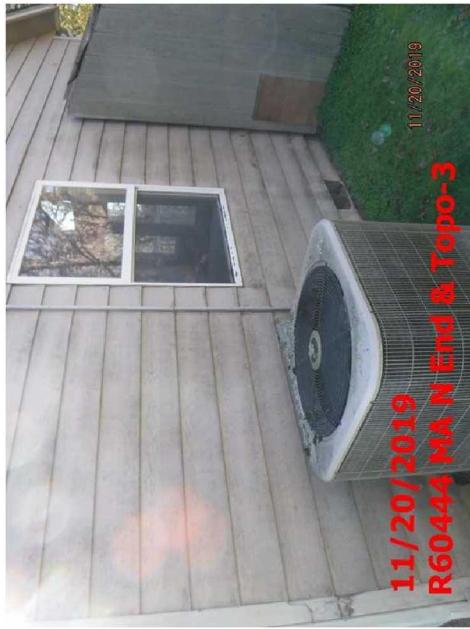
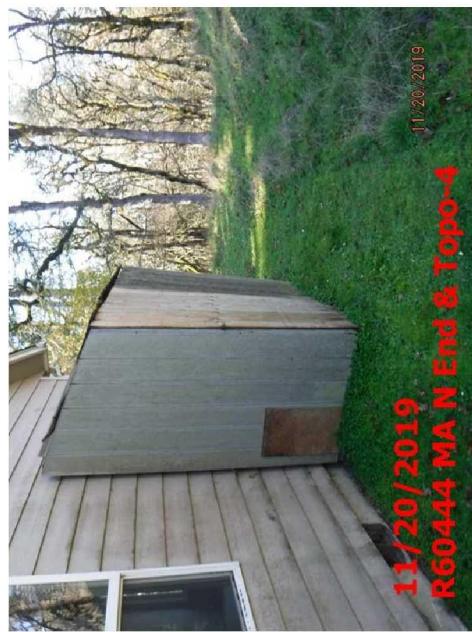
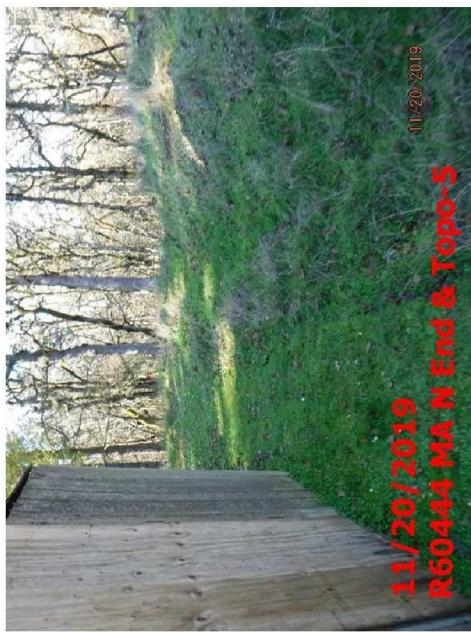
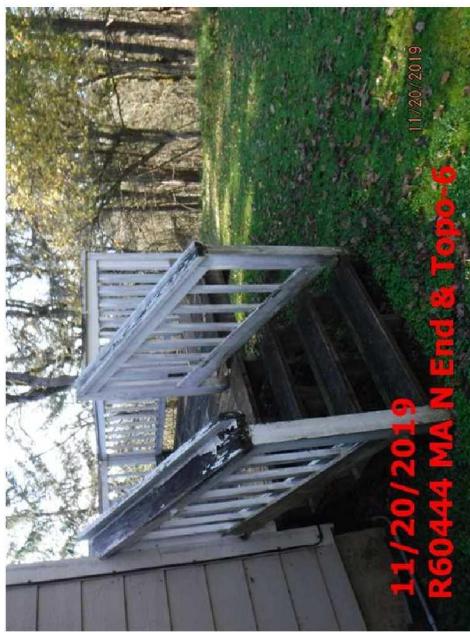
11/20/2019  
R60444 MA Int-BSMT-13

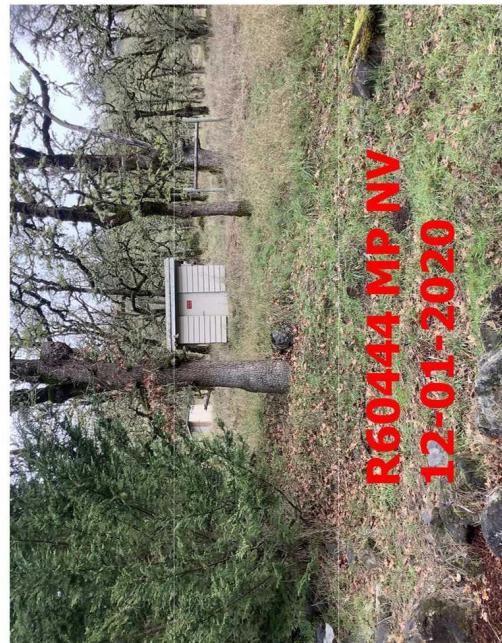


11/20/2019  
R60444 MA Int-BSMT-12



11/20/2019  
R60444 MA Int-BSMT-11





093W24D 02400  
401 01E F43  
81400130

R60444

LOWE,KENTON D

2.38 Acres

12629 RIDGEWOOD RD SE

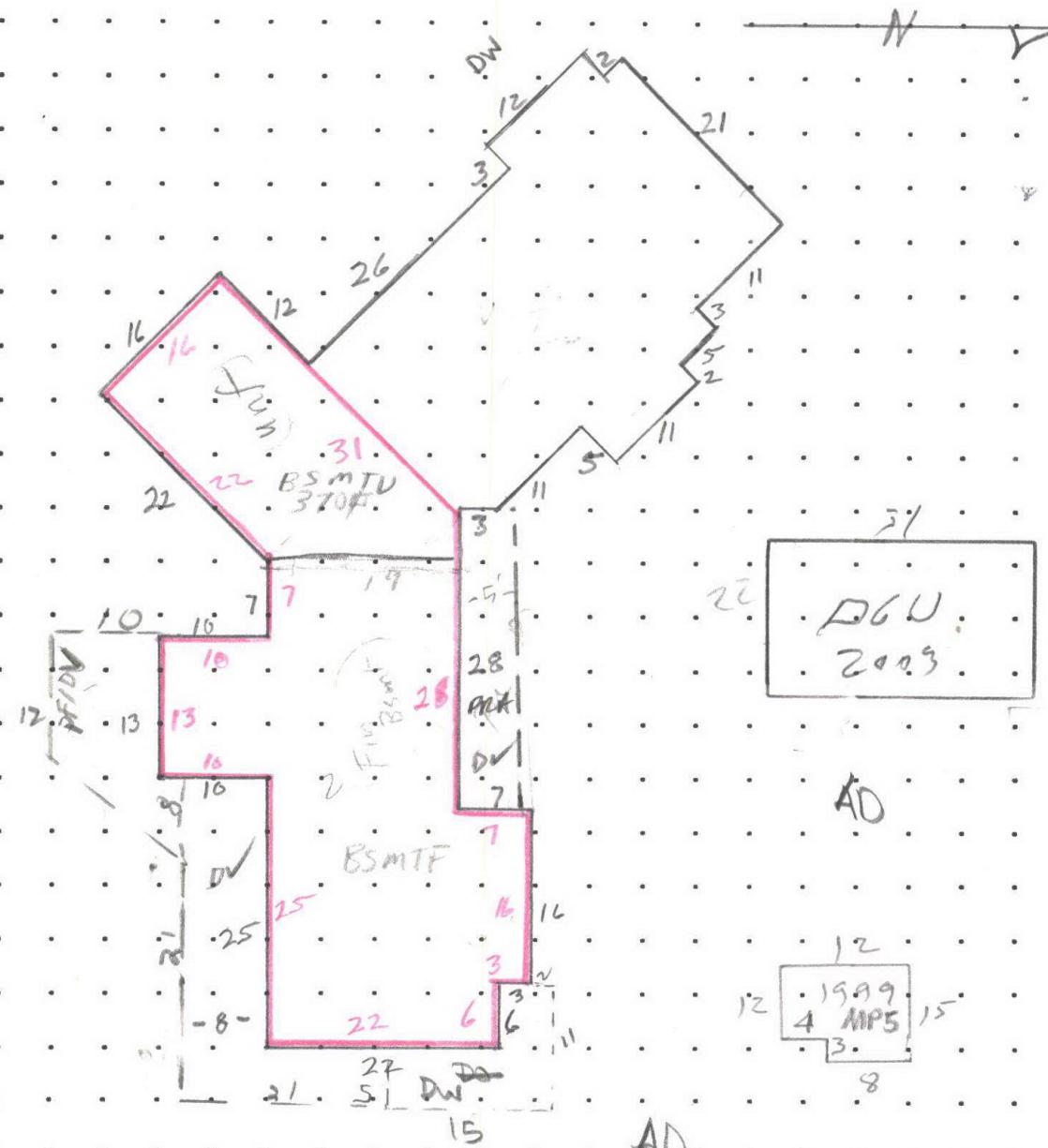
1/30/02

## **BUILDING DIAGRAM AND OUTBUILDINGS**

**ACCT NO:** 74590-360

**MAP NO:** 9-3W-240

**TAX LOT: 2400**



**CALCULATIONS:** 2486±

$$1545 - 370 = 1175$$

1175  $\frac{4}{-}$  BSMTF / 370  $\frac{4}{-}$  BSMTU

**SCALE: 1" = 20'**

$$\begin{array}{r}
 22 \times 16 = 352 \\
 \underline{9 \times 16} + \underline{22} = \underline{18} \\
 \hline
 352 \\
 18 \\
 \hline
 372
 \end{array}$$

MEASUREMENT VERIFIED		YR BLT: 95	ADDRESS: 12629 RIDGEWOOD RD	SALES Date	Amt.
DATE	BY	BUILDER:			
6-21-95	82				7-93 18,000
9-17-08	BB44				
4-4-19	60	REMARKS: 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

County: MARION

City: JEFFERSON

State: OR

ZipCode: 97352

Owner:

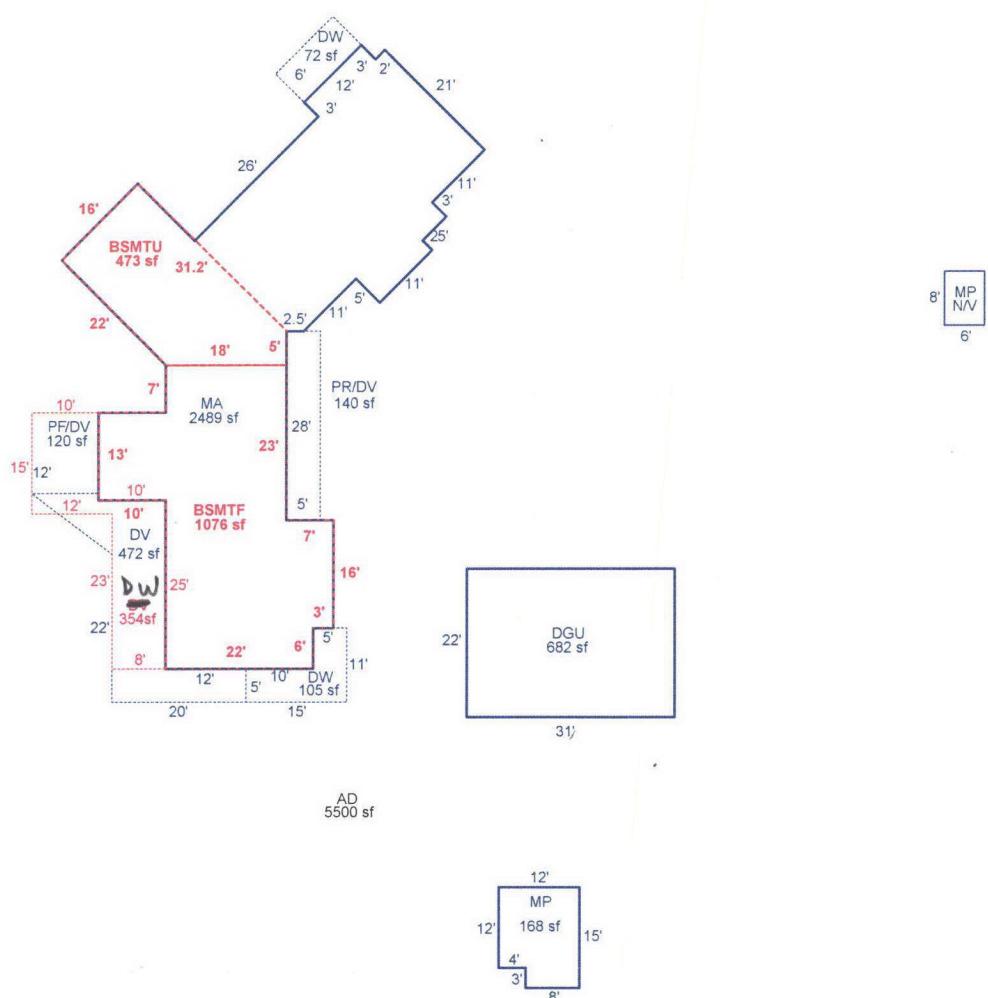
Client:

Client Address:

Appraiser Name:

Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 3/8/19		COMMENT TABLE 2	
GBA1	MP	1.0	168.0	54.0	168.0	UPDATED BY JRONDEMA 4/15/19		12/01/2020 S.R. #94	
GLAO	BSMTF	1.0	1076.0	160.0	1076.0	UPDATED BY CJURAN 12/28/2020			
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				

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  
 Pictom Other: 010

Owner CORE LOGIC TAX SERVICE

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/2019 chg to % comp + 6% to reflect <sup>new</sup> market value*  
*(Foreclosure, Vacant for several years, has a lot of def. maint. assessment flood damage)*

Seg: 1.1 MA

RESIDENTIAL *for notations.*

Method: R05  
 Class: 5  
 Area: 2480  
 Dimens: 2489 x 2489  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover: ARCP  
 Roof:  
 Flooring:  
 Plumbing: BATH2.5  
 Heat/AC: AC  
 Fireplace: HRTH-E  
 AddFactor2:

Int Comp: CKTP-  
 E;DW;MICRO;OVEN-D  
 Electrical:  
 Bedrooms: 3  
 Year: 1995  
 AddFactor3:  
 Eff: 2000

Adj: RLCM5  
 1929 1952  
 Qty: 50  
 % Comp:  
 Adj:  
 RMV: 253,570

Exc Code: \_\_\_\_\_

Comment/Adj: *Poor cond, no appliances, sinks, plumbing* L/S: \_\_\_\_\_

Seg: 1.2 BSMTU

RESIDENTIAL

Method: R05  
 Class: 5  
 Area: 370  
 Dimens: 473 x 1545  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover:  
 Roof:  
 Flooring:  
 Plumbing:  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms:  
 Year: 1995  
 AddFactor3:

Adj: RLCM5  
 1929 1957  
 Qty: 50  
 % Comp:  
 Adj:  
 RMV: 17,620

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 1.6 BSMTF

RESIDENTIAL

Method: R05  
 Class: 5  
 Area: 1175  
 Dimens: 1078 x 1549  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover:  
 Roof:  
 Flooring:  
 Plumbing: BATH1  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms: 2  
 Year: 1995  
 AddFactor3:

Adj: RLCM5  
 1954  
 Qty: 50  
 % Comp:  
 Adj:  
 RMV: 98,880

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

## Accessory Improvements

Seg: 1.3 DW

RESIDENTIAL

Method: R05  
 Class:  
 Area: 105  
 Dimens: x  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover:  
 Roof Style:  
 Flooring:  
 Plumbing:  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms:  
 Year:  
 AddFactor3:

Adj:  
 1929 1954  
 % Comp:  
 Adj:  
 RMV: 1,910

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 1.4 DW DV

RESIDENTIAL

Method: R05  
 Class:  
 Area: 419  
 Dimens: 472 x 472  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover:  
 Roof Style:  
 Flooring:  
 Plumbing:  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms:  
 Year: 1997  
 AddFactor3:

Adj:  
 1929 1954  
 % Comp:  
 Adj:  
 RMV: 7,720

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 1.5 Y15G

RESIDENTIAL

Method: R05  
 Class:  
 Area: 1  
 Dimens: x  
 Found:  
 Ex Wall:  
 AddFactor1:

Roof Cover:  
 Roof Style:  
 Flooring:  
 Plumbing:  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms:  
 Year:  
 AddFactor3:

Adj:  
 1929 1954  
 % Comp:  
 Adj:  
 RMV: 23,250

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

## Out Buildings

Seg: 2.1 MP

MULTI/MISC PURPOSE BUILDING

Method: F;N  
 Class: 4  
 Area: 48  
 Dimens: 8 x 6  
 Found: CONC  
 Ex. Wall: WOOD  
 AddFactor1:

Roof Cover:  
 Roof Style: GABLE  
 Flooring: CONC  
 Plumbing:  
 Heat/AC:  
 Fireplace:  
 AddFactor2:

Int Comp:  
 Electrical:  
 Bedrooms:  
 Year:  
 AddFactor3:

Adj: FLCM  
 % Comp:  
 Func:  
 Value: 0  
 L/S: \_\_\_\_\_

Exc Code: \_\_\_\_\_

Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R60444 093W24D 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: 3.1 MP MULTI-PURPOSE BLDG**  
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM  
 Class: 5 Roof Style: GABLE  
 Area: 168 Flooring: *WOOD*  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall LAP;8FT Fireplace: Year: 1998 Eff: 1998 Value: 1,790  
 AddFactor1: AddFactor2: AddFactor3: *1998* *1998*  
 AddFactor1: *1998* *1998*  
 Exc Code: Comment/Adj: L/S: *1998* *1998*  
  
**Seg: 4.1 DGU DETACHED GARAGE**  
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4  
 Class: 4 Roof Style: GABLE  
 Area: 682 Flooring: CONC  
 Dimens: 22 x 31 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall BEVEL;10FT Fireplace: Year: 2003 Eff: 2003 Value: 41,770  
 AddFactor1: AddFactor2: AddFactor3: *1984* *1984*  
 Exc Code: Comment/Adj: L/S: *1984* *1984*

R60444 093W24D 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: \_\_\_\_\_

Segment	DV	PF	1SW	PRA	AD	Land
Class						
Dim/Size	140 <sup>ft</sup>	120 <sup>ft</sup>	6x12/72	140 <sup>ft</sup>	5500 <sup>ft</sup>	
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
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			NO view anymore

Eff Acres Companion Accounts A

Zone: AR 11/25/19 Amy

Routing Slip

Date: 4/19 Clerk: Amy Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

 Return to appraiser after input Review by lead appraiser \_\_\_\_\_

6/10 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 : *No Permit*  
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

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

R60444 093W24D 02400

Prop Class: 401 Prop Code: F53S Fran: 35

Appr #: 94

Date: 12/1/20

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: Update inventory. Add seg. Pull tag

Seg: 1.1	MA	RESIDENTIAL	1083 sf. 3 bdr, 2 bath, 2 car garage
Method:	R05	Roof Cover:	ARCMR
Class:	5	Roof Style:	
Area:	2489	Flooring:	3
Dimens:	x	Plumbing:	BATH2.5
Found:		Heat/AC:	AC
Ex Wall:		Fireplace:	HRTH-E
AddFactor1:	MAJ	AddFactor2:	
Exc Code:		Comment/Adj:	chg. to compl. % and qnty = exception L/S:
Seg: 1.2	BSMTU	RESIDENTIAL - Separate into 2 segs, 473sf. BSMTU is broken out as a separate seg.	
Method:	R05 BSMTF	Roof Cover:	
Class:	5	Roof Style:	
Area:	Eff 1549	Flooring:	Bath 1
Dimens:	1076 x	Plumbing:	AC
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	MAJ	Comment/Adj:	Completion percentage, qnty = chg. & seg. type chg. = exception L/S:

### Accessory Improvements

Seg: 1.3	DW	RESIDENTIAL	
Method:	R05	Roof Cover:	
Class:		Roof Style:	
Area:	105	Flooring:	
Dimens:	x	Plumbing:	
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	MAJ	Comment/Adj:	L/S:
Seg: 1.4	DV	RESIDENTIAL	
Method:	R05	Roof Cover:	
Class:		Roof Style:	
Area:	472	Flooring:	
Dimens:	x	Plumbing:	
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	MAJ	Comment/Adj:	L/S:
Seg: 1.5	DV	RESIDENTIAL	
Method:	R05	Roof Cover:	
Class:		Roof Style:	
Area:	140	Flooring:	
Dimens:	x	Plumbing:	
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	MAJ	Comment/Adj:	L/S:
Seg: 1.6	PRF	RESIDENTIAL	
Method:	R05	Roof Cover:	
Class:		Roof Style:	
Area:	120	Flooring:	
Dimens:	x	Plumbing:	
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	FLO	Comment/Adj:	L/S:
Seg: 1.7	DW	RESIDENTIAL	
Method:	R05	Roof Cover:	
Class:		Roof Style:	
Area:	72	Flooring:	
Dimens:	6 x 12	Plumbing:	
Found:		Heat/AC:	
Ex Wall:		Fireplace:	
AddFactor1:		AddFactor2:	
Exc Code:	MAJ	Comment/Adj:	L/S:

R60444 093W24D 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:  
 Area: 140 Eff: 140 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp:  
 Found: Heat/AC: Bedrooms: Adj:  
 Ex Wall: Fireplace: Year: Eff: 1952 RMV: 2,800  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: *MAJ* Comment/Adj: L/S: \_\_\_\_\_

**Seg: 1.9 AD RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 5500 Eff: 5500 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp:  
 Found: Heat/AC: Bedrooms: Adj:  
 Ex Wall: Fireplace: Year: Eff: 1952 RMV: 3,290  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: *NIC* Comment/Adj: L/S: \_\_\_\_\_

### Out Buildings

**Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING**  
 Method: F Roof Cover: Int Comp: Adj:  
 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: 0 Value: 0  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: *NIC* Comment/Adj: L/S: \_\_\_\_\_

**Seg: 3.1 MP MULTI-PURPOSE BLDG**  
 Method: *F09* Roof Cover: ~~COMP~~ *RCMP* Int Comp: Adj:  
 Class: 5 Roof Style: GABLE  
 Area: 168 Eff: 168 Flooring: WOOD  
 Dimens: x Plumbing: Electrical: % Comp:  
 Found: FRAME Heat/AC: Bedrooms: Func:  
 Ex. Wall LAP;8FT Fireplace: Year: 1998 Eff: 1998 Value: *Has Value*  
 AddFactor1: AddFactor2: AddFactor3:  
 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  
 Area: 682 Eff: 682 Flooring: CONC  
 Dimens: 22 x 31 Plumbing: Electrical: % Comp:  
 Found: CONC Heat/AC: Bedrooms: Func:  
 Ex. Wall BEVEL;10FT Fireplace: Year: 2003 Eff: 1984 Value: 40,090  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: *MAJ* Comment/Adj: L/S: \_\_\_\_\_

R60444 093W24D 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: \_\_\_\_\_

Segment	BSMTU DW	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, RVR
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

**Routing Slip**Date: 5/18 Clerk: Amy Clerk Comments: \_\_\_\_\_  
16/16/21 #40 MDC

Appraiser Response: \_\_\_\_\_

 Return to appraiser after input Review by lead appraiser \_\_\_\_\_

**Prepared by:**

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

**Prepared for:**

Lloyd Rick  
lloydri@msn.com  
C 503 509 9966

**Proposal**

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

**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
<b>Total Contract Price</b> .....	<b>\$9,976.00</b>
Deposit Required - 25% .....	\$2,494.00
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation</b> .....	<b>\$9,976.00</b>

## 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** \_\_\_\_\_

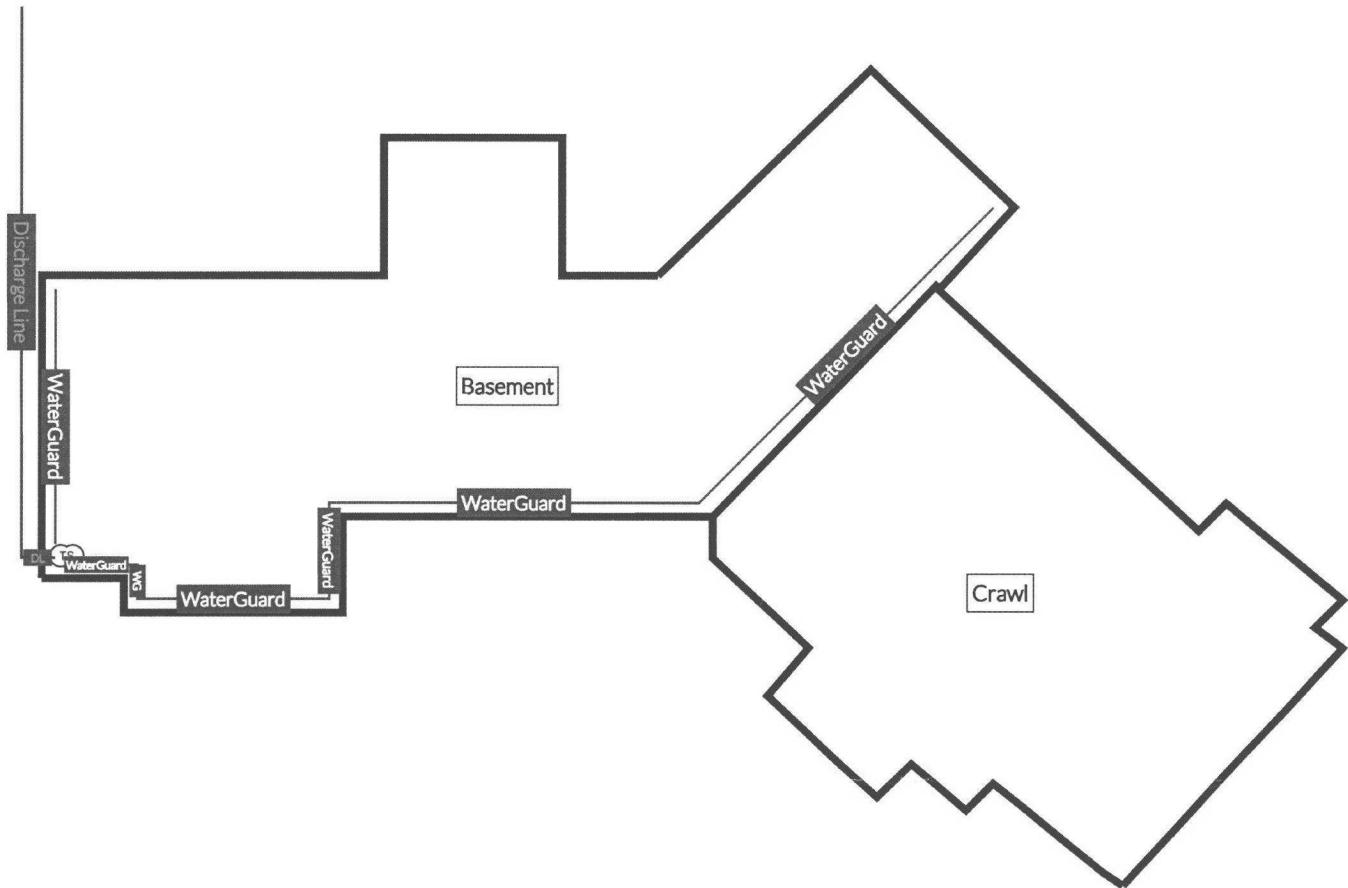
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract 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.

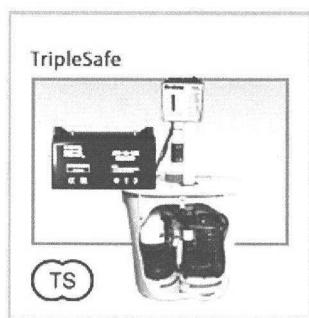
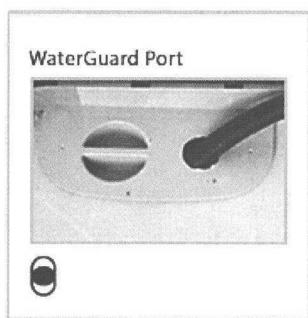
## Additional Notes

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



# 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](http://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

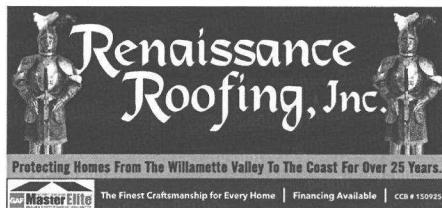
---

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

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

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

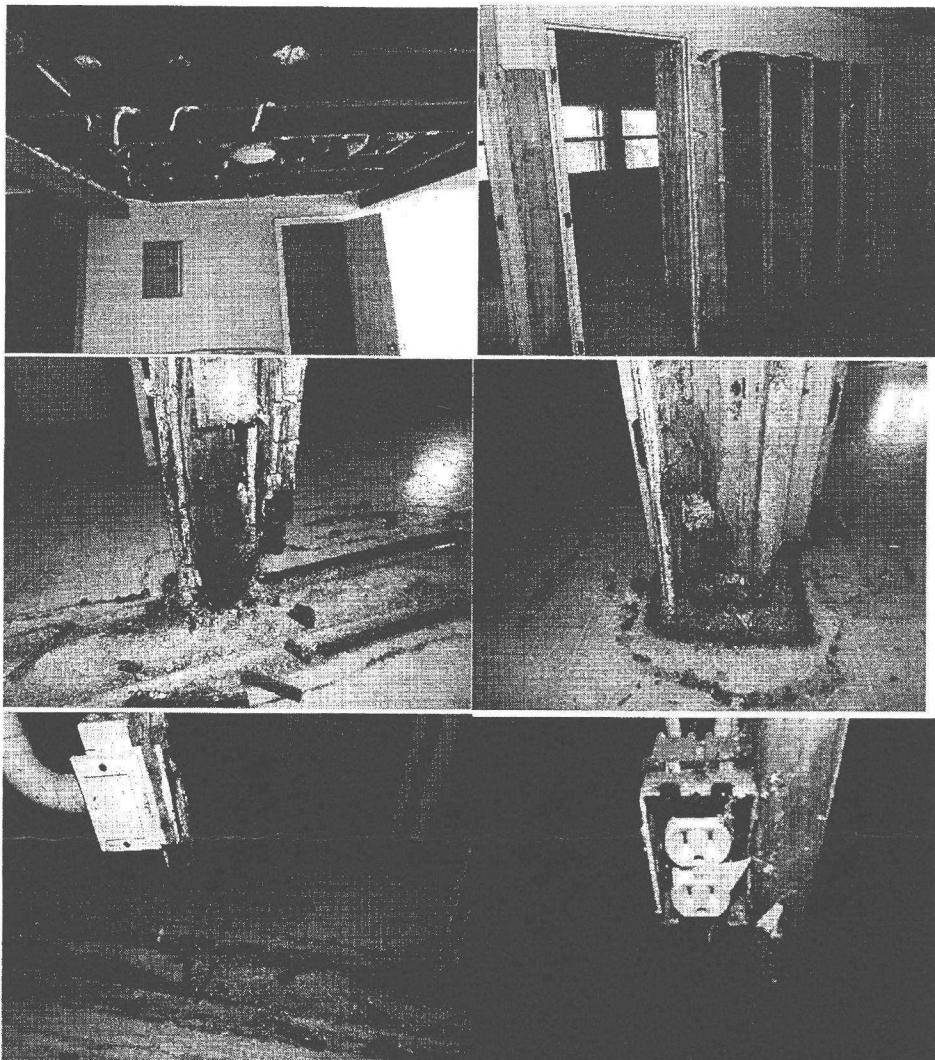
Customer Signature

Signature Date

Estimator Signature

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

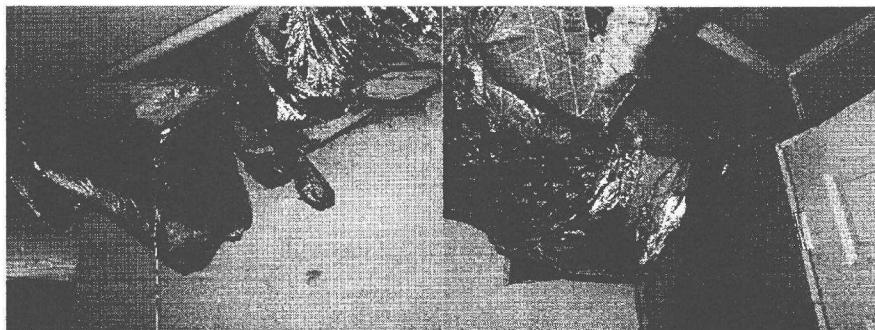
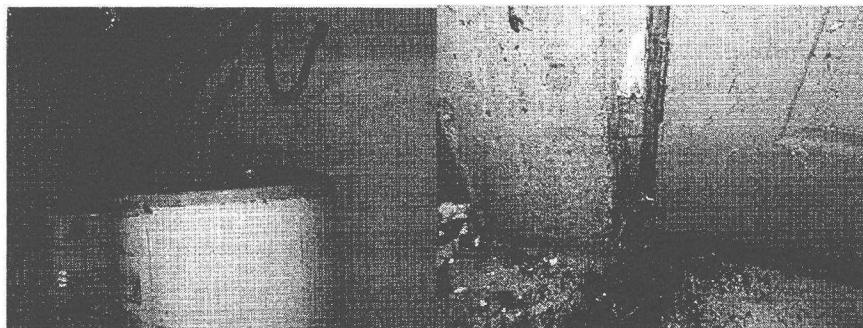
Concealed problems including dry rot repair will be billed at materials cost, plus \$75.00 per man hour. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation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



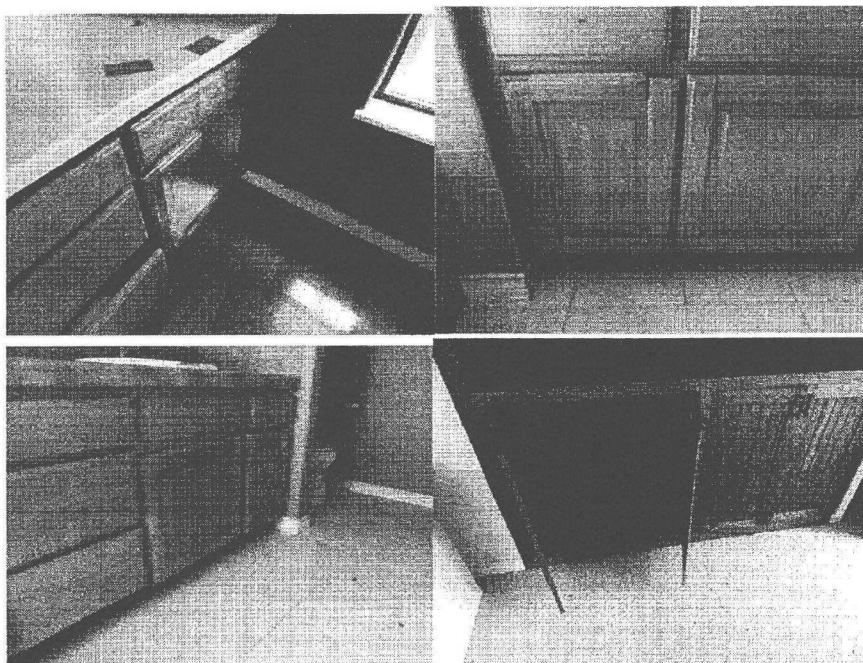
Water Damage Downstairs



Active Mold Growing Downstairs

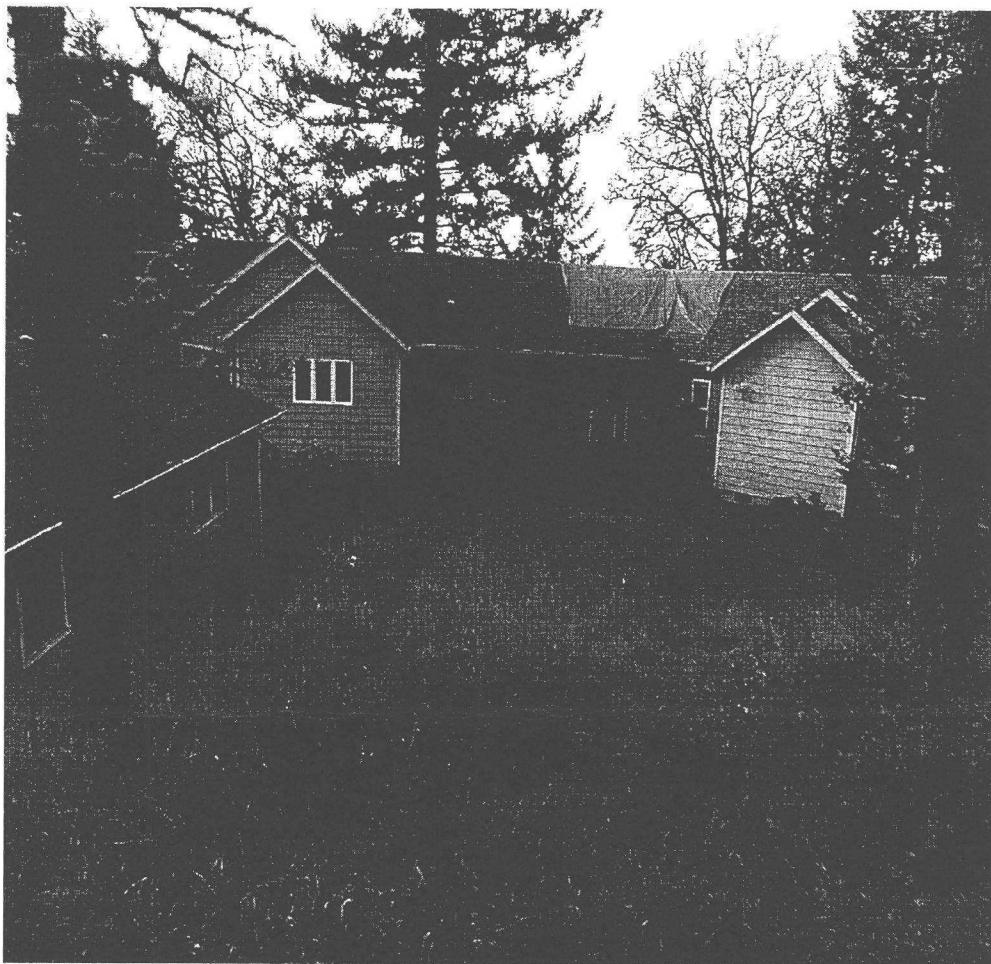


Broken Ducting



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

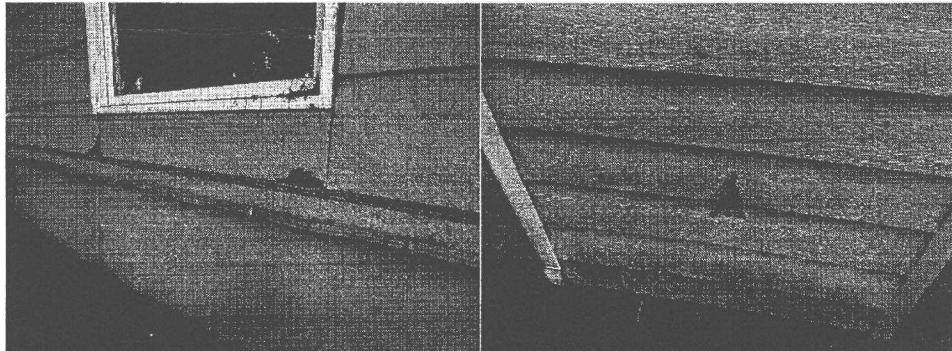
Dear Rick,

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.

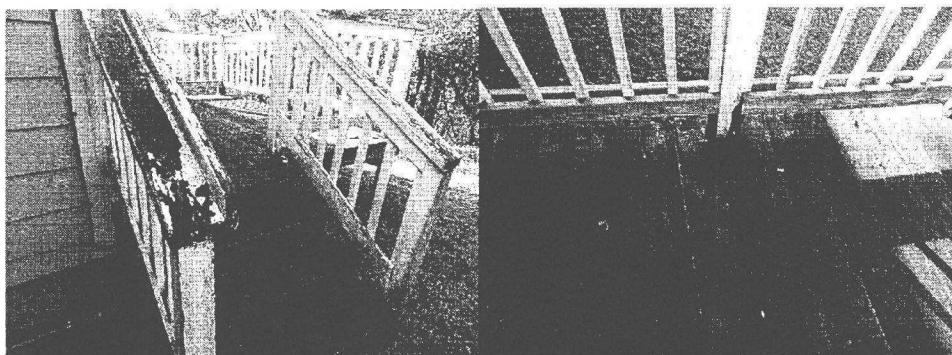
Given the hillside and daylight basement, we have serious moisture concerns and would strongly suggest remediation from a waterproofing contractor that should provide solutions before significant other work is done on the property.

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
<b>SUBTOTAL</b>			<b>\$130,982.00</b>
<b>MAJOR SYSTEM SUB-CONTRACTING</b>			
	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
<b>SUBTOTAL</b>			<b>\$50,513.00</b>
<b>TOTAL QUOTE</b>			<b>\$181,405.00</b>

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 sq ft MP.

4/4/2019

04/4/19



R60444 168 sq ft MP

04/4/19  
4/ 4/2019



R60444 16B sg ft MP

4/4/2019  
04/4/19



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

4/4/2019  
04/4/19



R60444 MA Rear NW Corner-2

4/4/2019

04/4/19



R60444 MA Rear W Side N End

04/4/19

4-4-2019



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

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04/4/19



**R60444 BSMNT W-Side Rear-5**

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**04/4/19**



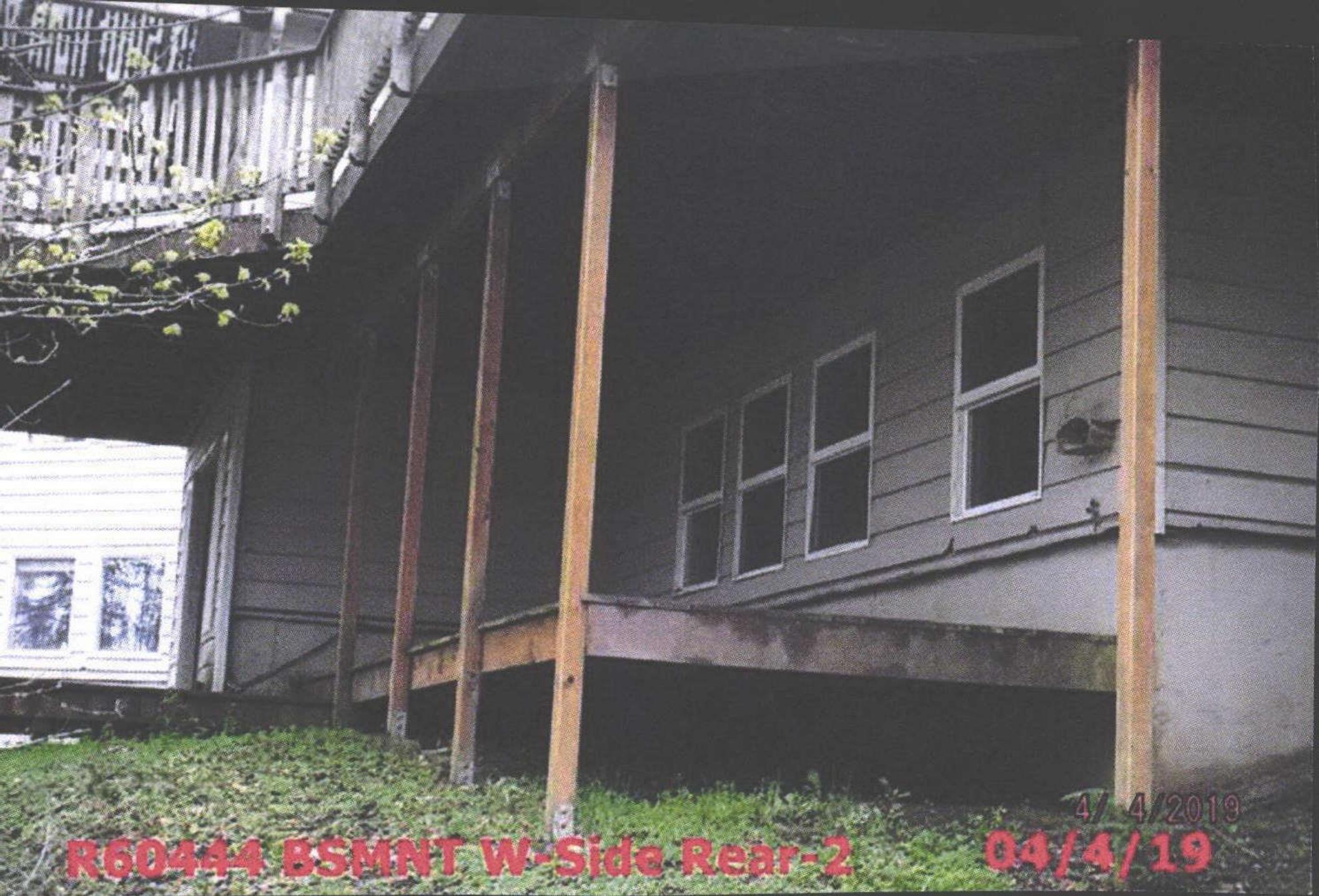
R60444 BSMNT W-Side Rear-4

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

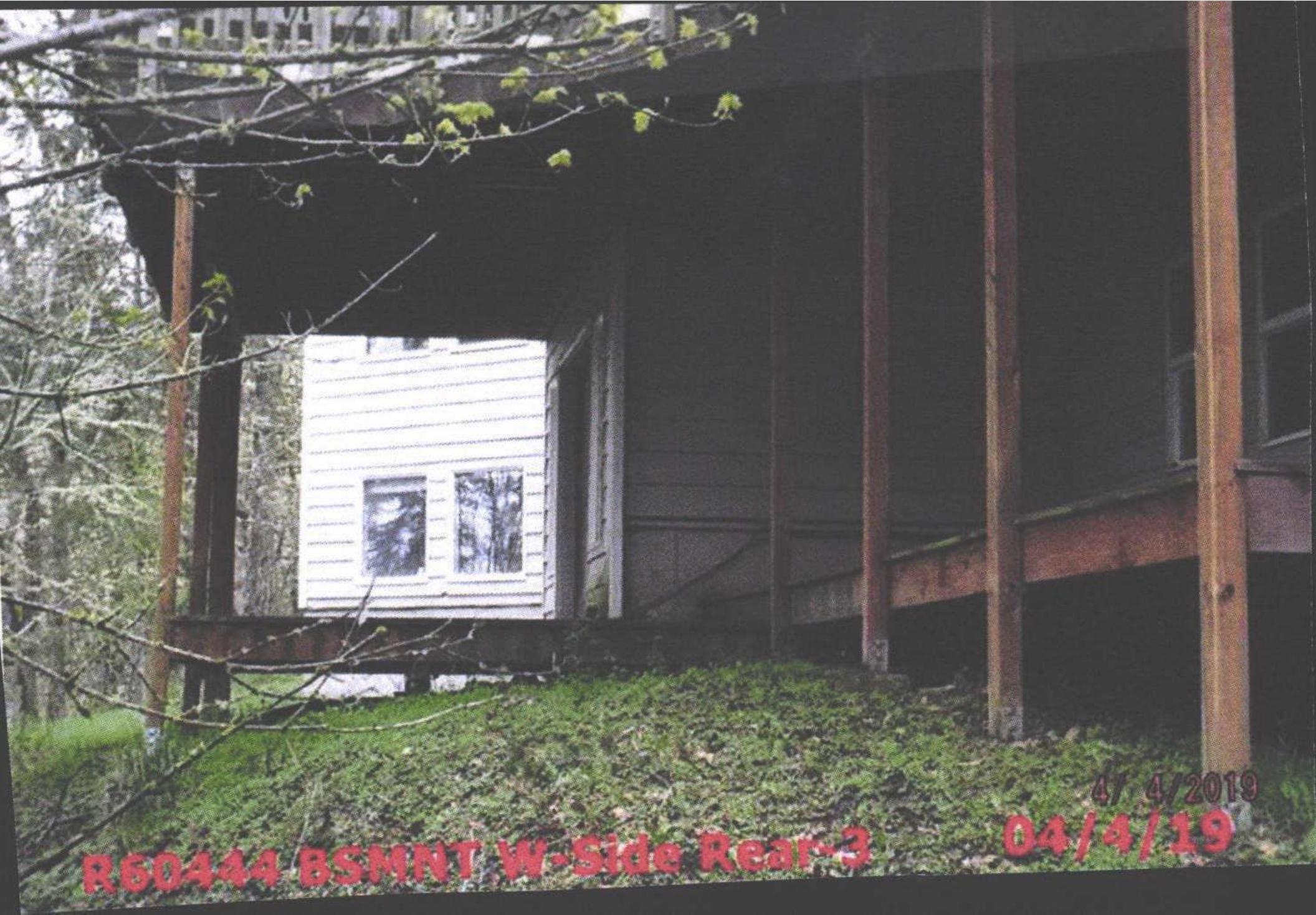
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R60444 BSMNT W-Side Rear-2

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R60444 BSNNT W-Side Rear-3

04/4/19

04/4/2019



R60444 MA Rear W Side S. End

4/4/2019

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

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R60444 MA Front E Side-2

4/4/2019

04/4/19



REF0444 MA Front E Side N End

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4/4/2019



R60444 Driveway Entrance-3

4/4/2019  
04/4/19



R60444 Driveway Entrance-1

04/4/19

093W24D002400



R60444 BSMNT W-Side Rear-1

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R60444 Topo Rear W Side-1

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DSCF9551

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DSCF9552

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DSCF9537

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DSCF9538

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DSCF9540

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DSCF9541

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DSCF9542

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**DSCF9543**

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**04/4/19**



DSCF9554

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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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DSCF9577

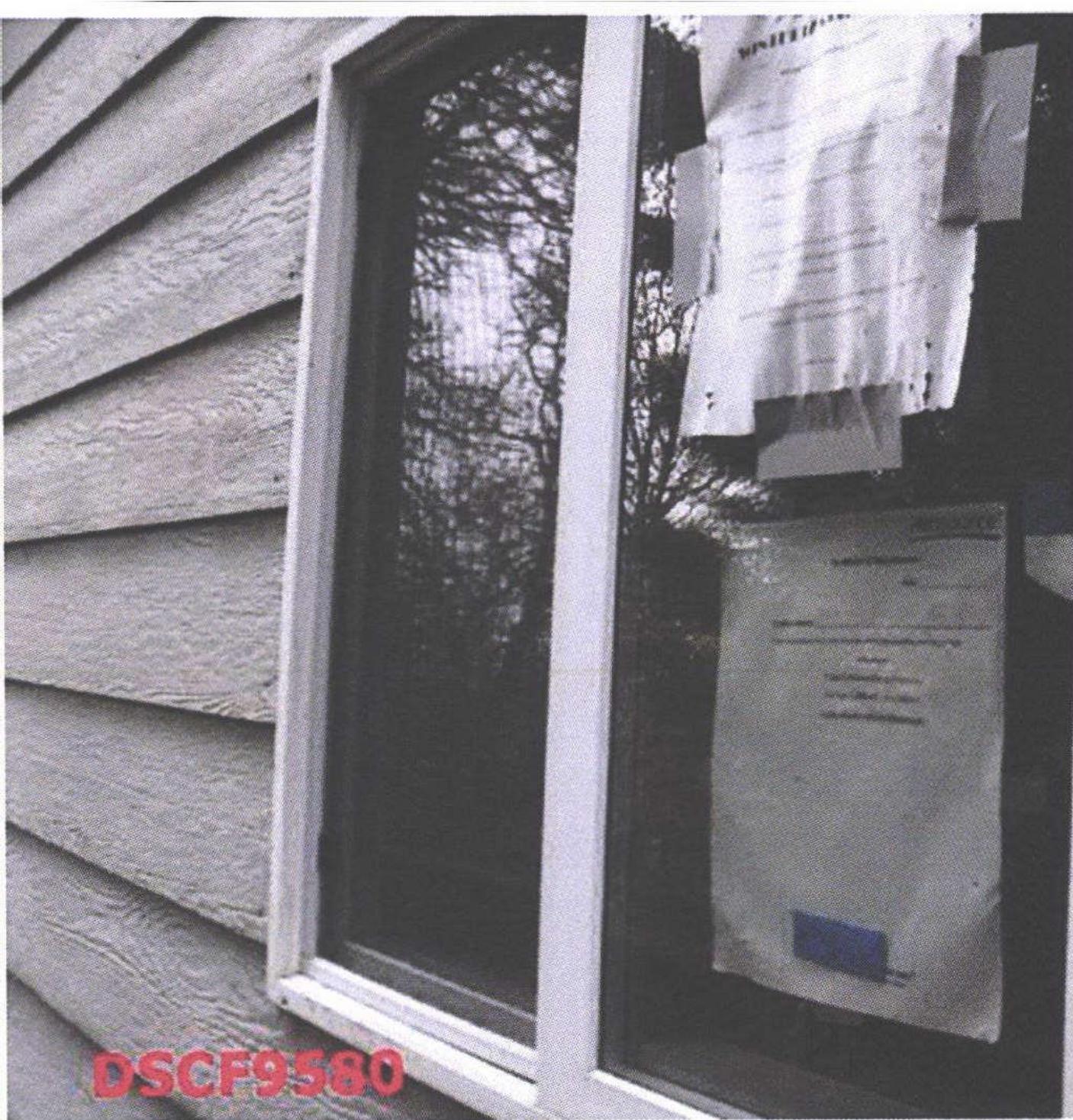
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DSCF578

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11/20/2019  
R60444 Driveway-1

11/20/2019



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R60444 MA Front- 2

11/20/2019



11/20/2019  
R60444 DG Front

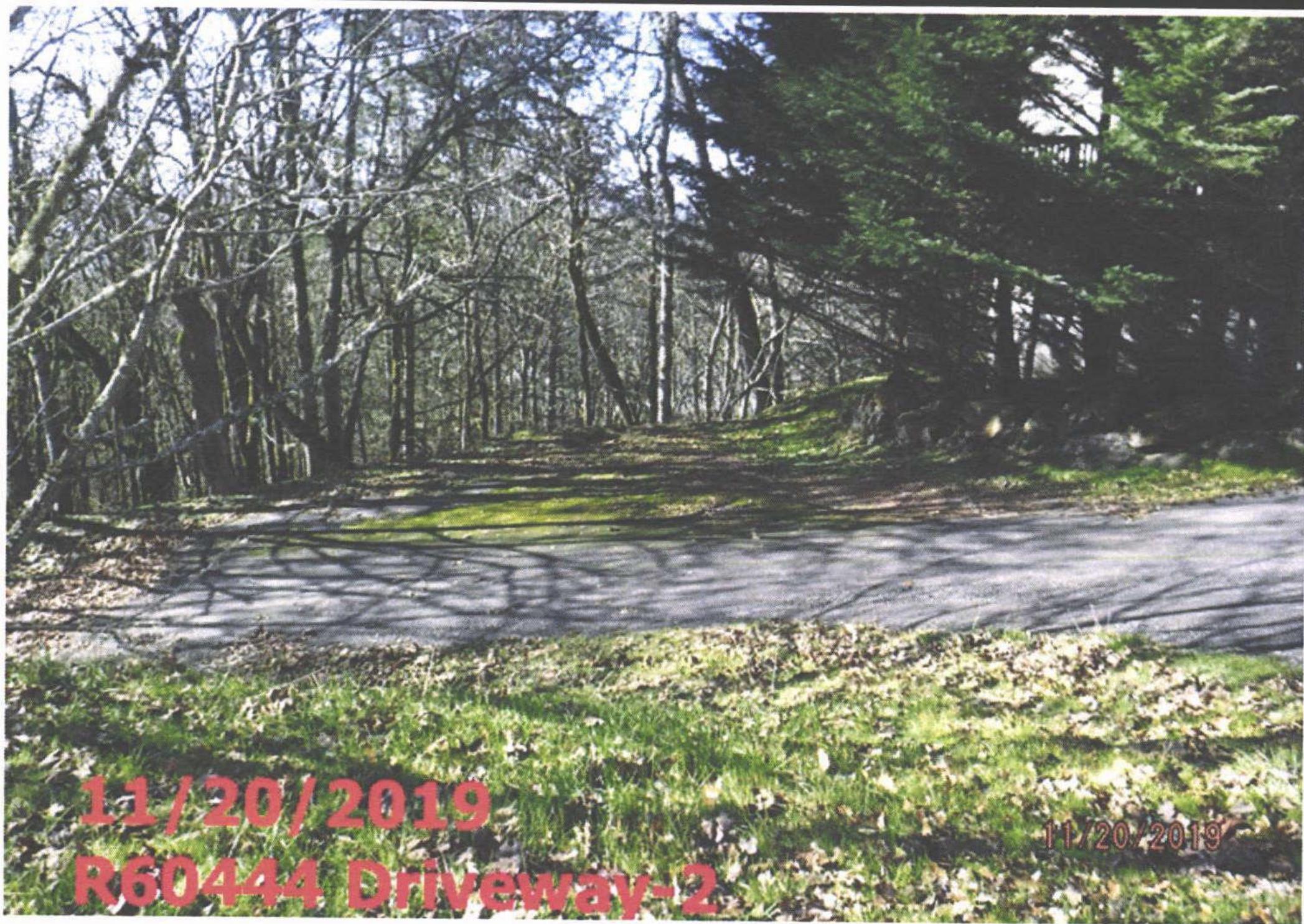
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R60444 MA Front- 3

11/20/2019



**11/20/2019**  
**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 MAN End & Topo-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 & Todo-5

11/20/2019



11/20/2019

R60444 MAN End & Topo-6

11/20/2019



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R60444 Topo MA Rear N End-2

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R60444 Topo MA Rear N End-1

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R60444 MA Rear N End-2

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11/20/2019

R60444 MA Rear N End-1

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R60444 MA Rear N End-3

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R60444 MA Rear-Center

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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

11/20/2019



11/20/2019

R60444 Todo Front MA-2

11/20/2019



11/20/2019

R60444 Topo Front MA-1

11/20/2019



11/20/2019

R60444 MA Int Main FL-04

11/20/2019



11/20/2019

R60444 MA Int Main FL-05

11/20/2019



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R60444 MA Int Main FL-07

11/20/2019



11/20/2019

R60444 MA Tnt Main Fl -06

11/20/2019



11/20/2019

R60444 MA Int Main FL-03

11/20/2019



11/20/2019

R60444 MA Int Main FL-02

11/20/2019



11/20/2019  
R60444 MA Int Main FL-08

11/20/2019



11/20/2019

R60444 MA Int Main FL-09

11/20/2019



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R60444 MA Int Main FL-11

11/20/2019



11/20/2019

R60444 MA Int Main FL-10

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11/20/2019

R60444 MA Int-BSMT-20

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R60444 MA Int-BSMT-21

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11/20/2019

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-04

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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-09

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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-B5MT-11

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R60444 MA Int-BSMT-13

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R60444 MA Int-BSMT-12

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R60444 MA Int-BSMT-15

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R60444 MA Int-BSMT-14

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11/20/2019

R60444 MA Int-BSMT-16

11/20/2019

A photograph showing a section of a basement wall. The wall is made of light-colored concrete and has a vertical seam. A white plastic pipe runs vertically along the wall, and a larger, flexible metal pipe is attached to it. The floor in front of the wall is made of concrete and appears to be in a state of disrepair, with some debris and discoloration.

11/20/2019

R60444 MA Int-BSMT-17

11/20/2019



11/20/2019

R60444 MA Int-BSMT-18

11/20/2019



11/20/2019

R60444 MA Int-BSMT-19

11/20/2019