



City Hall, PO Box 708, Garibaldi, OR 97118  
Office: (503) 322-3327 | Fax: (503) 322-3737  
City Email: [city@ci.garibaldi.or.us](mailto:city@ci.garibaldi.or.us)

## **GARIBALDI URBAN RENEWAL AGENCY (GURA) REGULAR MEETING**

Via Zoom	<a href="https://us02web.zoom.us/j/88277892067">https://us02web.zoom.us/j/88277892067</a>	Meeting ID:	882 7789 2067
Via Phone	253-215-8782	Password:	700417

### **MONDAY, AUGUST 18, 2025: 5:30 PM**

#### **A. ROLL CALL**

#### **B. CONSENT CALENDAR**

1. GURA Meeting Minutes
  - a. February 24, 2025 GURA Special Meeting
  - b. February 27, 2025 GURA Special Meeting
  - c. May 5, 2025 GURA Special Meeting
  - d. June 16, 2025 GURA Special Meeting

- C. PUBLIC COMMENTS ON AGENDA ITEMS** – Members of the public will each get up to three minutes (maximum may be lowered with Council approval) to comment on items on this agenda (except for public hearing items, which may only receive comment at that public hearing). The Council will not engage in back-and-forth conversation during this meeting. If you wish to speak, please sign up on the provided roster.

#### **D. OLD BUSINESS**

#### **E. NEW BUSINESS**

1. GURA Application: 901 Garibaldi Avenue

#### **F. ITEMS REMOVED FROM CONSENT AGENDA**

#### **G. ADJOURNMENT**

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## GURA SPECIAL MEETING MINUTES

Monday, February 24, 2025 – 5:30 p.m.

A. ROLL CALL

Chair Val Folkema called the Zoom only meeting to order at 5:32 p.m. Online were Linda Bade, Norman “Bud” Shattuck, Valerie Schumann, Carolee North, Katie Findling, Sandra Tyrer, Dennis Cavitt, Cheryl Gierga and Val Folkema. Staff online were Finance Officer Becca Harth, and Admin II Melora Hitchman.

B. CONSENT CALENDAR

The minutes listed on the consent calendar, of June 20, 2023, and June 24, 2023, items g & i were removed from the consent calendar as they are minutes from budget meetings and need to be approved by the budget committee. Discussion followed about approving minutes from so long ago and remembering what happened.

Val Schumann suggested amending the January 16, 2025, to read “expiring in 2027” instead of “expiring soon” as the draft minutes read. Linda Bade also had corrections to amend the February 11<sup>th</sup> minutes. On page 1 under Election of officers it should read “nominated” instead of “elected” and under II. Selection of amendments to the GURA program requirements, paragraph two “new instruction” should read “new construction”.

**MOTION made by Mayor Findling to approve the consent calendar as amended and with the two items being stricken. Seconded by Cn Bade. Motion passed unanimously.**

C. PUBLIC COMMENTS ON AGENDA ITEMS – None

D. OLD BUSINESS – None

E. NEW BUSINESS

1. GURA Application: 307 Mooring Basin

Chair Folkema stated the application is from Cavitt’s and what they are asking for is a partial draw for work already completed and as expenses occur, they will be submitted for reimbursement. Discussion followed as whether expenses outside of the 12-month period qualify for reimbursement. Discussion followed as to past practices.

Mayor Findling announced that Garibaldi and Rockaway just lost power. There was no longer a quorum present. The meeting recessed at 5:53 p.m. The meeting will be reconvened on a date, to be determined.

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Val Folkema, Chair

ATTEST:

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Jake Boone, City Manager

DRAFT

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## GURA SPECIAL MEETING MINUTES

Thursday, February 27, 2025 – 5:00 p.m.

A. ROLL CALL

Chair Folkema reconvened the GURA special meeting at 5:00 p.m. which had been recessed on February 24<sup>th</sup>, when the City lost power. Present were Val Folkema, Sandra Tyrer, Norman “Bud” Shattuck, Carolee North, Katie Findling and Cheryl Gierga on Zoom. Staff present were Finance Officer Becca Harth and Admin II Melora Hitchman on Zoom.

Cn Shattuck asked if there would be a conflict of interest in parties being members of GURA and the Port of Garibaldi Commission, or being an applicant and a member of the of the Port of Garibaldi Commission. Chair Folkema said the building is not owned by the Port of Garibaldi, so there should be no conflict of interest. Discussion followed.

B. CONSENT CALENDAR – none

C. PUBLIC COMMENTS – none

D. OLD BUSINESS

Chair Folkema requested a workshop to be scheduled an hour before the quarterly meeting in May.

1. GURA Application: 307 Mooring Basin

The Cavitt’s application and request was discussed in detail. They are requesting reimbursement of half of the total requested price of \$25,000 now and \$12,500 upon completion of the project. The Cavitt’s commitment to the project and the overall project was discussed.

**MOTION** made by Mayor Findling to approve the request from Amanda and Dennis Cavitt for \$25,000 reimbursement with half being paid now, and half being upon completion of the front patio and deck upgrade. Second by Cn Gierga. Motion passed unanimously.

Discussion followed on roles of the staff and the importance of the GURA program.

E. NEW BUSINESS – none

F. EXECUTIVE SESSION - none

G. ADJOURNMENT

Chair Folkema adjourned the meeting at 5:33.

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Val Folkema, Chair

ATTEST:

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Jake Boone, City Manager

DRAFT

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## **SPECIAL GURA COMMITTEE MEETING MINUTES**

Monday, May 5, 2025 – 4:20 p.m.

Garibaldi City Hall, Community Hall, 106 7<sup>th</sup> Street, Garibaldi, OR 97118 & Via Zoom

### **A. CONVENING OF MEETING**

Chair Folkema recessed the GURA Budget Committee Meeting and called to order the Special GURA Committee meeting to order meeting to order at 4:20 p.m. Present were Chair Folkema and GURA Committee members Carolee North, Roger Cooper, Dennis Cavitt, and Judy Riggs, Mayor Findling, and Councilors Linda Bade, Norman “Bud” Shattuck, Cheryl Gierga, and Sandy Tyrer.

### **B. APPOINTMENT OF MEMBERS TO GARIBALDI URBAN RENEWAL AGENCY (GURA) BUDGET COMMITTEE**

**MOTION** made by Val Schumann to appoint Shirley Peters to the GURA Budget Committee. Seconded by Linda Bade. Motion passed unanimously.

David Laine spoke questioning whether Michele Aeder was on the GURA Budget Committee.

**MOTION** made by Linda Bade to appoint Cynthia Oswald to the GURA Budget Committee. Seconded by Cheryl Gierga. Motion passed unanimously.

### **C. ADJOURNMENT**

Chair Folkema adjourned the meeting at 4:26 p.m.

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Val Folkema, Chair

ATTEST:

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Jake Boone, City Manager



City Hall, PO Box 708, Garibaldi, OR 97118  
Office (503) 322-3327 | Fax (503) 322-3737  
City Email: city@garibaldi.gov

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## **GURA SPECIAL MEETING MINUTES**

Monday, June 16, 2025 – 4:30 p.m.

### **A. CONVENING OF MEETING**

Chair Folkema convened the meeting at 4:30. Present were GURA committee members Val Folkema, Dennis Cavitt, Val Schumann, Carolee North, Mayor Findling and Councilors Sandy Tyrer, Linda Bade, Norman “Bud” Shattuck and Cheryl Gierga. City Manager Jake Boone and Finance Officer Becca Harth was also present. Committee member Shirley Peters joined the meeting at 4:32.

### **B. CONSENT CALENDAR – NONE**

### **C. PUBLIC HEARING – GURA FISCAL YEAR BUDGET 2025/26**

Chair Folkema opened the public hearing at 4:30 p.m. No one present made comments. Chair Folkema closed the public hearing at 4:31 p.m.

### **D. NEW BUSINESS – RESOLUTION 2025-01**

Chair Folkema asked the committee if anyone had questions or concerns. 3:43

**MOTION** made by Carolee North to approve GURA Resolution 2025-01 a resolution adopting the 2025/2026 GURA Budget, making appropriations and requesting the tax increment. Second by Linda Bade. Motion carried unanimously.

The committee discussed their meeting schedule. The next meeting will be on August 18<sup>th</sup> at 5:30. It was mentioned that there may be a couple of applications at that meeting and there will be minutes included on the consent calendar in August.

The GURA 2021 Audit is included in the City Audit.

### **E. ADJOURNMENT**

Chair Folkema adjourned the meeting at 4:43 p.m.

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Val Folkema, Chair

ATTEST:

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Jake Boone, City Manager



## GURA DOWNTOWN REVITALIZATION AND REDEVELOPMENT INCENTIVE PROGRAM

Applicant: <u>SANDY TYRER / THREADED PEAKS</u>		Property Owner: <u>THREADED PEAKS, LLC</u>	
Mailing Address: <u>P.O. Box 733</u>		Mailing Address: <u>P.O. Box 733</u>	
City: <u>Garibaldi</u>	State: <u>OR</u>	Zip: <u>97118</u>	City: <u>Garibaldi</u>
			State: <u>OR</u>
			Zip: <u>97118</u>
Home Phone: _____	Cell Phone: <u>847-302-2699</u>	Home Phone: _____	Work Phone: <u>(503) 812-7034</u>
Work Phone: _____	Other Phone: _____	Physical Address of Project: <u>901 Garibaldi Ave</u>	
E-Mail: <u>THREADED PEAKS &amp; U. ITS @GMAIL.COM</u>	Map: <u>1N1021BD11600</u>	Tax Lot: <u>11600 11601</u>	
Signature of Property Owner: <u>Sandra Tyer</u>		Lot Number: _____ Block: _____ Addition: _____	
Signature of Applicant: <u>Sandra Tyer</u>		Date of Application: _____	

This application packet includes a complete set of program guidelines. It is recommended that all applicants familiarize themselves with these guidelines before preparing and submitting a grant application. Complete application must be submitted by one of the following:

By US Postal Service: Garibaldi City Hall, P.O. Box 708, Garibaldi, OR 97118;  
by email: [city@ci.garibaldi.or.us](mailto:city@ci.garibaldi.or.us); or physically delivered to 107 6<sup>th</sup> Street, Garibaldi, OR

Completed applications must include the following items unless otherwise noted below:

- ☐ Proof of legal ownership of property (deed, bank mortgage records, etc...) – no page limit; page size must be no larger than 11" X 17"
- ☐ Written consent of application by legal property owner if different than the applicant (must be notarized) – no page limit; page size must be no larger than 8½" X 11"
- ☐ A detailed plot plan of the property (as would be required for a land use permit in the City of Garibaldi) – 1 page only; page size must be no larger than 11" X 17"
- ☐ Cross section of proposed improvements – optional; 1 page only; page size must be no larger than 11" X 17"
- ☐ Photos of the site and building: must include one or more photos of the current site and building; historic photos of the building if available; annotated photos showing the intended results of project (if appropriate) – no limit on number of photos; page size must be no larger than 8½" X 11"
- ☐ A description (narrative) of the project and an explanation of why this work is needed. This narrative should address the following points: what the goal of the project is; how this project will increase either the assessed or real market value of the property; how this project will facilitate job growth; how this project improves the local economy; and how this project improves aesthetic conditions within the GURA district – 3 pages maximum; page size must be no larger than 8½" X 11"
- ☐ A project time line that describes when the work could begin, bench marks for the project, and the expected completion of the project. – 1 page only; page size must be no larger than 8½" X 11"
- ☐ A project budget that itemizes cosmetic, structural, weatherization, and ADA compliancy components; cites sources of proposed costs (contractor quotes, engineering estimates, etc...); describes applicant funding sources (bank loan, cash on hand, etc...); and states the funding amount requested of GURA by the applicant (this cannot be more than 50% of the total project cost as estimated) – 2 pages maximum; page size must be no larger than 8½" X 11"
- ☐ Letters of support from individuals or organizations. Do not solicit letters of support individuals involved in the grant award selection process – no more than 3 letters; one page limit per letter; page size must be no larger than 8½" X 11"

**RECORDING REQUESTED BY:**



630 Bond St.  
Astoria, OR 97103

**GRANTOR'S NAME:**

Tina Dillenburg

**GRANTEE'S NAME:**

Threaded Peak LLC

**AFTER RECORDING RETURN TO:**

Order No.: 360425001911-SS

Threaded Peak LLC

108 8th St., PO Box 733

Garibaldi, OR 97118

**SEND TAX STATEMENTS TO:**

Threaded Peak LLC

108 8th St., PO Box 733

Garibaldi, OR 97118

APN/Parcel ID(s): 16164

901 Garibaldi Avenue, Garibaldi, OR

97118-1905

Tillamook County, Oregon

07/22/2025 01:21:01 PM

DEED-DWARR

\$15.00 \$11.00 \$10.00 \$61.00 - Total = \$97.00

I hereby certify that the within instrument was received  
for record and recorded in the County of Tillamook,  
State of Oregon.

Christy Nyseth, Tillamook County Clerk

**2025-03044**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

~~Tina Dillenburg, Grantor, conveys and warrants to Threaded Peak LLC, Grantee, the~~  
following described real property, free and clear of encumbrances except as specifically set  
forth below, situated in the County of Tillamook, State of Oregon:

Parcel 1, PARTITION PLAT 2018-15, recorded December 11, 2018, Instrument No.  
2018-07307, in the City of Garibaldi, Tillamook County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and  
through its Department of Transportation, by Warranty Deed dated June 22, 2023,  
Recording No. 2023-02668.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED  
FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

360425001911

TICOR TITLE

**RECORDING REQUESTED BY:**



630 Bond St.  
Astoria, OR 97103

**GRANTOR'S NAME:**

Tina Dillenburg

**GRANTEE'S NAME:**

Threaded Peak LLC

**AFTER RECORDING RETURN TO:**

Order No.: 360425001911-SS  
Threaded Peak LLC  
108 8th St., PO Box 733  
Garibaldi, OR 97118

**SEND TAX STATEMENTS TO:**

Threaded Peak LLC  
108 8th St., PO Box 733  
Garibaldi, OR 97118

APN/Parcel ID(s): 16164  
901 Garibaldi Avenue, Garibaldi, OR  
97118-1905

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

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EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, by Warranty Deed dated June 22, 2023, Recording No. 2023-02668.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$250,000.00)**. (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

360425001911

TICOR TITLE

STATUTORY WARRANTY DEED  
(continued)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-21-2025

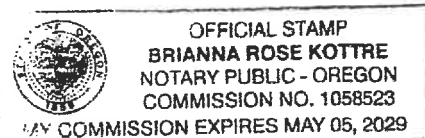
Tina Dillenburg  
Tina Dillenburg

State of OREGON  
County of TILLAMOOK

This instrument was acknowledged before me on 7/21/25 by Tina Dillenburg.

Brianna Rose Kottre  
Notary Public - State of OREGON

My Commission Expires: 5/5/29



## **EXHIBIT "A"**

### **Exceptions**

#### **Subject to:**

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. Rights of the public to any portion of the Land lying within streets, roads and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation  
Purpose: Temporary Easement for Work Area  
Recording Date: June 7, 2023  
Recording No: 2023-02393  
Affects: Reference is hereby made to said document for full particulars



802 Main Ave.  
Tillamook, OR 97141  
Phone: (503)842-5533 / Fax: (855)394-1486

Threaded Peak LLC  
108 8th St., PO Box 733  
Garibaldi, OR 97118

**Date:** July 22, 2025  
**Escrow No.:** 360425001911-SS  
**Buyer(s):** Threaded Peak LLC  
**Seller(s):** Tina Dillenburg  
**Property:** 901 Garibaldi Avenue  
Garibaldi, OR 97118-1905

Sandra Tyrer:

The closing of the sale of the property involved in the above escrow has been completed with the recording of the appropriate documents. We enclose the following:

- Final Settlement Statement *\*Please keep this document for tax purposes*
- FIRPTA

Any policy of title insurance to which you may be entitled will be forwarded to you in the near future.

We appreciate having this opportunity to be of service to you and hope you will again choose Ticor Title Company of Oregon as your Escrow Agent and Title Insurer for any future sales or purchases.

Sincerely,

Stephanie Sanchelli  
Escrow Officer  
Stephanie.Sanchelli@ticortitle.com

Enclosure(s)

# Ticor Title Company of Oregon

802 Main Ave., Tillamook, OR 97141  
Phone: (503)842-5533 | Fax: (855)394-1486

## FINAL BUYER'S STATEMENT

Settlement Date: July 22, 2025  
Disbursement Date: July 22, 2025

Escrow Number: 360425001911  
Escrow Officer: Stephanie Sanchelli  
Email: Stephanie.Sanchelli@ticortitle.com

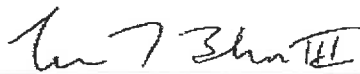
Buyer: Threaded Peak LLC  
108 8th St., PO Box 733  
Garibaldi, OR 97118

Seller: Tina Dillenburg  
P.O. Box 103  
Garibaldi, OR 97118

Property: 901 Garibaldi Avenue  
Garibaldi, OR 97118-1905

	\$ DEBITS	\$ CREDITS
<b>FINANCIAL CONSIDERATION</b>		
Sale Price of Property	250,000.00	
Deposit or earnest money		2,500.00
Buyer's funds to close		248,259.69
<b>PRORATIONS/ADJUSTMENTS</b>		
County Taxes at \$1,561.03      07/01/25 to 07/22/25 (\$1,561.03 / 365 X 21 days)		89.81
<b>TITLE &amp; ESCROW CHARGES</b>		
Title - Escrow Fee      Ticor Title Company of Oregon	737.50	
Title - Recording Service Fee      ValueCheck, Inc.	15.00	
<b>GOVERNMENT CHARGES</b>		
Recording Fees      Ticor Title Company of Oregon	97.00	
<b>Subtotals</b>	250,849.50	250,849.50
<b>TOTALS</b>	250,849.50	250,849.50

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY  
TICOR TITLE COMPANY OF OREGON

  
Ticor Title Company of Oregon, Settlement Agent



**STATEMENT OF ESCROW AGENT  
ACTING AS QUALIFIED SUBSTITUTE**

**Escrow No.:** 360425001911-SS  
**Escrow Agent:** Ticor Title Company of Oregon  
**Buyer(s):** Threaded Peak LLC  
**Seller(s):** Tina Dillenburg  
**Property:** 901 Garibaldi Avenue, Garibaldi, OR 97118-1905

The undersigned states under penalties of perjury that:

1. The above named ESCROW AGENT is the escrow agent that is responsible for closing the above referenced transaction.
2. I am an escrow officer employed by ESCROW AGENT, and I am authorized to sign this Statement.
3. Of all of the above named sellers, each of the following named sellers has furnished to ESCROW AGENT a completed, signed Certification of Non-Foreign Status, as provided for in the Foreign Investment in Real Property Tax Act, Internal Revenue Code Section 1445 and its related regulations:

Tina Dillenburg

Any seller not named in this paragraph has not furnished a Certification of Non-Foreign Status.

4. ESCROW AGENT will retain electronically a copy of each Certification of Non-Foreign Status for a period of six (6) years from the closing date.
5. ESCROW AGENT will provide a copy of Seller's Certification of Non-Foreign Status to the Internal Revenue Service if requested by Buyer or by the IRS.
6. ESCROW AGENT makes no representations regarding Buyer's obligations under Internal Revenue Code Section 1445.
7. ESCROW AGENT makes no representations regarding the truth or validity of the statements on any Seller's Certification of Non-Foreign Status.
8. ESCROW AGENT has caused a copy of this statement to be delivered to all of the sellers and buyers in this transaction.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

*Stephanie Sanchelli*

Stephanie Sanchelli, Escrow Officer

July 1, 2025

Date

**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 16164

Map 1N1021BD11600  
 Code - Tax ID 5614 - 16164

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr PARTITION PLAT 2018-15

Lot - PARCEL 1

Mailing DILLENBURG, TINA  
 PO BOX 103  
 GARIBALDI OR 97118-0423

Deed Reference # 2019-3348  
 Sales Date/Price 06-17-2019 / \$0  
 Appraiser KARI FLEISHER

Property Class 201 MA SA NH  
 RMV Class 201 07 ST 201

Site	Situs Address	City
1	901 GARIBALDI AVE	GARIBALDI

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
5614	Land	83,650		Land	0
	Impr	108,710		Impr	0
Code Area Total		192,360	117,710	117,710	0
Grand Total		192,360	117,710	117,710	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5614	1	<input checked="" type="checkbox"/>		C	Commercial Site	100	0.08 AC		71,650
					OSD - AVERAGE	100			12,000
Code Area Total							0.08 AC		83,650

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct		Trended RMV
5614	2	1922	448	Retail Store - Beauty/Barber	110	1,200			108,710
Code Area Total						1,200			108,710

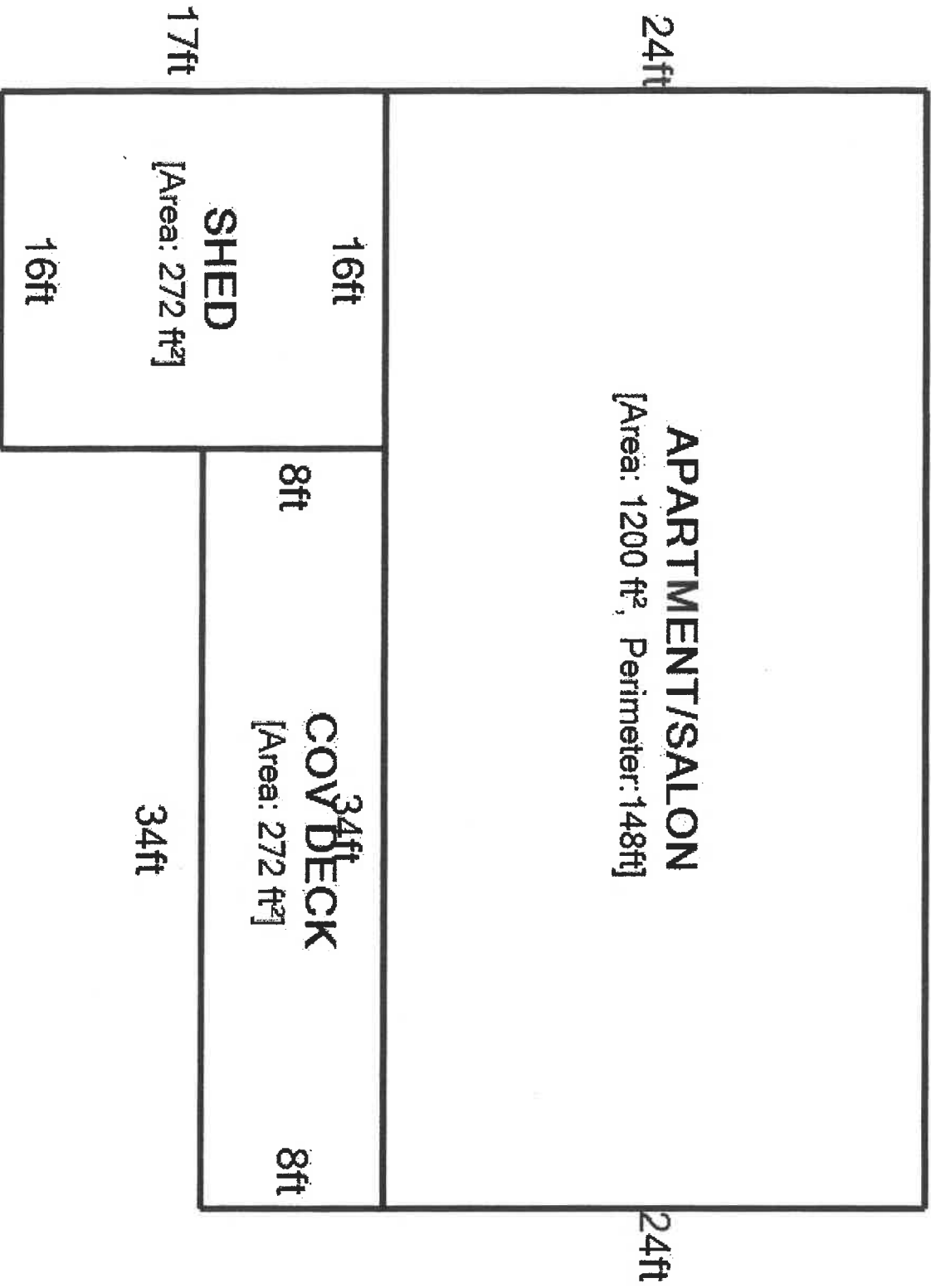
Exemptions / Special Assessments / Notations				
Code Area 5614				
Special Assessments	Amount	Acres	Year Used	
■ SOLID WASTE	12.00	2.00	2024	

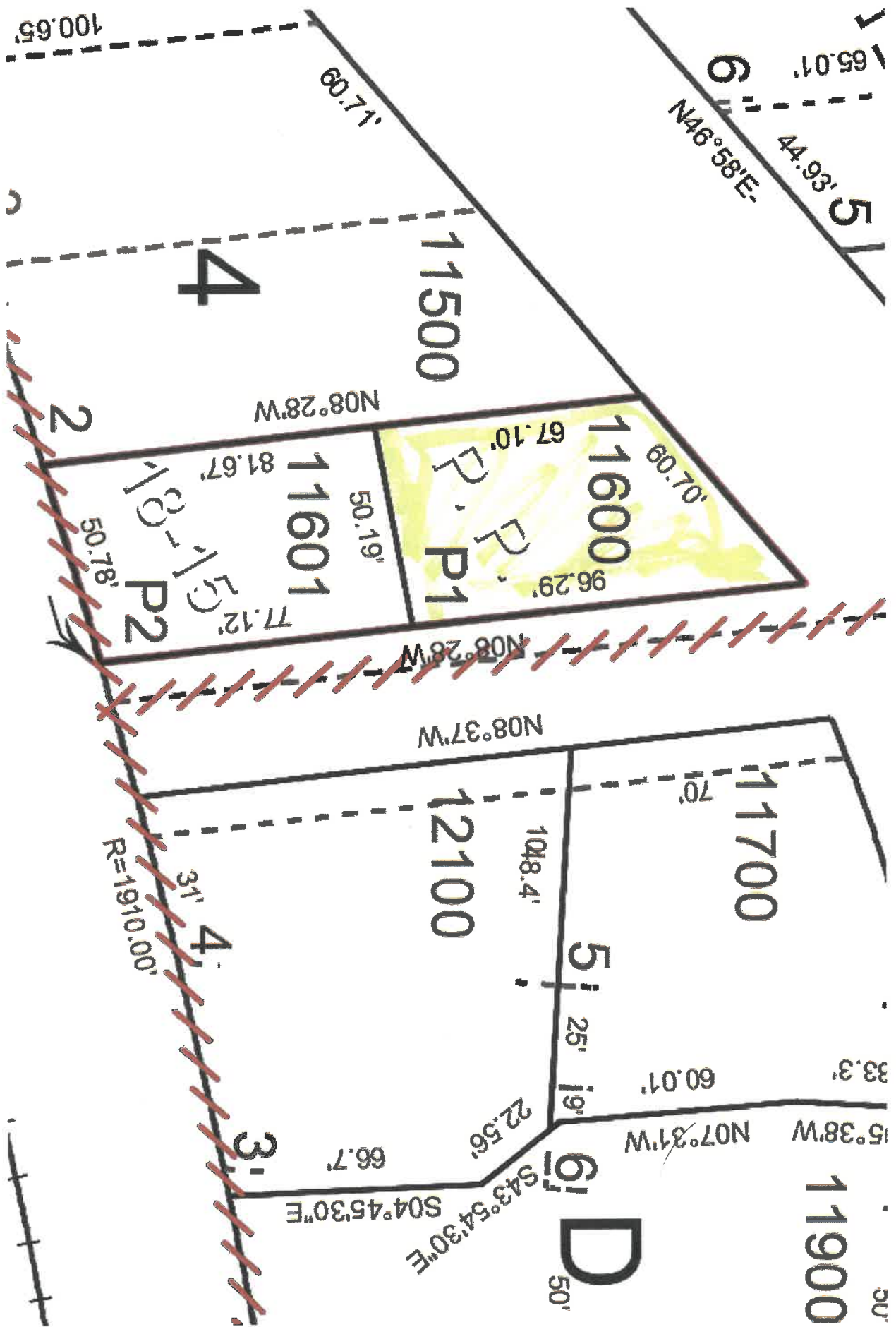
**Comments** Construction completed on new shop building during 2001. gbs 4/18/02 8/16/10 Reappraised RMV for 2010-11. KF 12/18/12 Tabled land. KF 3/18/19 Due to P plat 2018-15, a portion of TL 11600 will now be carried in a new lot TL 11601. Brought values to market. KF 4/19/24 Adjusted RMV/MAV and acreage for a portion of this TL that is now being carried in HWY 101/Garibaldi Ave. KF



MAP ID: 1N 10 21BD 11600  
ACCT: 16164  
SITUS: 901 Garibaldi Ave, Garibaldi  
BY: KF 3/18/19

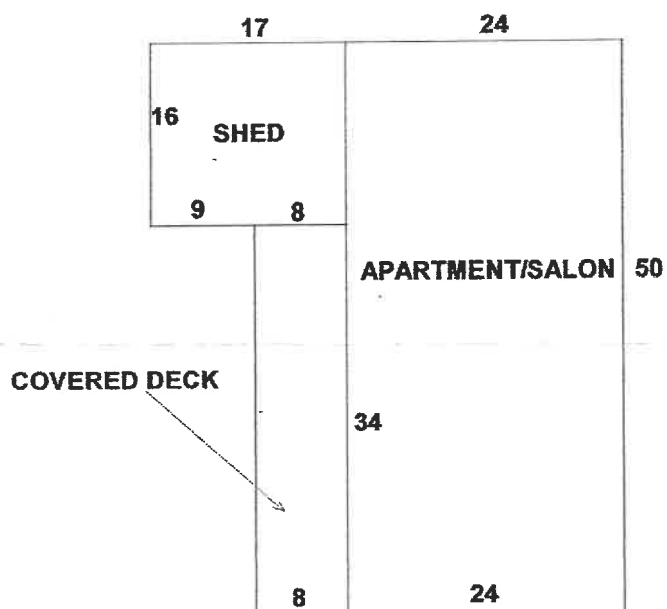
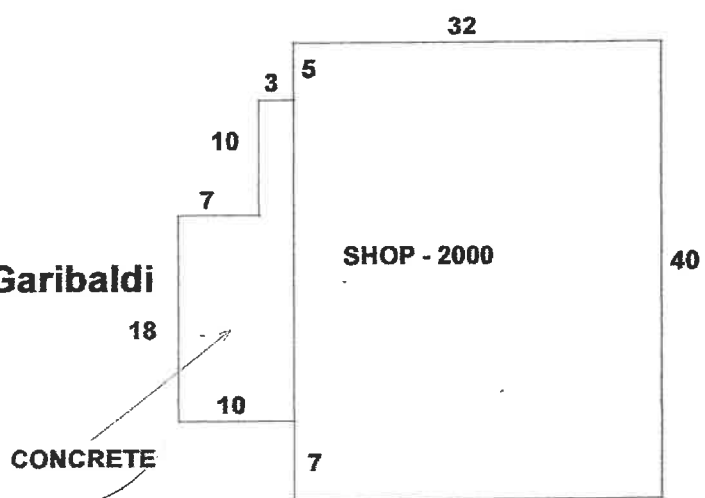
50ft





## BUILDING DIAGRAM AND OUTBUILDINGS

104 S Ninth St, Garibaldi



901 Garibaldi Ave, Garibaldi

Appraiser  
KF

Date  
5/21/2010

Bldg	Description	SqFt	Dimension
1	APARTMENT/SALON	1200	
1	COVERED DECK	272	
1	SHED	272	
1	SHOP - 2000	1280	
1	CONCRETE	210	

## PHOTOS OF THE SITE

Current use of the site: Unoccupied/under construction/renovation

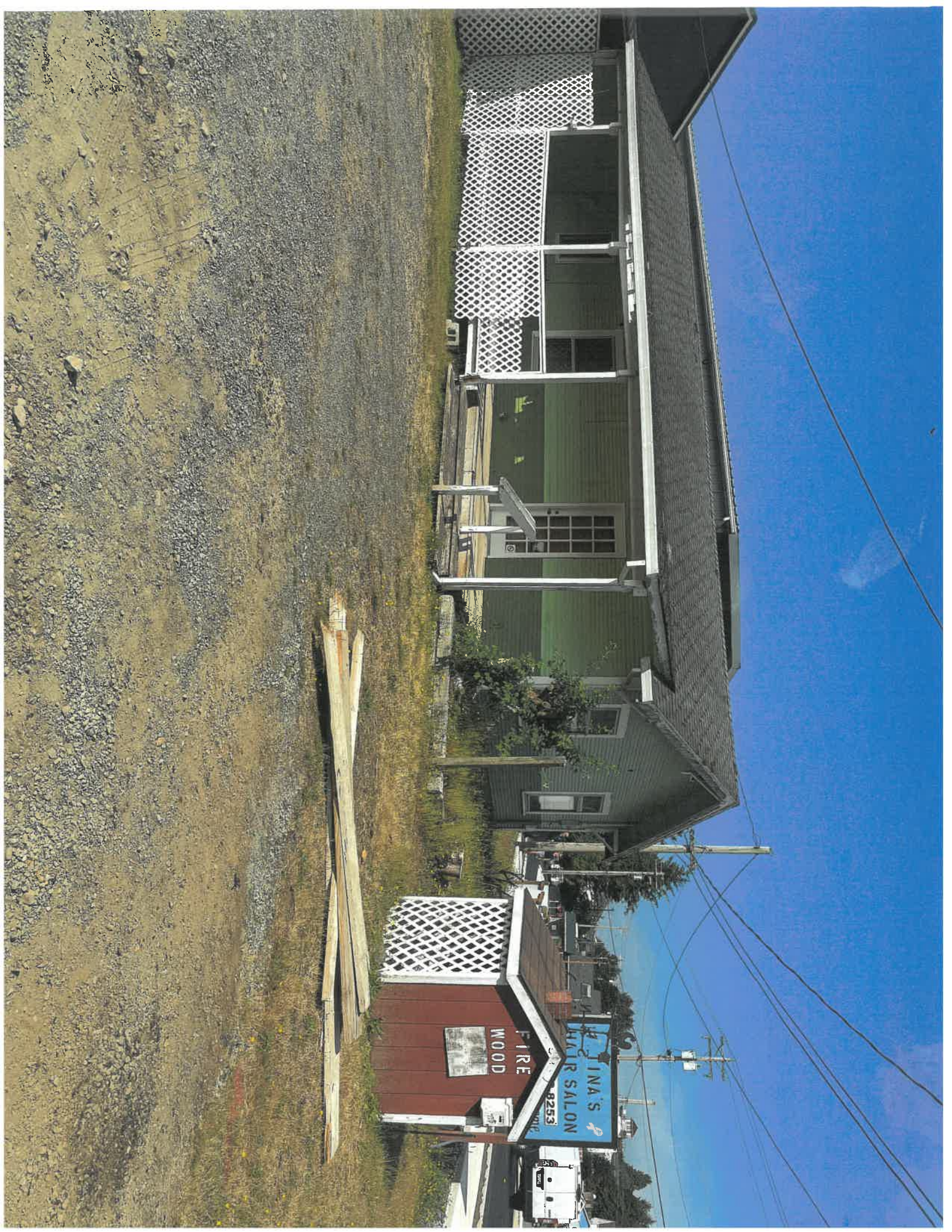
Future use of the site: Threaded Peaks Quilts

Previous Owner: Tina Dillenburg

Previous Business: Hair Salon for approximately 40 years

Current photos attached

Also professional property inspection report with photos detailing current state of building along with recommendations relating to repairs and updates





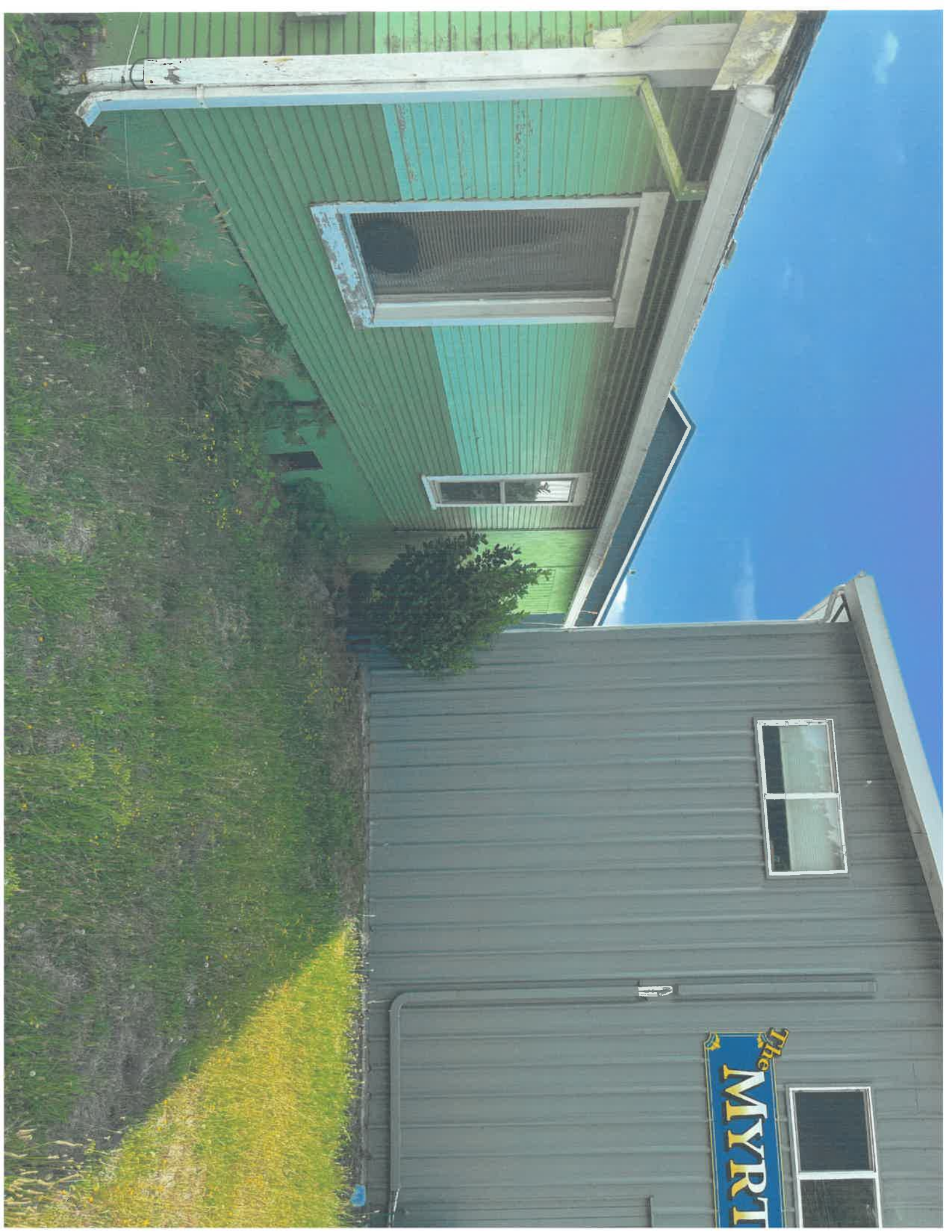












The MYRT





Interior of shed to  
be removed



Interior of shed showing  
damage to exterior of outside  
wall to be repaired



901 Garibaldi Ave Garibaldi Or

**Inspection Date:**  
6/05/2025

**Prepared For:**  
Sandra Tyrer

**Prepared By:**  
**Professional Home Inspection**

**40606 Hillcrest Loop**  
**Astoria Or 97103**  
**503-791-8028**  
**Smithjim@pacifier.com**

**Report Number:**  
6052025

**Inspector:**  
Jim Smith



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OCHI No. 1573, CCB No. 198743

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## REPORT OVERVIEW

### THE HOUSE IN PERSPECTIVE

### CONVENTIONS USED IN THIS REPORT

**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

A general home inspection is performed. (2) Oregon certified home inspectors are not required to: (h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air; (Home inspections standards 812-880-0204)

We are neither licensed nor qualified to inspect for toxins. If any occupants' have allergies, asthma or other respiratory illnesses it is strongly recommended that an inspection for potential toxins is also performed.

"THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT."

### BUILDING DATA

Approximate Age:	100-105 Years
Style:	Commercial
Main Entrance Faces:	East
State of Occupancy:	Occupied; Partially Furnished
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Damp, Temp; 60-65 F



This confidential report is prepared exclusively for Sandra Tyrer

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**RECEIPT / INVOICE**

**Professional Home Inspection**  
**40606 Hillcrest Loop**  
**Astoria Or 97103**  
**503-791-8028**

Date: 6/05/2025

Inspection Number: 6052025

Name: Sandra Tyrer  
Address: 901 Garibaldi Ave Garibaldi Or

Inspection:	\$250
Other**	N/A
Total:	\$250

☒ Check #: 1002 Paid in Full☐ Cash:☐ Credit Card:

\*\* ☐ Radon    ☐ Pool / Hot Tub    ☐ Shipping    ☐ Well & Septic    ☒ WDO/WDI

Inspected By: Jim Smith  
License/Certification #: 1573



This confidential report is prepared exclusively for Sandra Tyrer

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## GROUND S

<b>SERVICE WALKS</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible	<input type="checkbox"/> <i>Public sidewalk needs repair</i>	
<b>Material:</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> Brick	<input type="checkbox"/> Pads
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> <i>Trip Hazard</i>	<input type="checkbox"/> Typical cracks
<b>DRIVE LANE PARKING</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible		
<b>Material:</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Gravel/Dirt	<input type="checkbox"/> Brick	<input type="checkbox"/>
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> Typical cracks
<b>PORCH (covered entrance)</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible		
<b>Support Pier:</b>	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/>		
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	
<b>Floor:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> <i>Safety Hazard</i>	
<b>PORCH COVER</b>		<input type="checkbox"/> None	<input type="checkbox"/> <i>Earth to wood contact</i>	<input checked="" type="checkbox"/> <i>Moisture/Insect damage</i>	
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> <i>Posts/Supports need Repair</i>	
<b>Recommend:</b>	<input type="checkbox"/> Metal Straps/Bolts/Nails/Flashing		<input type="checkbox"/> <i>Improper attachment to house</i>		
<b>LANDSCAPING AFFECTING FOUNDATION</b>			<b>(See remarks)</b>		
<b>Negative Grade:</b>	<input type="checkbox"/> East	<input checked="" type="checkbox"/> West	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> Satisfactory
<input type="checkbox"/> <i>Recommend additional backfill</i>		<input type="checkbox"/> <i>Recommend window wells/covers</i>		<input type="checkbox"/> <i>Trim back trees/shrubberies</i>	
<input checked="" type="checkbox"/> <i>Wood in contact with/improper clearance to soil</i>					
<b>STEPS</b>		<input type="checkbox"/> None	<input type="checkbox"/> <i>Uneven risers</i>	<input checked="" type="checkbox"/> <i>Rotted/Damaged</i>	<input type="checkbox"/> <i>Cracked</i>
<b>Material:</b>	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/>	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Safety Hazard</i>	
<b>HOSE BIBS</b>		<input type="checkbox"/> None	<input checked="" type="checkbox"/> No anti-siphon valve	<input checked="" type="checkbox"/> <i>Recommend Anti-siphon valve</i>	
<b>Operable:</b>	<input checked="" type="checkbox"/> Yes			<input type="checkbox"/> No	<input type="checkbox"/> Not tested
<input type="checkbox"/> Not on					

### GENERAL COMMENTS

Main entrance porch floor framing isn't fully visible and condition wasn't determined.



Porch and cover have deterioration. Refurbishing may not be feasible.



Supports and several pieces of decking have deterioration.



Rear entrance ramp needs replacement.



Protect exposed hose bibs from freezing during extreme cold. Protect from damage.



## ROOF

**ROOF VISIBILITY** ☒ All ☐ Partial ☐ None ☐ Limited by:

**INSPECTED FROM** ☒ Roof ☐ Ladder at eaves ☐ Ground (*Inspection Limited*) ☐ With Binoculars

### STYLE OF ROOF

**Type:** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐  
**Pitch:** ☒ Low ☒ Medium ☐ Steep ☐ Flat  
**Roof #1** Type: Fiberglass/asphalt Layers: 1 Approx. age 10-15 Yrs.

**VENTILATION SYSTEM** **Type:** ☒ Soffit ☐ Ridge ☒ Gable ☐ Roof ☐ Turbine ☐ Powered

**Ventilation Present:** ☒ Yes ☐ No ☐

(See Interior remarks)

### FLASHING

**Material:** ☐ Not visible ☒ Galv/Alum ☐ Asphalt ☐ Stainless steel  
☐ Copper ☐ Foam ☐ Rubber ☐ Lead  
**Condition:** ☐ Not visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ *Rusted* ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing

### VALLEYS

☒ N/A **Material:** ☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead  
☐ Copper ☐ Stainless steel  
**Condition:** ☐ Not visible ☐ Satisfactory ☐ Marginal ☐ Poor  
☐ Holes ☐ Rusted ☐ Recommend Sealing

### CONDITION OF ROOF COVERINGS

**Roof #1:** ☒ Satisfactory ☐ Marginal ☒ Poor  
**Condition:** ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☒ Broken/Loose Tiles/Shingles  
☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering ☒ Missing Tabs/Shingles/Tiles  
☐ Moss buildup ☐ Exposed felt ☐ Cupping ☐ Incomplete/Improper Nailing  
☒ Recommend roofer evaluate ☒ Evidence of Leakage

### SKYLIGHTS

☒ N/A ☐ Not visible ☐ Cracked/Broken  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor

### PLUMBING VENTS

☐ Not Visible ☐ Yes ☒ No ☐ Satisfactory ☐ Marginal ☐ Poor  
*Conditions reported above reflect visible portion only. See additional Comments*

### GENERAL COMMENTS



Porch cover has significant damage to the sheathing and the roofing. Slope is minimal for manufacturers' recommendations. Roofing may have been incorrectly installed.



## EXTERIOR

### CHIMNEY(S) ☒ None

Location(s): *N/A*

**Viewed From:** ☐ Roof ☐ Ladder at eaves ☐ Ground (*Inspection Limited*) ☐ With Binoculars  
**Rain Cap/Spark Arrestor:** ☐ Yes ☐ No ☐ *Recommended*  
**Chase:** ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed  
**Evidence of:** ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose Brick ☐ Rust  
**Flue:** ☐ Tile ☐ Metal ☐ PVC ☐ *Unlined* ☐ Not visible  
**Evidence of:** ☐ Scaling ☐ Cracks ☐ Creosote ☐ *Not evaluated (See remarks page)*  
☐ *Have flue(s) cleaned and re-evaluated* ☐ *Recommend Cricket/Saddle/Flashing*  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend Repair*

### CAULKING

**Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor  
☒ *Recommend around windows/doors/masonry ledges/corners/utility penetrations as needed*

### WINDOWS & SCREENS

☒ *Failed/fogged insulated glass*  
**Material:** ☒ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad  
**Screens:** ☐ Torn ☐ Bent ☐ Not installed ☒ Glazing Compound/Caulk needed  
**Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor ☐ *Wood rot* ☒ *Recommend repair/painting*

### BUILDING(S) EXTERIOR WALL CONSTRUCTION

**Type:** ☐ Not visible ☒ Framed ☐ Masonry ☐  
**Condition:** ☒ Not visible ☐ Satisfactory ☐ Marginal ☐ Poor

### SERVICE ENTRY

☐ Underground ☒ Overhead ☐ *Weather head/mast needs repair*  
**Exterior receptacles:** ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No ☐ *Overhead wires too low*  
**GFCI present:** ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ *Safety Hazard*  
☐ *Reverse polarity* ☐ *Open ground(s)* ☒ *Recommend GFCI Receptacles*  
**Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

### STORMS WINDOWS

☐ Not installed ☐ Wood ☐ Clad comb. ☐ Wood/metal comb. ☒ Metal  
**Putty:** ☐ Satisfactory ☐ *Needed* ☒ *N/A*  
**Condition:** ☒ Satisfactory ☐ *Broken/cracked* ☐ *Wood rot* ☐ *Recommend repair/painting*

### SLAB-ON-GRADE/FOUNDATION

☒ *N/A*  
**Foundation Wall:** ☐ Concrete block ☐ Poured concrete ☐ Not visible ☐  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated  
**Concrete Slab:** ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Condition reported above reflect visible portion only.

### GENERAL COMMENTS



Service drop mast is sealed with mastic. Recommend using a rubber seal.



Exterior outlet isn't GFCI protected.



Live electrical was found in an open junction box (exterior) at the North gable.

## EXTERIOR

### GUTTERS/SCUPPERS/EAVESTROUGH

☐ None ☒ Needs to be cleaned ☐ Downspouts needed  
**Material:** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐  
**Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusting  
**Leaking:** ☐ Corners ☐ Joints ☐ Hole in main run  
**Attachment:** ☐ Loose ☐ Missing spikes ☐ Improperly sloped (See remark)  
**Extension needed:** ☒ North ☒ South ☐ East ☐ West ☐ Recommend repair/replacement of damaged sections

### EXTERIOR DOORS

#### 1) ENTRANCE

**Weatherstripping:** ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Missing ☐ Replace  
**Door Condition:** ☒ Satisfactory ☐ Marginal ☒ Poor

### EXTERIOR A/C - HEAT PUMP

**UNIT #1:** ☒ N/A **Location:** N/A **Brand:** N/A **Model #:** N/A **Approximate age:** N/A yrs.  
**Outside Disconnect:** ☐ Yes ☐ No **Maximum fuse/breaker rating:** ??? Amp **Fuses/breakers installed:** ??? Amp  
**Level:** ☐ Yes ☐ No ☐ Cabinet/housing rusted ☐ Improperly sized fuses/breakers  
**Condenser Fins:** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad  
☐ Damaged Refrigerant Line **Insulation:** ☐ Yes ☐ No ☐ Replace  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor **Improper Clearance (air flow)** ☐ Yes ☐ No

### GENERAL COMMENTS



Gutters have a small amount of debris.



Recommend adding 6-8 foot downspout extensions to divert runoff away from the structure.



Exterior door weather-stripping is older and upgrading is recommended.



Rear entrance door has deterioration/damage to the frame and door.



# EXTERIOR

## SIDING

### Material:

- ☐ Stone    ☐ Slate    ☐ Block/Brick    ☐ Fiberboard    ☐ Fiber-cement    ☐ Stucco  
☐ EIFS\* Not Inspected    ☐ Asphalt    ☒ Wood    ☐ Metal/Vinyl    ☐ Composite  
☐ Typical cracks    ☐ Peeling paint    ☒ **Monitor**    ☐ **Wood rot**    ☐ **Loose/Missing/Holes**

### Condition:

- ☐ Satisfactory    ☐ Marginal    ☒ **Poor**    ☒ **Recommend repair/painting**

(\*See remarks page)

## 1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING

### Material:

- ☒ Wood    ☐ Fiberboard    ☐ Aluminum/Steel    ☐ Vinyl    ☐ Fiber-cement  
☒ **Recommend repair/painting**    ☐ **Damaged wood**    ☐

### Condition:

- ☐ Satisfactory    ☐ Marginal    ☒ **Poor**

## GENERAL COMMENTS

Exterior of structure needs repairs.



NE shown.



Skirting has deterioration. Openings in the skirting will allow pests to intrude.



Siding has deterioration mostly at the South.



Wood framed windows need repair.



Monitor eave vent screens for deterioration.



Gable end vent screens need replacement.



Skirting has ground contact in several areas causing deterioration.



Keep vegetation trimmed back from siding.



## LAUNDRY ROOM

## LAUNDRY

Laundry sink: ☐ N/A ☐ Yes ☐ No  
 Cross connections: ☐ Yes ☐ No  
 Dryer vented: ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented  
☒ **PLASTIC DRYER VENT NOT RECOMMENDED** ☐ Not vented to Exterior ☒ Recommend repair ☒ Safety hazard  
 Electrical: Open ground/reverse polarity within 6' of water: ☒ Yes ☐ No ☒ Safety hazard  
 GFCI present: ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ Recommend GFCI Receptacles  
 Appliances: ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler  
 Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible  
 Gas Shut-off Valve: ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not visible

## GENERAL COMMENTS



Monitor lines to the washing machine for leaks/deterioration.



## BATHROOM(S)

## BATH

**Sinks:** **Faucet leaks:** ☐ Yes ☒ No **Pipes leak:** ☐ Yes ☒ No  
**Tubs:** **Faucet leaks:** ☐ Yes ☐ No **Pipes leak:** ☐ Yes ☐ No ☒ N/A  
**Showers:** **Faucet leaks:** ☐ Yes ☒ No **Pipes leak:** ☐ Yes ☒ No ☐ N/A  
**Toilet:** **Bowl loose:** ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks  
**Whirlpool:** ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ Not tested ☐ No access door  
**Shower/Tub area:** ☐ Ceramic ☒ Fiberglass ☐ Masonite ☐ Plastic ☐ Metal  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors  
**Caulk/Grouting Needed:** ☐ Yes ☒ No  
**Drainage:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Water flow:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains present:** ☒ Yes ☐ No ☒ Walls ☒ Ceilings ☒ Cabinets  
**Window/doors:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Receptacles Present:** ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No  
**GFCI:** ☐ Yes ☐ No **Operable:** ☐ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☐ No ☐ Potential Safety Hazard(s) (See remarks)  
**Heat source present:** ☐ Yes ☒ No  
**Exhaust fan:** ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ Noisy

**GENERAL COMMENTS** ☐ See additional comments



Window can be used for ventilation.



No leaks were detected under the sink at the time of inspection.



Plumbing lines under the bathroom were in satisfactory condition at the time of inspection (crawl space view).



Window can be used for ventilation.




**LOCATION: NORTH  
COMMERCIAL**

**Walls & Ceiling:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage  
**Moisture stains:** ☒ Yes ☐ No  
**Floor:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☒ Slopes  
**Ceiling Fan:** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor  
**Electrical:** **Switches:** ☒ Yes ☐ No **Receptacles:** ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☒ Yes ☐ No ☒ Safety Hazard ☐ Cover plates missing  
**Heating Source Present:** ☒ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Egress Restricted:** ☒ N/A ☐ Yes ☒ No  
**Doors & Windows:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass  
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

**GENERAL COMMENTS** ☐ See additional comments

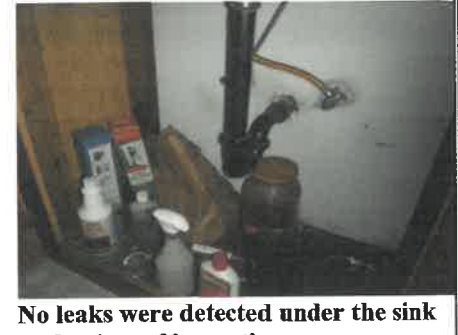
Baseboard heaters are inoperable. Cadet wall heater is operable.


**LOCATION: CENTRAL  
COMMON AREA**

**Walls & Ceiling:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage  
**Moisture stains:** ☒ Yes ☐ No  
**Floor:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☒ Slopes  
**Electrical:** **Switches:** ☒ Yes ☐ No **Receptacles:** ☒ Not visible ☐ Safety Hazard ☐ Cover plates missing  
**Open ground/Reverse polarity:** ☐ Yes ☐ No ☐ Safety Hazard ☐ Cover plates missing  
**Heating Source Present:** ☐ Yes ☒ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Egress Restricted:** ☒ N/A ☐ Yes ☒ No  
**Doors & Windows:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass  
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

**GENERAL COMMENTS** ☐ See additional comments

Light in fixture is inoperable. Bulb may be defective.



No leaks were detected under the sink at the time of inspection.



This confidential report is prepared exclusively for Sandra Tyrer

**LOCATION: WEST STORAGE**

**Walls & Ceiling:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage  
**Moisture stains:** ☒ Yes ☐ No  
**Floor:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☒ Slopes  
**Electrical:** **Switches:** ☒ Not visible **Receptacles:** ☒ Not visible **Operable:** ☐ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☐ No ☐ Safety Hazard ☐ Cover plates missing  
**Heating Source Present:** ☐ Yes ☒ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Egress Restricted:** ☒ N/A ☐ Yes ☒ No  
**Doors & Windows:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass  
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

**GENERAL COMMENTS**☐ See additional comments

Use a stain blocking primer when repainting.



Room appears to be wired for a light.

**LOCATION: SW OFFICE**

**Walls & Ceiling:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage  
**Moisture stains:** ☒ Yes ☐ No  
**Floor:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☒ Slopes  
**Ceiling Fan:** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor  
**Electrical:** **Switches:** ☒ Yes ☐ No **Receptacles:** ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Safety Hazard ☐ Cover plates missing  
**Heating Source Present:** ☒ Yes ☒ Inoperable **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Egress Restricted:** ☒ N/A ☐ Yes ☒ No  
**Doors & Windows:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass  
☒ Evidence of leaking insulated glass ☐ Broken/Missing hardware

**GENERAL COMMENTS**☐ See additional comments

Flooring is unfinished.



One pane in the garden window is broken. Several panes have failed seals.



Cadet wall heater is inoperable.



## ROOMS

LOCATION: SE COMMON ROOM

**Walls & Ceiling:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage  
**Moisture stains:** ☒ Yes ☐ No  
**Floor:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☐ Slopes  
**Ceiling Fan:** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor  
**Electrical:** **Switches:** ☒ Yes ☐ No **Receptacles:** ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Safety Hazard ☐ Cover plates missing  
**Heating Source Present:** ☒ Yes ☒ Inoperable **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Egress Restricted:** ☒ N/A ☐ Yes ☒ No  
**Doors & Windows:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass  
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

## GENERAL COMMENTS

☐ See additional comments

Flooring is unfinished.



Exterior door has damage.



Cadet wall heater is inoperable.

**INTERIOR WINDOWS / GLASS**

**Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Needs repair  
☐ Representative number of windows operated ☒ Painted shut (See remarks)  
☒ Glazing compound needed ☒ Cracked glass ☐ Hardware missing ☐ Broken counter-balance mechanism  
**Evidence of Leaking Insulated Glass:** ☒ Yes ☐ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☒ No  
**Security Bars Present:** ☐ Yes ☒ No ☐ Not tested ☐ Safety ☐ Test release mechanism before moving in

**FIREPLACE**

☒ None Location(s): N/A  
**Type:** ☐ Gas ☐ Wood ☐ Woodburner stove ☐ Electric ☐ Ventless (See remarks)  
**Material:** ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert  
**Miscellaneous:** ☐ Blower built-in **Operable:** ☐ Yes ☐ No **Damper operable:** Yes ☐ No  
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair  
**Damper Modified for Gas Operation:** ☒ N/A ☐ Yes ☐ No ☐ Damper missing  
**Hearth Extension Adequate:** ☐ Yes ☐ No **Mantel:** ☐ N/A ☐ Secure ☐ Loose  
**Physical Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

**STAIRS / STEPS / BALCONIES**

☒ N/A  
☐ Satisfactory ☐ Marginal ☐ Poor ☐ None  
**Handrail:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard  
☐ Hand Rail/Railing/Balusters Recommended  
**Risers/Treads:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven

**SMOKE / CARBON MONOXIDE DETECTORS**

(See remarks)

**Present:** ☒ Smoke Detector: ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ Not tested  
☒ CO Detector: ☐ Yes ☒ No **Operable:** ☐ Yes ☐ No ☐ Not tested

**GENERAL COMMENTS**



## INTERIOR

**ATTIC/STRUCTURE/FRAMING/INSULATION**☐ N/A (See remarks)

<b>Access:</b>	<input type="checkbox"/> Stairs	<input type="checkbox"/> Pulldown	<input checked="" type="checkbox"/> Scuttlehole/Hatch	<input checked="" type="checkbox"/> No access @ vaulted	<input type="checkbox"/>
<b>Inspected From:</b>	<input type="checkbox"/> Access panel	<input checked="" type="checkbox"/> In the attic	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Location:</b>	<input type="checkbox"/> Bedroom hall	<input type="checkbox"/> Bedroom closet	<input checked="" type="checkbox"/> Commercial area	<input type="checkbox"/>	
<b>Access Limited By:</b>					
<b>Flooring:</b>	<input type="checkbox"/> Complete	<input type="checkbox"/> Partial	<input checked="" type="checkbox"/> None		
<b>Insulation:</b>	<input checked="" type="checkbox"/> Fiber glass	<input checked="" type="checkbox"/> Batts	<input type="checkbox"/> Loose	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Foam <input checked="" type="checkbox"/> Not visible @ vaulted
	<input type="checkbox"/> Vermiculite	<input type="checkbox"/> Rockwool	Depth: 3-6 inches		<input type="checkbox"/> Recommend Baffles @ Eaves
	<input type="checkbox"/> Damaged	<input type="checkbox"/> Displaced	<input type="checkbox"/> Missing	<input type="checkbox"/> Compressed	
<b>Installed In:</b>	<input type="checkbox"/> Rafters	<input checked="" type="checkbox"/> Walls	<input checked="" type="checkbox"/> Between ceiling joists	<input type="checkbox"/> Underside of Roof Deck	<input checked="" type="checkbox"/> Not visible @ vaulted
	<input type="checkbox"/> Recommend additional insulation (See comments)				
<b>Vapor Barriers:</b>	<input type="checkbox"/> Kraft/foil faced	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Improperly Installed	
<b>Ventilation:</b>	<input checked="" type="checkbox"/> Ventilation appears adequate		<input type="checkbox"/> Recommend additional ventilation		<input checked="" type="checkbox"/> Not visible @ vaulted
<b>Fans Exhausted To:</b>	<b>Attic:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Outside:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible		
<b>HVAC Duct:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Damaged	<input type="checkbox"/> Split	<input type="checkbox"/> Disconnected
	<input type="checkbox"/> Leaking	<input type="checkbox"/> Repair/Replace	<input type="checkbox"/> Recommend Insulation		
<b>Chimney Chase:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Needs repair		
<b>Structural Problems Observed:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Recommend repair		
	<input type="checkbox"/> Recommend Structural Engineer				
<b>Roof Structure:</b>	<input checked="" type="checkbox"/> Rafters	<input type="checkbox"/> Trusses	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/>
	<input type="checkbox"/> Collar Ties	<input type="checkbox"/> Purlins	<input checked="" type="checkbox"/> Knee Wall	<input checked="" type="checkbox"/> Not visible @ vaulted	
<b>Ceiling Joists:</b>	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Not visible		
<b>Sheathing:</b>	<input checked="" type="checkbox"/> Plywood	<input checked="" type="checkbox"/> OSB	<input type="checkbox"/> Planking	<input type="checkbox"/> Rotted	<input type="checkbox"/> Stained <input type="checkbox"/> Delaminated
<b>Evidence of Condensation/Moisture Leaking:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (See remarks)				
<b>Firewall Between Units:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Needs repair/sealing	
<b>Electrical:</b>	<input type="checkbox"/> Open junction box(es)		<input type="checkbox"/> Handyman wiring	<input type="checkbox"/> Visible knob-and-tube	

**GENERAL COMMENTS**

Gable end vent screens need replacing.



2x12 rafters are visible at the new construction section.



This confidential report is prepared exclusively for Sandra Tyrer



## CRAWL SPACE

<b>CRAWL SPACE</b>		<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Full crawlspace	<input type="checkbox"/> Combination basement/crawl space
Conditioned (heated/cooled):		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>ACCESS</b>	<input checked="" type="checkbox"/> Exterior	<input type="checkbox"/> Interior hatch/door	<input type="checkbox"/> Via basement	<input type="checkbox"/> No Access
Inspected from:	<input type="checkbox"/> Access panel	<input checked="" type="checkbox"/> In the crawl space		
<b>FOUNDATION WALLS</b>				
Material:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Have evaluated	<input type="checkbox"/> Monitor
	<input type="checkbox"/> Concrete block	<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stone	<input type="checkbox"/> IFC
	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Piers & columns	
	<input type="checkbox"/> Cracks	<input checked="" type="checkbox"/> Movement		
<b>DRAINAGE</b>				
Sump pump:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Pump Not tested
Standing Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible	Evidence of moisture damage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>VENTILATION</b>				
	<input checked="" type="checkbox"/> Wall vents	<input type="checkbox"/> Power vents	<input type="checkbox"/> None apparent	
<b>GIRDERS / BEAMS / COLUMNS</b>				
Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	
<b>FLOOR</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input checked="" type="checkbox"/> Dirt	<input type="checkbox"/>
	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Not Visible		

## GENERAL COMMENTS

Crawlspace has evidence of flooding. Moisture may build up during heavy rains and king tides.



Several leaning support posts were found.  
Seal openings in the skirting to prevent pest intrusion.



Standing water has caused deterioration to several support posts.



Anobiidae beetle frass was found in several areas. Increasing ventilation and keeping the area dry would be helpful.



## CRAWL SPACE

## SEISMIC BOLTS

☒ N/A      ☐ None visible      ☐ Appear satisfactory      ☐ Recommend evaluation

## JOISTS

**Material:** ☒ Wood      ☐ Steel      ☐ Truss      ☐ Not visible  
☒ 2x8      ☐ 2x10      ☐ 2x12      ☐ Engineered I-Type      ☐ *Sagging/alterd joists*  
**Condition:** ☒ Satisfactory      ☐ Marginal      ☐ Poor

## SUB FLOOR

☐ indication of moisture stains/rotting

**\*\*Areas around shower stalls, etc., as viewed from basement or crawl space.**

## INSULATION

☐ None

**Type:** Fiberglass

## Location:

☐ Walls

☒ Between floor joists

☒ Displaced

## VAPOR BARRIER

☐ Yes

☒ No

☐ Kraft/foil face

☐ Plastic

☐ Not visible ☐

## GENERAL COMMENTS



Insulation throughout the crawlspace had been displaced.



## PLUMBING

### WATER SERVICE

**Main Shut-off Location:** In the crawlspace

**Water Entry Piping:** ☐ Not visible ☐ Copper/Galv. ☒ Plastic\* (PVC, CPVC, Polybutylene, PEX) ☐ Lead  
**Lead Other Than Solder Joints:** ☐ Yes ☒ No ☐ Unknown ☐ Service entry  
**Visible Water Distribution Piping:** ☒ Copper ☐ Galvanized ☒ Plastic\* (PVC, CPVC, Polybutylene, PEX) ☐  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Functional Flow:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi  
**Pipes, Supply/Drain:** ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☒ Not fully visible  
☐ Dissimilar metal **Cross connection:** ☐ Yes ☒ No  
**Drain/Waste/Vent Pipe:** ☐ Copper ☒ Cast iron ☒ Galvanized ☐ PVC ☒ ABS  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Not fully visible  
**Support/Insulation:** ☐ N/A Type: Plastic strapping No insulation  
**Traps Proper P-Type:** ☒ Yes ☐ No ☐ P-traps recommended  
**Functional Drainage:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Interior Fuel Storage System:** ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No  
**Gas Line:** ☐ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not fully visible

### WATER HEATER #1

☐ N/A

**Brand name:** Rheem **Serial #:** 0610R13787  
**Type:** ☐ Gas ☒ Electric ☐ Oil ☐  
**Capacity:** 50 gal. **Approx. age:** 15 year(s) **Combustion Air Venting Present:** ☐ Yes ☐ No ☒ N/A  
**Seismic restraints needed:** ☒ Yes ☐ No ☐ N/A  
**Relief Valve:** ☒ Yes ☐ No **Extension proper:** ☒ Yes ☐ No ☐ Missing ☐ Recommend repair  
**Vent Pipe:** ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair  
**Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

### GENERAL COMMENTS



Water heater is equipped with a drip pan. Pan does not drain to the exterior. Monitor for moisture buildup.



Water shutoff valve is located in the crawlspace inside the access panel.



Plumbing vent lines (attic) need repair.



Plumbing vent in the attic wasn't extended to the exterior.



Electrical is exposed and should be protected in conduit.

# HEATING SYSTEM

## HEATING SYSTEM - UNIT #1

Location: **Individual rooms**

(See remarks)

**#1 Brand Name:** **Cadet** Approximate age: **Unknown** year(s)  
**Model #:** **Various** Serial #: **???**  
**Energy Source:** ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid Fuel  
**Warm Air System:** ☐ Belt drive ☐ Direct drive ☐ Gravity ☐ Central system ☒ Wall units  
**Heat Exchanger:** ☒ N/A (sealed) ☐ Visual w/mirror ☐ **Flame distortion** ☐ **Rusted** ☐ **Carbon/soot buildup**  
**Carbon Monoxide:** ☒ N/A ☐ Detected at Plenum/Register ☐ Not tested  
**CO Test:** Tester: **N/A** **Combustion Air Venting Present:** ☒ N/A ☐ Yes ☐ No  
**Controls:** Disconnect: ☐ Yes ☐ No ☐ Normal operating and safety controls observed  
**Distribution:** ☒ N/A ☐ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ **Asbestos-like wrap**  
**Flue Piping:** ☒ N/A ☐ Satisfactory ☐ Rusted ☐ Improper slope ☐ **Sealant**  
**Filter:** ☒ N/A ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing  
**When Turned On By Thermostat:** ☐ Fired ☐ Did not fire Proper Operation: ☐ Yes ☒ No ☐ Not tested  
**Heat Pump:** ☒ N/A ☐ Aux. electric ☐ Aux. gas **Sub-Slab ducts:** Water/Sand Observed: ☐ N/A ☐ Yes ☐ No  
**#1 - System Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC Technician Examine  
**#2 - System Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC Technician Examine  
**System Not Operated Due To:** ☐ Exterior temperature ☐

## BOILER SYSTEM

☒ N/A

**Brand Name:** **N/A** Approximate age: **N/A** year(s) ☐ Unknown  
**Model #:** **???** Serial #: **???**  
**Energy Source:** ☐ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid Fuel  
**Distribution:** ☐ Hot water ☐ Baseboard ☐ Steam ☐ Radiator ☐ Radiant Floor  
**Circulator:** ☐ Pump ☐ Gravity ☐ Multiple zones  
**Controls:** Temp/pressure gauge exist: ☐ Yes ☐ No **Operable:** ☐ Yes ☐ No  
**Oil Fired Units:** Disconnect: ☐ Yes ☐ No **Combustion Air Venting Present:** ☐ Yes ☐ No ☐ N/A  
**Relief valve:** ☐ Yes ☐ No ☐ Missing Extension proper: ☐ Yes ☐ No  
**Operated:** **When turned on by thermostat:** ☐ Fired ☐ Did not fire  
**Operation:** Satisfactory: ☐ Yes ☐ No ☐ **Recommend HVAC technician examine** ☐ **Before closing**

## OTHER SYSTEMS

☐ N/A
☒ Electric baseboard ☐ Radiant ceiling cable  
☐ Gas space heater ☐ Woodburning stove (See Remarks)

**Proper Operation:** ☐ Yes ☒ No  
**System Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor

## GENERAL COMMENTS



Prefix LX Cadet heater located in the commercial area has been recalled and should be replaced.

Cadet heaters located in the South rooms are not on recall. South heaters are inoperable.



Follow manufacturers' instructions for heater maintenance.



Baseboard heaters in the commercial area are inoperable.



## ELECTRIC/COOLING SYSTEM

<b>MAIN PANEL</b>		Location: <u>Commercial area</u>	Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Adequate Clearance To Panel:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Amperage: <u>200</u> Volts <u>120/240</u>	<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses
Appears Grounded:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not visible	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No	
GFCI Breaker:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No	
AFCI Breaker:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
MAIN WIRE:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Not fully visible <input type="checkbox"/> Double tapping of the main wire
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	<input type="checkbox"/> Federal Pacific Panel Stab Lok® (See remarks)*
BRANCH WIRE:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum*	<input checked="" type="checkbox"/> Not fully visible
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend electrician evaluate/repair*
	<input checked="" type="checkbox"/> Romex	<input type="checkbox"/> BX cable	<input type="checkbox"/> Conduit <input type="checkbox"/> Knob & tube**
<b>SUB PANEL(S)</b>		<input checked="" type="checkbox"/> None apparent	
Location 1: <u>N/A</u>	<input type="checkbox"/> Panel not accessible	<input type="checkbox"/> Not evaluated	
Branch Wire:	<input type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	
Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Recommend separating/isolating neutrals
<b>ELECTRICAL FIXTURES</b>		A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:	
Condition:	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Open grounds	<input type="checkbox"/> Reverse polarity
	<input type="checkbox"/> GFCIs not operating	<input type="checkbox"/> Solid conductor aluminum branch wiring circuits*	
	<input checked="" type="checkbox"/> Ungrounded 3-prong receptacles	(See remarks)	
	<input checked="" type="checkbox"/> Recommend electrician evaluate/repair*		
<b>GENERAL COMMENTS</b>			



An unprotected electrical line was found in the crawlspace. Line isn't live. Removal is recommended.



Panel installation had been approved by the local building department.



Motion detector light at the main entrance needs replacement.



Exposed electrical connection (attic) should be in a junction box.



This confidential report is prepared exclusively for Sandra Tyrer



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## ITEMS NOT OPERATING

Electric wall heaters  
Several light fixtures were inoperable. Bulbs may be defective.

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## CONCERNS

*Item(s) that have failed or have potential of failing soon.*

Deck(s) need repairs  
Evidence of moisture intrusion in the crawlspace.  
Evidence of Anobiidae beetles (crawlspace)  
Exterior needs paint/repairs.  
Failed seals in several windows.  
Gutters need cleaning.  
Insulation is displaced (crawlspace).  
Plumbing vent lines (attic) needs repair  
Porch and storage shed roofs and framing need repair/replacement.  
Slope of floor in some areas.  
Vapor barrier (crawlspace) is missing  
Wood framed windows need repair

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## POTENTIAL SAFETY HAZARDS

Electrical  
Missing/inoperable GFCI's at wet areas.  
Missing/inoperable carbon monoxide/smoke detectors.  
Open grounds/reverse polarity at some receptacles.  
Water heater is not equipped with seismic straps.

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## DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Porch maintenance/repair.  
Driveway/walkways maintenance  
Roof that is 10-15 years old.  
Water heater that is 15 years old.  
Typical maintenance/repair.

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\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

**Description (narrative of project and explanation of why the work is needed for the property located at 901 Garibaldi Ave., Garibaldi, Oregon:**

**What the goal of the project is:** The overall goal of the project is to make the necessary repairs and improvements to the building, thus ensuring a safe and welcoming environment for the community, business, customers and staff of Threaded Peaks Quilts.

**How the project will increase either the assessed or real market value of the property:** Currently the property is in an extreme state of disrepair. Any work done in the past as well as recent years has been substandard. In addition, normal wear and tear of an older building has added to the overall run-down and neglected state. Once the extensive repairs to the outside of the building are completed it will have major “curb appeal” as well as being up to date and safe. Extensive care will be taken for the interior of the building to ensure it is as safe as possible and provide a welcoming environment for a positive reflection of our community and shopping experience.

**How the project will facilitate job growth:** Once the business is fully established it is anticipated that it will provide up to 6 job opportunities.

**How the project improves the local economy:** This building will be the home of Threaded Peaks Quilts. It will be the only specialized fabric and yarn store within a 25 – 45-minute radius, thus positioned to serve both residents and the steady influx of vacationers drawn to our beautiful coastal location. The retail area will showcase beautifully made quilts, high quality fabric, yarn, notions and gift items. The area in the back will provide a dedicated workspace for creative pursuits, hands-on workshops and instructional classes. The unique combination will transform the store into a destination rather than just a retail outlet, fostering a sense of community and encouraging on-site projects and collaborations. As it is poised to be a “destination” for quilting enthusiasts, vacationing crafters and casual hobbyists it will be a draw for and compliment the local restaurants, shops, and overnight accommodations.

**How the project improves aesthetic conditions within the GURA district:** The current outward appearance of this location is one of an old, uncared for and dilapidated building. It is sorely in need of a new porch, a new roof, repair/replacement of siding, new paint, skirting around the perimeter of the building, and the removal of a shed that is an eyesore and not properly built. Once the repairs are completed and the building is freshly painted it will represent the City of Garibaldi in a positive and uplifting fashion.

## **Projected Budget:**

Applicant funding sources: Funding for improvements to date are via cash on hand, in-kind labor and a personal bank loan of \$50,000 has been obtained.

Funding amount requested of GURA: \$25,000.00. Request is made that if approved, funding to be paid in two equal parts of \$12,500.00 installments upon completion of stages of materials and work performed in the total \$25,000.00 and the second additional \$25,000.00 respectively.

The attached contractor estimates detail the current plan of costs totaling approximately \$57,000.00. Unknown issues and repairs needed will add to this cost estimate. If the GURA grant is awarded it will enable additional building renovations and improvements to the property to be expanded. Including, but not limited to:

Ductless Heating and Cooling System

Security System (including outside perimeter cameras and doorways)

Renovating parking areas

Removal of vegetation and improve drainage of area between 901 Garibaldi Avenue building and the Myrtlewood Factory building

Landscaping improvements/drainage issues adjacent to Garibaldi Avenue

CONSTRUCTION 101 LLC CCB #  
253680

PO BOX 1321  
ROCKAWAY BEACH, OR  
97136

# Estimate

Date	Estimate #
7/20/2025	1023-2047

Name / Address
Sandy Tyrer 108 8th street Garibaldi, Oregon 97136

Project

Description	Class	Total
Site Work: 901 GARIBALDI AVE. GARIBALDI OREGON 97118	Material & labor	0.01
DEMO ITEMS: *Demo roof aka(basic tile tear off) and front deck, storage area and overhang *Demo interior front room of all current fixtures, non-load bearing walls, flooring and leave open room for owner to DIY. *Remove all siding, corner boards and other items that have been damaged due to neglect. *Remove back door.  REPAIRS AND INSTALL: *Repair all rafter tails and restore to original framing, (storage unit and full deck will not be rebuilt) *Build small front deck with stairs (Approximately 9X6) for front door access, including eyebrow over hang over deck portion only. *Build 4x4 rear deck for entry to back door, no over hang on back door access deck) *Frame in removed door and install new door leading to old storage area south east side of building. *Repair roof sheeting up to 10 sheets included in the estimate (Discovery clause for additional sheet \$125.00 per sheet including removal and install. *Install new asphalt roofing tile color to be determined by the customer. *Install new wooden sign where the old owners sign is located. (design is in process and is subject to change) *Install new James Hardy cedar lap siding, corner boards, fixture box-outs and fascia where fascia was removed to damage, included in this estimate 10 sheets of exterior wall sheeting at the building skirt level, additional sheets will be at \$125.00 per sheet including removal and installation. *Paint exterior with a SW exterior high quality paint two color package aka Body and Trim (Color to be determined by the customer) *Shore up current beam pile supports and add additional vapor sheeting in the crawl space, clean crawl space of debris, No alterations, structural or engineered	Material & labor	49,893.00
CCB-253680	Total	

CONSTRUCTION 101 LLC CCB #  
253680

PO BOX 1321  
ROCKAWAY BEACH, OR  
97136

# Estimate

Date	Estimate #
7/20/2025	1023-2047

Name / Address
Sandy Tyrer 108 8th street Garibaldi, Oregon 97136

Project

Description	Class	Total
items are included in this estimate including permits or inspections. *this estimate is subject to changes and can be altered upon contractors or owners request in writing and resigned once agreements have been approved by both parties. *This estimate will be added to the formal contract as a SCOPE OF WORK DETAIL.  Contingency: returning customer discount % (15%)	Material & labor	7,483.00
CCB-253680		<b>Total</b> \$57,376.01

Signing this estimate constitutes that you agree to the amount & scope of work in this estimate & that a additional contract, down payment or other factors such as permitting may be required prior to the starting of the project.

Customer Signature \_\_\_\_\_  
Page 2



## Tillamook County Board of Commissioners

201 Laurel Avenue, Tillamook, OR 97141  
Phone: 503-842-3403

Erin D. Skaar, Chair  
Paul Fournier, Vice-Chair  
Mary Faith Bell, Commissioner

August 1, 2025

To: Garibaldi Urban Renewal Agency (GURA)

Re: Application for funding for Threaded Peaks Quilts

Hello,

I am writing to support the application for Threaded Peaks Quilts for the GURA grant for building repair and improvements.

Threaded Peaks Quilts has purchased the property at 901 Garibaldi Avenue (formerly Tina's Hair Salon) and has begun the process of repair and renovation to improve building safety and visual appearance. The building, which has frontage on Hwy 101, has seen no significant upkeep and/or repairs in many years and has fallen into a state of obvious disrepair.

The building will undergo improvements such as roof replacement, siding repairs and replacement, painting, skirting around the entire building, and patio upgrade.

New signage and an updated exterior and interior will attract locals and visitors and contribute to urban renewal and pride of place. Threaded Peaks Quilts will be a local economic driver as a go-to destination for fabric, yarn, notions and gifts.

Threaded Peaks will also provide a local gathering place for classes, sewing, crafting and other creative activities, which will bring overnight visitors to the area and make Garibaldi a destination for quilters and textile artisans.

An investment in Threaded Peaks Quilts is an investment in Garibaldi urban renewal. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "MF Bell", is written over a light blue horizontal line.

Mary Faith Bell  
Tillamook County Commissioner

08/01/2025

Valerie Folkema, President  
Garibaldi Urban Renewal Agency (GURA)  
c/o Garibaldi City Hall  
107 6th Street  
Garibaldi, OR 97118

GURA REIMBURSEMENT SUPPORT LETTER  
RE: 910 Garibaldi Avenue – Threaded Peaks Renovation  
Sandra Tyrer, Owner

Dear Valerie,

I am writing in strong support of Sandra (Sandy) Tyrer's application for GURA reimbursement funding for the renovation of her property at 910 Garibaldi Avenue, home to her business Threaded Peaks.

I have known Sandy for over seven years. She is not only a trusted friend—someone my partner and I consider family—but also one of the most dedicated and community-minded individuals I know. She is kind, thoughtful, and always willing to lend her time and talents to help others.

Sandy's background and service to our community are exceptional. She earned her bachelor's degree in Business and Management from Purdue University and served eight years on active duty in the U.S. Marine Corps, followed by two years in the reserves. She went on to hold leadership roles with Fortune 500 companies including Xerox, CVS, and General Electric, bringing a wealth of business expertise to everything she undertakes.

In addition to her professional accomplishments, Sandy is deeply committed to public service. She currently serves as a Councilor on the Garibaldi City Council (term through 2028) and as Vice Chair of the Neah-Kah-Nie School District Board of Directors (serving since 2018, current term through 2027, Zone 5). She previously served on a school board in Illinois for ten years. Sandy also volunteers regularly for Adventist Health, her local church, and other community initiatives.

Her investment in revitalizing the property at 910 Garibaldi Avenue reflects her long-term commitment to Garibaldi's economic vitality. The improvements she is making will not only enhance the visual appeal of our downtown corridor but also contribute to attracting new visitors, supporting fellow businesses, and strengthening our community's sense of pride.

For these reasons, I wholeheartedly support her request for the maximum \$25,000 reimbursement available through GURA. Sandy's combination of business acumen, service-driven leadership, and dedication to community make her an ideal recipient of this funding.

Warm regards,

A handwritten signature in dark ink, appearing to read 'Nicole Stillmaker', with a long horizontal flourish extending to the right.

Nicole Stillmaker  
Owner, Spunky's Crystals  
401B Garibaldi Ave  
Garibaldi, OR 97118