



MEETING AGENDA & PUBLIC HEARING NOTICE

City Council

Wednesday, July 24, 2024

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom:

<https://us02web.zoom.us/j/84802522147?pwd=SlZHSndod2RhY09NRE8xN0JOdjRWZz09> or dial 1-253-215-8782 (Meeting ID: 848 0252 2147 Passcode: 978965)

PUBLIC COMMENT: Individuals wishing to address City Council on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an Agenda item at a future Council Meeting. At other times throughout the meeting, please wait for the current speaker to conclude and raise your hand to be recognized by the Mayor for direction. Speakers are required to give their name and address. Please limit comments to three minutes, unless extended by the Mayor.

PLEASE NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

6:30 p.m.	Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
6:45 p.m.	Reports
6:50 p.m.	Water / Sewer Rates Update
7:00 p.m.	Legion Hall
7:45 p.m.	Get Ready South Wasco County Event
7:55 p.m.	Reschedule September Council Meeting
8:00 p.m.	Communications
8:05 p.m.	Executive Session ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.
8:50 p.m.	Adjourn



CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Council to spend its time on significant items and issues. Any Council member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the Agenda.

DOCUMENTS

[July 2024 Financial Report](#)

[July Invoices Paid](#)

[Minutes of July 24, 2024, Council Meeting](#)

MOTION

I move to approve the Consent Agenda as presented.

I move to withdraw _____ from the Consent Agenda and place it in the business section of the Agenda.



City of Maupin
507 Grant Ave.
PO Box 308
Maupin, Oregon 97037

541-395-2698
cwolfe@cityofmaupin.org
cityofmaupin.org

MONTHLY FINANCE REPORT

We, the undersigned, have completed a review of the City of Maupin's fiscal records for the month of July 2024 consisting of the following:

Bank Statements & Reconciliations

(Umpqua (Columbia) Bank, Rivermark Community Credit Union, Local Government Investment Pool)

Accounts Payable

(Invoices & Checks)

Payroll

Finance Summary

We find the records to be accurate and present our signatures for approval.

Dated 22 day of August 2024



Mayor Beatty



City Manager, Nick Smith

July-24

Creditor:

149,693.86



MINUTES

City Council Meeting

Wednesday, July 24, 2024

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

Call to Order / Roll call of City Council and Staff / Pledge of Allegiance

Mayor Beatty called the regular session meeting to order at 6:30 p.m. Roll call of City Council and Staff was conducted by Recorder Wolfe, Pledge of Allegiance led by Mayor Beatty.

Presiding: Mayor Beatty

Council Present: Rob Miles, Kathy Peck, Mark Roper, Tom Troutman, Mike Foreaker

Council Absent: Shelby Dumire

Staff Present: City Manager Nick Smith, Recorder Christine Wolfe, Attorney Ruben Cleaveland, Admin. Assist. Doni Van Dolah

Visitors Present: Medy Gantz, Rod Woodside, Colleen Strohm, Jordan Belozar, Suze Riley, Phil Brady

Consent Agenda

Councilor Miles moved to approve the consent agenda and add agenda items Sweeper Truck and Commissioner Phil Brady. Councilor Peck second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Miles, Troutman, Peck, Foreaker, Beatty; Nays: None.

Public Comment

Colleen Strohm commended Councilor Rob Miles on replacing Imperial signs. They look wonderful and use 10% less energy than the old ones.

Reports

No comments or questions regarding reports.

Vacation Leave Policy

Mayor Beatty opened discussion regarding City Vacation Leave Policy. Staff stated we have a few employees that are over the limit of 240 vacation hours. Discussion covered Employee handbook policy and options and laws governing vacation and comp pay. The suggestion was made for the Mayor to oversee leave, going forward.

Councilor Miles moved to authorize staff to pay employees that have accrued vacation hours over 240 hours. All employees shall sign an acknowledgment form regarding vacation and comp time policy.

Unanimous consensus of council to authorize staff to pay employees that have accrued comp hours over 240 hours.

Councilor Roper second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Miles, Troutman, Peck, Foreaker, Beatty; Nays: None.

Wasco County Commissioner Phil Brady

Discussion on three items: Dark Skies, Renewable power and installations, Strategic Investment Money.

Dark Sky: Shared his love for the stars and the sky photos he has taken. He has been watching a particular spot since April for a star to appear, also a comet is coming into our solar system in Sept-Oct 2024. If it makes it around the sun, we will be able to see it with simple vision.

Renewable power installations: Comm. Brady referred to an article he wrote in South Wasco Times regarding local installations, the

Bakeoven project is 5,000 acres (which we all know about). Yellow Rosebush 8,000 acres, Tygh Ridge 10,000 acres above Mac Canyon with 32 wind turbines and up to 474 acres of solar panels and a battery storage system, including an 8-mile power line to the new substation near Dry Creek. Yello Rosebush and Tygh Ridge are just putting out their notice of intent, with 2 years out before building. Sherman County has been very aggressive in getting community benefits. For Maupin, Dufur and surrounding area, the County Government will be the negotiator for community benefits. When the time comes to look at community benefits, Maupin is encouraged to talk to Sherman and Gilliam county to find the benefits and problems with renewable power and know what our needs may be to have good representation with the Wasco County Commissioners.

Strategic Investment Money: Google has been building very large data centers, with tax abatement. The first tax installation has come onto the tax rolls. Wasco Commissioners and the City of The Dalles are having conversation regarding what to do with this investment money, which over time will be approx. \$50 million. One idea is creating an endowment and use the interest earned on projects. Questions came up regarding what are the needs of the county?

They are also looking into doing the endowments with the solar farms money.

Councilor Foraker asked if there is a formula on distribution of this money. Comm. Brady stated there is and explained how it works.

Wasco County is doing very well financially.

Will there be a cap on how many solar farms are allowed?

Currently there is no caps per se. When public comment is accepted for these projects, this is the time to bring concerns forward. Comm. Brady said he will keep the City of Maupin informed in the process.

Mayor Beatty called on staff to open discussion on the street sweeper.

Recorder Wolfe stated after last month's council meeting, Government Capitol, who holds the mortgage on the Civic Center, offered a quote to carry the lease on the sweeper. They offer a lower interest rate with a lower annual payment and an option to waive first year payment (which increases the annual payment).

Preference is to pay 5 advance payments.

Attorney Cleaveland requested to review the contract, and the motion is subject to review.

Councilor Miles made a motion to pass the Resolution for a Lease Purchase Contract with Government Capital Corp. with Annual Term: 5 Advance Payments, upon approval of legal counsel.

Councilor Peck second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Miles, Troutman, Peck, Foreaker, Beatty; Nays: None.

Street Sweeper

Communications

No Communications

Adjourn

The next regular meeting will take place on August 28, 2024, at 6:30 p.m. Mayor Beatty adjourned the meeting at 7:30 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: _____
Carol Beatty, Mayor

Attest: _____
Christine Wolfe, City Recorder

DRAFT



PUBLIC COMMENT

City Council places great value on testimony from the public. This time is set-aside for the public to speak on any subject which does not later appear on the agenda. Three minutes per person will be allowed. The maximum amount of time for all public comments under this agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an agenda item at a future Council Meeting.

People who wish to testify are encouraged to provide written summaries; recognize that substance, not length, determines the value of testimony; endorse, rather than repeat, testimony of other witnesses with whom you agree. Thank you for taking the time to present your views.



REPORTS

6:35 p.m.

DOCUMENTS

[Southern Wasco County Library Report](#)

[Housing & SWCLF Report](#)

City Council Report for the Southern Wasco County Library – August 2024

- Summer reading program is finished for this year. We had excellent participation with 59 kids registered. The library hosted 9 weekly craft projects and 6 educational/cultural performances. All in all, the kids participated 328 times over the summer and 16 turned in their reading logs. Raffle tickets were earned for participation in weekly programs and crafts activities and 20 raffle tickets were given for a completed reading log turned in. A random drawing awarded prizes to several winners. We are very proud of how well these kids did over the summer!
- The South Wasco Community Reads is well underway, and author Eileen Garvin will join us on September 14th for an author event in the library. A few of the free giveaway books are still available.
- Our library is now a participant in the Oregon Humanities Dear Stranger Project. Dear Stranger, is a recurring letter-exchange project that connects Oregonians through the mail to share experiences, beliefs, and ideas. Since 2014, more than 1,000 people have exchanged letters through the project. Everyone is invited to participate. You will see the Dear Stranger letter box and letter supplies in the library. When you write to Dear Stranger, your letter will be swapped with one from another writer. They will get your letter; you will get theirs. The exchange is anonymous, and you can share as little or as much information about yourself as you like.
- Four new board members were added to the SWCL Foundation. We welcome Melissa Napoli, Bill Nichols, Medy Gantz and Doug Lowell to our foundation board.
- Check out our new “Annual” donor display just outside the library doors. Each year this will be updated to recognize the donors from the previous year.

Coming events:

Banned Book Week September 23rd-28th

Live History Dinner Theater October 4th

Maupin City Council Reports

South Wasco County Library Foundation - Maupin Housing

Councilor Peck for August 28, 2024

South Wasco County Library Foundation Meeting June 5, 2024

Library Foundation Board Member Keelia Craver led the meeting. Keelia shared a brief history of the Library Foundation: it's purpose, founding members then explained expectations and responsibilities of individuals on the Board.

New Foundation Board Members Medy Gantz, Bill Nichol, Melissa Napoli, and Doug Lowell all accepted the duties and were welcomed to the Board.

Each board member then introduced themselves and how they became involved with the library and the foundation. Frank Kay's name was mentioned often as the initial contact person who spiked their interest in being involved.

Our new library assistant is Katie Soul. She works 20 hours a week giving added support to run library programs. There is also a backup person willing to step forward if needed.

Board Member Jane Lily gave an interesting report of an online meeting she attended. It had innovative ideas and suggestions for increasing library usage by patrons and ways to promote fund raising.

With the Library Foundation latest donation of \$15,000, it brings the total to \$75,000 to the City of Maupin towards the mortgage.

Housing Report

There is no Housing report for the month of August.



UPDATE: Water / Sewer Rates

6:50 p.m.

DOCUMENTS

No Documents

MOTION

No Motion



DISCUSSION: Legion Hall

7:00 p.m.

DOCUMENTS

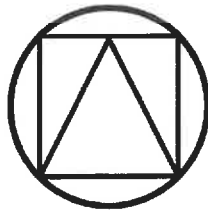
[Legion Hall Inspection & Engineer Reports](#)

[CIS Insurance Email](#)

[CIS Change of Endorsement](#)

[Urban Patterns Proposal Legion Hall Project Agreement](#)

MOTION



MSS INC
ENGINEERING CONSULTANTS
SURVEYORS
PLANNERS

12/18/2023

City of Maupin
cc: Nick Smith
P.O. Box 308
Maupin, OR 97037

Subject: Inspection report regarding current structural condition of the Legion Hall Building at 311 Deschutes Avenue in Maupin, Oregon

Dear Mr. Nick Smith,

Per your request, the Maupin Legion Hall at 311 Deschutes Ave. in Maupin, Oregon was inspected due to structural concerns identified during an inspection completed by Mountain Town Home Inspection, LLC. The structural inspection detailed in this report took place on Tuesday, November 21st, 2023 between approximately 10:30am and 3:00pm. The inspection was completed by Mr. Peter Seaders, a Professional Engineer (P.E.) registered in the State of Oregon, and Ms. Esther Baas, an Engineer in Training (E.I.T.).

Brief description of the structure

- The structure of interest has a main entry at the north end, off Deschutes Ave., that leads directly to the main hall (referred to as "main hall" in this report). The main hall is a large open room intended for gatherings and audiences. Immediately to the left of the main entry (to the east) is a kitchen equipped with non-commercial appliances. To the right (west) is a storage room with a wooden stairwell that leads to a sound/lighting booth. The kitchen, storage, and sound booth rooms do not appear to be original to the building. To the south of the structure is a stage with two restrooms on the east side of the stage. Further south of the stage is a door leading to the costume room (referred to "costume room" in this report), which is an addition to the original structure.
- The main structure, consisting of the stage and main hall, is estimated to have been constructed in 1925. The costume room addition to the south is estimated to have been constructed in the 1940s.
- At an unknown time, a fire caused damage to structural elements near the main entry (at the north, off Deschutes Ave.). Some charred structural members remained in the crawlspace, but many had been replaced with pressure-treated dimension lumber.
- The buildings structural system consists of light-framed wood trusses and/or rafters to create the roof structure at both the main hall and costume room, light-framed stud walls, and light-framed floor joists supported by a post and beam system below the main hall. Below the stage area is a concrete basement, and below the costume room is

a concrete masonry unit (CMU) basement. The original structure foundation is traditional plain (unreinforced) concrete, and the CMU foundation of the costume room is also suspected to be unreinforced.

- The roof structure has been reinforced with three steel tie rods that resist lateral spreading of the roof. It is unknown if these are original to the structure, or if they were installed as a repair and/or retrofit. It is suspected that they are retrofits which aimed to halt out-of-plane movement of the east and west load-bearing exterior walls, as well as sagging of the roofline that is clearly visible.
- The building was previously owned by American Legion, and was acquired by the city of Maupin prior to 2023.

Findings during the inspection

Topography and exterior of structure

The exterior of the structure raised concerns regarding grading and water control, particularly on the east side (see Figure 1). The east roof gutters were dripping at the time of the inspection despite no rain in the past two days. Due to the poor grading on this side, the water from the gutters is unable to move away from the structure, and may even be leading to the foundation in some locations. This in conjunction with clayey soils identified at this area, which may expand and contract with wetting and drying cycles, make the foundation vulnerable to degradation due to moisture. Excessive water and movement of a foundation can create vertical cracks, which were identified at this inspection and in previous reports (see Figure 2 and Figure 3). **To improve the longevity of the structure, it is recommended to repair and/or replace the roof gutter system, provide a connection to an approved point of discharge, and regrade around the structure to ensure moisture is not flowing towards the foundation.**

Similarly, the existing gutter and downspout system is draining to undesirable locations. At the southeast corner of the building, a downspout is draining directly to a corner of the foundation (see Figure 4). The high volume of water at this location is causing significant soil movement, and subsequent foundation movement, identified through stepped cracking in the CMU foundation wall (see Figure 4). The stepped cracking was largest near the top of the foundation wall (approximately 0.11 inches), and smaller near the base of it (approximately 0.06 inches), which is common at cracking caused by soil expansion. **Again, it is recommended to repair and/or replace the roof gutter system, with particular attention to where water drains, ensuring it is not to the foundation.**

Exterior stairwells

On the east side of the structure, there are two wooden staircases. One stairwell leads to the costume room, while the other leads to the main hall. The stairwell at the southeast (leading to the costume room) is approximately seven feet in height with eight stairs. The stairwell was constructed without a connection to the footings, and the footings themselves are hollow CMU blocks (see Figure 5). Without adequate connections or footings, this stairwell has limited capacity and does not meet current codes. Furthermore, this stairwell shows signs of impending moisture damage (see Figure 6). Lastly, current codes require stairwell railings to have the

capacity to restrain a person falling, and it is unlikely that the railing in its current condition has this capacity (see Figure 7). For these reasons, **the stairwell from the east side of the structure to the costume room is deemed unsafe and is not recommended to be used. It is suggested that the owner replace the stairwell to meet current standards, or consult with an architect if the egress location is desired to be removed entirely.**

The shorter stairwell to the main hall is approximately four feet in height with seven stairs. Plant growth at the stairwell suggests consistent moisture presence (see Figure 8), which can lead to wood decay and rot. The current stairwell has footings and steel connections, but the railing again does not meet current standards to support a falling person (see Figure 9). Furthermore, the stairwell is attached to the main structure rim joist which is experiencing out-of-plane loading and may not be adequate for the existing condition. **If the building is renovated, it is recommended to replace this stairwell with one that meets current codes and is adequately protected against moisture.** We have not evaluated the capacity of the railing; however, it does not appear to be immediately unsafe.

Foundation

The existing foundation of the original structure is a plain (unreinforced) concrete stem wall. The concrete stem wall is six inches in thickness, and extends about three feet above finished grade and one foot below grade at the east side before the addition foundation. Although, this may widen somewhat, we did not find a footing under the stemwall. As previously mentioned, this side of the foundation has been affected by moisture that has caused expansion of the soils, and therefore some vertical cracking has appeared as a result (see Figure 2 and Figure 3).

Additionally at the east side of the structure, it was evident that poor batches of concrete were used during construction, which has resulted in significant reduction in cement content and strength (see Figure 9 and Figure 10). **If a complete foundation replacement is not feasible, the minimum foundation repair we recommend at this location would be to seal vertical cracks with non-structural epoxy to avoid entry of moisture or pests into the crawlspace or basement. It is further recommended to remove moisture affecting the foundation at this location per aforementioned recommendations regarding grading and gutter repairs. Additionally, the owner should monitor crack sizes regularly to ensure cracks are not increasing in size. Nonetheless, it is recommended to fully replace the location of foundation where pour concrete was used. This would require the affected areas (approximately 5' – 10') to be sawcut, removed and repoured with a reinforced connection to the remaining foundation.**

At the west side of the structure, the stem wall height above grade varies from about three inches at the north, to about one foot at the south before the foundation transitions to the CMU addition foundation. The west side of the structure is adjacent to concrete sidewalk. The west face of the foundation wall shows signs aging, moisture damage, as well as poor concrete quality, and much of the underlying aggregate is exposed (see Figure 11 and Figure 12). These types of damage can lead to loss of load-carrying capacity if large pieces of concrete are removed or consistent damage persists. Additionally, the appearance can generally have an impact on perceived building quality. **To improve the lifespan of the concrete at this location,**

it is recommended to control the movement of moisture through improved flashing and moisture barriers, as well as installing a perimeter drain.

The north side of the structure is also adjacent to a concrete sidewalk, but the foundation does not sit above grade. Similar to the west side of the structure, the interior of the foundation wall has aggregate exposed, suggesting aging and moisture damage in this area (see Figure 13). Additionally, some rotted finish wood can be seen at the northwest corner of the building (see Figure 14). This is likely caused by wood in direct contact with concrete that is not pressure-treated. **To avoid further damage to the wood where it is in contact with concrete, it is recommended to replace the wood with pressure-treated wood, and to provide proper moisture protection and flashing. This would likely require removing the sidewalk along the affected areas, replacing the affected framing and adding flashing and/or moisture protection. This detailing should be completed by a qualified architect or building envelope consultant.**

The south side of the structure is the costume room addition, which is a CMU stem wall that extends approximately five feet above finished grade. Some cracking was identified in this portion of the foundation which was mentioned previously (see Figure 4), but otherwise no major concerns were identified.

Overall, the foundation appeared to be serviceable, with cracking and damage consistent with a building of this age without reinforcement. However, it is rare for foundations of this kind to last over 100 years. **Due to the extent of other repairs of the structure, it is my recommendation that the foundation be replaced in its entirety to meet current codes if restoration of the existing structure is completed. Although the concrete is serviceable, its lifespan is nearing an end and the foundation will not be sufficient to support large loads for another 50 to 100 years.** With a new, reinforced foundation installed to standards of the current codes, the foundation can be reliable for a much longer period.

Floor Framing

The original main hall structure consists of 2x8 floor joists at 24 inches on center spanning east-west, supported by 6x6 beams spanning north-south at 10-feet on center, with 6x6 posts at six feet on center. The floor sheathing was identified as diagonal tongue and groove. Some of the 6x6 beams and posts have experienced fungal decay (see Figure 15), and many were soft at the time of inspection, indicating the presence of moisture. Moisture in wood reduces the load-carrying capacity as well as increases the potential for bacterial and fungal decay. At some locations below the main hall, the floor joists were doubled or even tripled, which may be a reinforcement attempt due to damage caused by moisture or structural failure (see Figure 16). Moreso, on the east side of the structure, new beams, posts, and footings were installed at an unknown time to reinforce framing that had failed due to decay caused by moisture damage (see Figure 17). The ends of the floor joists, particularly on the east side of the structure, have significant dry rot due to moisture exposure of the wood (see Figure 3).

Throughout the main hall floor framing, some split and damaged joists were present. Some of the joists have significant damage requiring reinforcement and/or replacement. This may be caused by slope of grain/knots in the wood at highly stressed portions (see Figure 21), or large notches which reduced the load-carrying capacity (see Figure 22). Many floor joists have checks

that are common and expected for wood of this age. However, most damage has been a result of moisture intrusion previously mentioned. Lastly, some floor joists at the main entry have experienced fire damage (see Figure 19 and Figure 20). Although much of this location has been replaced with new pressure-treated lumber, some existing fire damaged framing remains with little to no remaining structural capacity. Although not imminently hazardous to the building, the rim joist in particular appears to have significant damage and loss of capacity. This could result in long term settling of the north wall and should be replaced if other work is done in this area.

In summary of the main hall, it is recommended to reinforce or replace the existing joists at locations that are rotted, completely charred, or have experienced structural damage such as large cracks under the guidance of a qualified engineer. More importantly, it is required to remove the underlying cause of the moisture intrusion into the crawl space. This can be completed through consultation with an architect to provide adequate vapor barriers, flashing, and other moisture protection detailing for the exterior siding, rim joist and crawl space to protect the framing from moisture in the future.

Below the stage, the floor joists change direction and span north-south, using the concrete basement walls as load-bearing walls. These joists are also 2x8 members at 24 inches on center, but they span approximately 18.5-feet as compared to the main hall joists which span 10-feet. The only joists that were accessible to view below the stage were double or triple joists, and all were moisture damaged (see Figure 18). In this location, the damage appeared to have been caused by a water leak, possibly from the bathrooms directly above.

It should be noted that the live loads of assembly areas with moveable seats (as is the case in the main hall) is 100 pounds per square foot and 150 pounds per square foot at the stage area per ASCE 7-22 (i.e. the code likely to be in effect at the time of future construction). **Using these live loads, the floor joists at the stage area and the main hall are significantly overstressed, with unity values far exceeding of 1.5.** Because of this condition, under the definition of repair, **the 2022 Oregon Structural Specialty Code (OSSC) does not allow replacement of the joists like-for-like** (refer to Section 3404.5.2.1). The actual requirements may vary depending on the architectural classification of the building before and after alterations, if the structure is designated as a historical structure, and if occupancy limits are imposed. **It is required that the owner consult with an architect to understand what will be deemed a repair, an alteration and/or a change of use to fully comprehend the requirements for structural reinforcement or replacement of the floor joists. Nonetheless, the owner should be aware of the deficiency of the floor joists using the code-required live loads to make an informed decision on whether to reinforce or replace them if the building is to be repaired. Regardless of the final design, we recommend that in addition to the repairs noted above, the floor system be reinforced by adding framing and/or foundation elements.** There are many ways this could be accomplished, but one approach would be to add additional supports to the floor joists to shorten the spans with perpendicular beams and footings. This would increase the load carrying capacity of the floor joists and reduce or redistribute the loads on the floor beams and footings.

Walls

The east and west load-bearing exterior walls of the building have experienced out-of-plane movement. The most significant wall movement has occurred on the East side of the structure. This has resulted in a gap opening between the bottom of the wall and the floor. There are a few reasons why this has occurred:

1. The roof framing of the structure is inadequate to support the current loading demands. Thus, the roof has experienced bowing and is spreading outward as it attempts to move downward. This has created out-of-plane loading at the top of the wall, causing it to rotate outward.
2. The floor sheathing at the east end of the wall was cut short and does not extend to the rim joist. Because of this, the rim joist is unrestrained and has buckled and rotated outward (see Figure 23).

We do not believe that this condition is immediately hazardous, however, it should be closely monitored. If this were to fail, it is likely to be a continual gradual failure rather than a sudden collapse. As such, if further displacement is observed the building should be closed until repairs are made, but can continue to be used for small groups at the present time. **To reduce further out-of-plane wall movement, it is recommended to add capacity to the roof framing system through a full roof replacement or reinforcement of collar ties/webs.** Although it may be technically feasible to reinforce the roof system, we believe that it would be extremely difficult and is unlikely to be cost effective relative to installing new roof trusses. **Additionally, new floor sheathing and rim joists at the main hall should be installed to adequately support the floor framing. This will require removing a portion of the flooring and floor sheathing a minimum of four feet from the exterior wall and reinstalling new floor sheathing and rim joists in the affected areas. The sections of the wall that is sliding off of the rim joist will also need to be replaced.**

Roof Framing

At the main hall, the roof is framed with wooden trusses that are spaced approximately two feet on center (see Figure 24). The top chords are 2x8 members, with 2x6 ceiling framing that also functions as a collar tie, while the webs are 1x materials. The roof sheathing consists of 1x horizontal lumber. The 1x truss webs are inadequate for the roof loads because they are quite slender, which contributes to the bowing in the roof identified from the exterior. Furthermore, inadequate roof framing causes roof spread, applying out-of-plane loads onto the exterior bearing walls. This is causing the tops of the walls to show significant deflection between the steel tie rods and contributes to the wall movement previously mentioned.

To confirm these theories, a roof truss analysis was completed. The analysis confirmed that the 1x chords are slender, and do not have capacity above 3-feet in length. Since most of these are intended to be in compression, they are essentially noneffective, meaning that the top chords act similar to roof rafters. As rafters, the top chords would be overstressed by about 1.6x. Without the webs, the roof rafters have an estimated 8 pounds per square foot of capacity, which is less than half of the assumed dead load. With webs that were not slender, the roof

trusses would have a capacity near 15psf, or about three quarters of the dead load. Thus, the roof trusses do not meet the demands for the loading conditions according to current codes. **Therefore, if the building is intended to be restored, it is recommended to replace the roof system with a new truss system that meets the demands of the current codes.**

At the costume room addition, the roof framing consists of 2x rafters with spans up to 8-feet, and are significantly undersized for current loads and standards. There are two trusses which consist of 2x and 1x lumber (see Figure 25). **Again, this framing system is significantly under-designed to today's standards, and a new roof system is recommended if the building is to be restored.**

Conclusion

A structural inspection of Maupin Legion Hall at 311 Deschutes Ave. in Maupin, Oregon was conducted on Tuesday, November 21st, 2023 to identify structural deficiencies, if any, to inform decision-making regarding building repairs and/or replacement. The grading and moisture management at the exterior of the structure was determined to be a contributor to moisture damage experienced by the structural floor system and foundation. Thus, it was recommended to re-grade the east side of the building, replace the gutter system, and re-route the drainage locations to be further from the foundation. The wooden stairwell on the east end of the structure to the costume room was considered unsafe due to inadequate connections as well as significantly insufficient footings. The wooden stairwell from the east side of the structure to the main hall does not entirely meet current codes, and if used for egress purposes, is recommended to be replaced to meet current standards if the building is to be restored.

The unreinforced concrete foundation at the original structure had the following concerns: 1) vertical cracking caused by clayey soil expansion, 2) locations of poor concrete quality, and 3) significant spalling at the north and west sides of the structure. Despite the foundation being serviceable for light loads, it is recommended to remove and replace the foundation to increase the lifespan of the structure if it is to be restored.

The floor framing below the main hall was found to have significant moisture damage at the joist ends, particularly the east ends. It is crucial that the moisture issues be addressed during building repair. This can be completed through consultation with a qualified architect or building envelope consultant to provide adequate vapor barriers, flashing, and other protection.

It was also noted that to meet the demands of an assembly space, the floor joists would be undersized. If the restoration is classified as a repair and the structure is not on the historical registry, the joists could not be replaced like-for-like and should be replaced to meet current codes. Regardless, the owner should be aware that the joists do not meet the loading requirements for assembly purposes and should consider this as they make decisions on how to proceed.

The west and east exterior bearing walls were found to be separating from the structure. The cause is suspected to be due to roof spreading from inadequate roof framing, as well as inadequate connections of the floor rim joists to the floor sheathing. It was recommended to replace the floor sheathing at the main hall as well as the rim joist to inhibit out-of-plane movement of the walls. Furthermore, the roof trusses and rafters were found to have insufficient capacity for the current load demands, suggesting that spread is creating out-of-plane forces on the exterior bearing walls. Due to the limited capacity of the existing roof system, it was recommended to replace the trusses and rafters to increase the building lifespan. Overall, there is significant structural work that is required to ensure the building is not only safe for assembly purposes, but can also be serviceable for the next 50 to 100 years.

Although we have not done a formal cost assessment for the repair of the structure, restoration costs are generally significantly higher than new construction costs due to the fact that construction must be tailored to the unique and specific conditions that exist throughout an existing building. Tailoring the design requires significant effort for both the design construction teams. Given the extent of structural repairs and upgrades that are expected for this building, and the fact that the existing finishes of the interior space are of relatively low cost, it is our opinion that it would be more economical to replace the building than to restore it. In general, we estimate that the cost of restoration is approximate 2 – 3 times more expensive for any particular element that is being restored than for new construction. This holds true both for design and construction costs. As such, replacing 30% to 50% of a structure would likely be equal cost to replacing the entire structure.

The choice to restore or replace is one that the community would need to make based on the historic and other value to the community weighed against cost and other goals. The end purpose for the building should also be considered when making the decision to restore or replace. It is likely that a restored structure would still have many substandard elements (such as an incomplete lateral force resisting system or an inefficient energy envelope) relative to a new structure. If the structure is to be used for disaster recovery, then it may be desirable to seek a higher standard of building performance that would be difficult to achieve with the restoration of the current structure.

Disclaimer: The opinions and recommendations in this report are based on field measurements and observable conditions. It is not an assessment of the non-structural elements of the local building code or an in-depth analysis of every member of the full structure. Should conditions change or new information become available, the Engineer reserves the right to amend the recommendations and this report. Notify the Engineer immediately should field conditions vary from expectations, as a new course of action may be needed. If you have any questions about the findings or recommendations, please contact Peter Seaders, P.E., at (541) 753-1320, or via email at peter@mssengineering.com. We are available to meet with you and answer any questions you may have regarding this report or our findings.

Sincerely,

Mr. Peter Seaders, PE



RENEWAL: 6/30/2024



FIGURE 1: GRADING AT EAST SIDE OF STRUCTURE ATTRACTS WATER TO THE FOUNDATION, WHICH CAN CREATE VERTICAL CRACKS (FACING NORTH)



FIGURE 2: VERTICAL FOUNDATION CRACK AT EAST SIDE OF STRUCTURE FOUNDATION, LIKELY CAUSED BY EXPANSION AND CONTRACTION OF THE CLAYEY SOILS DUE TO PRESENCE OF WATER.



FIGURE 3: VERTICAL CRACKING ON INTERIOR FACE OF EAST FOUNDATION WALL. THE WOODEN JOIST AND SILL PLATE SHOW SEVERE DECAY AND ROT DUE TO MOISTURE, FURTHER SUGGESTING THAT VERTICAL CRACKING IS CAUSED BY MOISTURE.



FIGURE 4: SOUTHEAST BUILDING CORNER (FACING NORTHWEST) SHOWING CRACKING DUE TO FOUNDATION MOVEMENT CAUSED BY MOISTURE FROM DOWNSPOUT.



FIGURE 5: A PRESSURE-TREATED 4X4 POST AT THE SOUTHEAST STAIRWELL SERVING THE 1940S COSTUME ROOM ADDITION, SITTING UNCONNECTED TO A CMU BLOCK FOOTING. THIS CONDITION IS CONSIDERED UNSAFE.



FIGURE 6: MOISTURE DAMAGE AT THE SOUTHEAST EXTERIOR STAIRWELL IS LIKELY TO LEAD TO DECAY AND ROT. THE POST CONNECTION TO BEAMS IS INADEQUATE FOR THE REQUIRED LOADING AND DOES NOT MEET CURRENT CODE REQUIREMENTS.



FIGURE 7: THE RAILING SYSTEM AT THE SOUTHEAST STAIRWELL DOES NOT MEET CURRENT CODE REQUIREMENTS.



FIGURE 8: PLANT GROWTH AT THE STAIRWELL SUGGESTS MOISTURE PRESENCE, WHICH CAN LEAD TO WOOD DECAY.



FIGURE 9: STAIRWELL AT EAST SIDE OF STRUCTURE LEADING TO THE MAIN HALL THAT IS RECOMMENDED TO BE REPLACED. THE RED BOX LOCATES AN AREA WITH POOR CONCRETE, WHICH HAS CAUSED SIGNIFICANT LOSS OF CEMENT AND LOAD-CARRYING CAPACITY.



FIGURE 10: CLOSE UP AT POOR CONCRETE ON EAST SIDE OF STRUCTURE.



FIGURE 11: SCALING AND SPALLING AT FOUNDATION AT WEST SIDE OF STRUCTURE.



FIGURE 12: SCALING AND SPALLING AT FOUNDATION AT WEST SIDE OF STRUCTURE.



FIGURE 13: INTERIOR FOUNDATION WALL AT NORTHEAST BUILDING CORNER, SHOWING SPALLING AT NORTH END.



FIGURE 14: ROTTING FINISH WOOD AT NORTHWEST CORNER OF STRUCTURE, ASSUMED TO BE CAUSED BY EXPOSURE FROM MOISTURE IN CONCRETE.



FIGURE 15: FUNGAL DECAY AT 6X6 POST IN CRAWLSPACE BELOW THE MAIN HALL.



FIGURE 16: DOUBLE 2X8 FLOOR JOIST AT NORTH END OF STRUCTURE WHERE ONE IS CLEARLY DAMAGED (RIGHT). THIS SUGGESTS THAT DOUBLED JOISTS MAY NOT BE ORIGINAL, BUT WERE RETROFITS TO REINFORCE EXISTING JOISTS.



FIGURE 17: ONE OF TWO LOCATIONS WHERE POSTS AND BEAMS WERE INSTALLED TO COMBAT MOISTURE DAMAGED ELEMENTS AT EAST END OF STRUCTURE. IT IS UNKNOWN WHEN THESE WAS INSTALLED.



FIGURE 18: WATER DAMAGED DOUBLE FLOOR JOISTS WITH DIAGONAL TONGUE AND GROOVE ABOVE TO SUPPORT THE STAGE (FACING EAST).



FIGURE 19: CHARRED AND FIRE-DAMAGED WOOD LEFT IN PLACE AT NORTH END OF STRUCTURE. THE RIM JOIST IS THE MOST SIGNIFICANTLY DAMAGED ELEMENT.



FIGURE 20: CLOSE-UP OF CHARRED RIM JOIST LEFT IN PLACE. IT IS RECOMMENDED TO REMOVE AND REPLACE THIS ELEMENT.



FIGURE 21: DAMAGED JOIST CAUSED BY KNOT IN HIGHLY STRESSED REGION. IT IS RECOMMENDED TO REINFORCE THIS JOIST AND/OR REPLACE.



FIGURE 22: NOTCHED OR DAMAGED JOIST (LEFT) REINFORCED WITH NEW JOIST (RIGHT).



FIGURE 23: EAST WALL AT MOST SEVERE LOCATION OF WALL MOVEMENT. THE RIM JOIST WAS NOT INSTALLED TO THE SHEATHING TO RESIST IT FROM ROTATING OUT-OF-PLANE, CAUSING THE WALL TO PULL AWAY FROM THE STRUCTURE.



FIGURE 24: FRAMING OF MAIN HALL ROOF, CONSISTING OF WOODEN TRUSSES WITH 2X CHORDS AND 1X WEBS.



FIGURE 25: ROOF FRAMING AT COSTUME ROOM ADDITION, CONSISTING OF 2X ROOF RAFTERS WITH TWO TRUSSES.

Inspection Report

Nick Smith

Property Address:

311 Deschutes Ave
Maupin OR 97037



Mountain Town Home Inspection LLC

**Noah Cervantes OCHI #2085
64770 Melinda Ct
Bend, OR 97701
(541) 231-5916**

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Date: 9/25/2023	Time: 08:30 AM	Report ID: 20230925-311-Deschutes-Ave
Property: 311 Deschutes Ave Maupin OR 97037	Customer: Nick Smith	

Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page.

A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed. In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observers site visit of the subject property that consists of nonintrusive visual observations, survey of readily accessible and easily visible components and systems of the subject property. Concealed physical deficiencies are excluded.

It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property. The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property. Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern. This property and subsequent building (s) has been inspected by Mountain Town Home Inspection LLC. Here is a summary of the inspectors qualifications: The inspector has several years experience inspecting commercial real estate. The inspector has inspected: warehouses, mixed use buildings, restaurants, small office buildings, town home developments and multifamily housing.

This property and subsequent building (s) has been inspected by Mountain Town Home Inspection LLC. Here is a summary of my qualifications: Inspector is a licensed home inspector OCHI 2085 and a licensed residential general contractor 217965. Inspector is a current member of the Certified Commercial Property Inspectors Association. Additionally, inspector is a licensed part 107 remote pilot certificate number 4170095, and is a landlord and rental property owner. Inspector is a graduate of Oregon State University with a BS in Natural Resources.

Deviations from the Guide: None

Standards of Practice:

Building Use:

Construction Type:

InterNACHI-CCPIA Commercial
Standards of Practice

Assembly

Wood Frame

Number of floors/stories:

1- Story

Approximate building size:

7000+ square feet

Age Of building:

Built in the late 1920's

Apparent occupancy status:

100%

Client Is Present:

Yes

Weather:

Cloudy

Rain in last 3 days:

Yes

Temperature:

Over 60

1. Introduction

A.	Introduction
B.	Building Description

Comments:

A. A Commercial Property Inspection was conducted at 311 Deschutes Ave, Maupin, OR 97037 in accordance with InterNACHI-CCPIA Commercial ComSOP see: www.ccpia.org for more information. The property condition report (PCR) contained herein meets or exceeds ASTM Standard E2018-15.

B. The building is a wood framed clear span assembly hall. The building has a kitchen, bathrooms, large open assembly area, stage, back stage prop storage areas and a movie projector booth located upstairs above the front entry. The building also has a full basement and an addition to the original basement. The building has full dimension lumber with tall stud walls supported with a tie rod's and turnbuckles at the top plate of each bay along the assembly area. The roof assembly was constructed with skip sheathing, full dimension rafters with rafter ties that were connected at approximately the lower 1/4 of the attic. The building was clad with a douglas fir shiplap siding and cementous lap siding. The building had newer vynil windows.

2. General Physical Condition

A.	Topography
B.	Storm Water Drainage
C.	Ingress and Egress
D.	Paving, Curbing and Parking
E.	Flatwork (sidewalks, plazas, patios)
F.	Landscaping and Appurtenances
G.	Retaining walls
H.	Exterior Stairs

Styles & Materials

General Topography:

Sloping

Storm Water

Drainage:

Municipal Drains nearby

Access and Egress:

Gravel Driveway

Paving Curbing

Parking:

Street Parking Only

Comments:

A. (1) Evidence suggests ponding or standing water can occur at the left side (facing front). The remaining sides of the building indicate similar conditions or fair to poor drainage depending on the amount of rain. Ponding or standing water can effect the foundation leading to undesirable settlement. A qualified person should repair or replace as needed.



A. Item 1(Picture)

(2) The Eastern edge of the building had a negative grade that slopes runoff towards foundation footing. This can cause foundation settlement issues. Recommend repair by a licensed landscaper.



A. Item 2(Picture)

B. None present

C. The building has ingress and egress at the back of the building.

D. The building had paving, curbing and parking along deschutes ave, and 4th street.

E. The side walk along deschutes ave and 4th street was in contact with the buildings wooden components. Concrete absorbs and holds moisture. This can create ideal conditions for wood decay and attract wood destroying organisms. As wood decay's it loses its structural integrity. Much of the area along the side walk with Deschutes avenue has active wood decay and a permanent moisture source from the above grade sidewalk. Recommend creating separation of the buildings wooden components from the sidewalk. This can be done by building a waterproof barrier that is properly flashed at the bottom course of siding then sealing wooden components to a point below the top edge of the foundation. Recommend evaluation by a licensed structural engineer and any necessary repairs.



E. Item 1(Picture) Wood decay at sidewalk

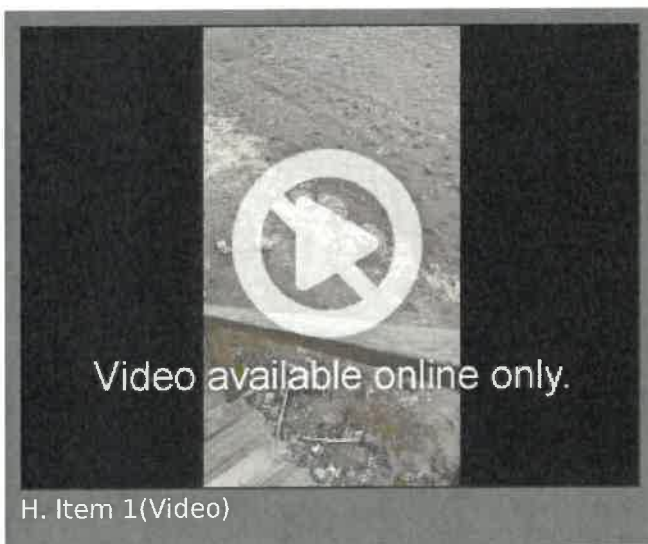


F. The building site did not have much landscaping. An active garden was observed adjacent to the building's Eastern side.

G. The retaining wall was in good condition.



H. The exterior stairs on the Eastern side of the building had a non-graspable hand rail that was loose at both stairs. This is a safety issue. Recommend repair by a licensed carpenter.



3. Utilities

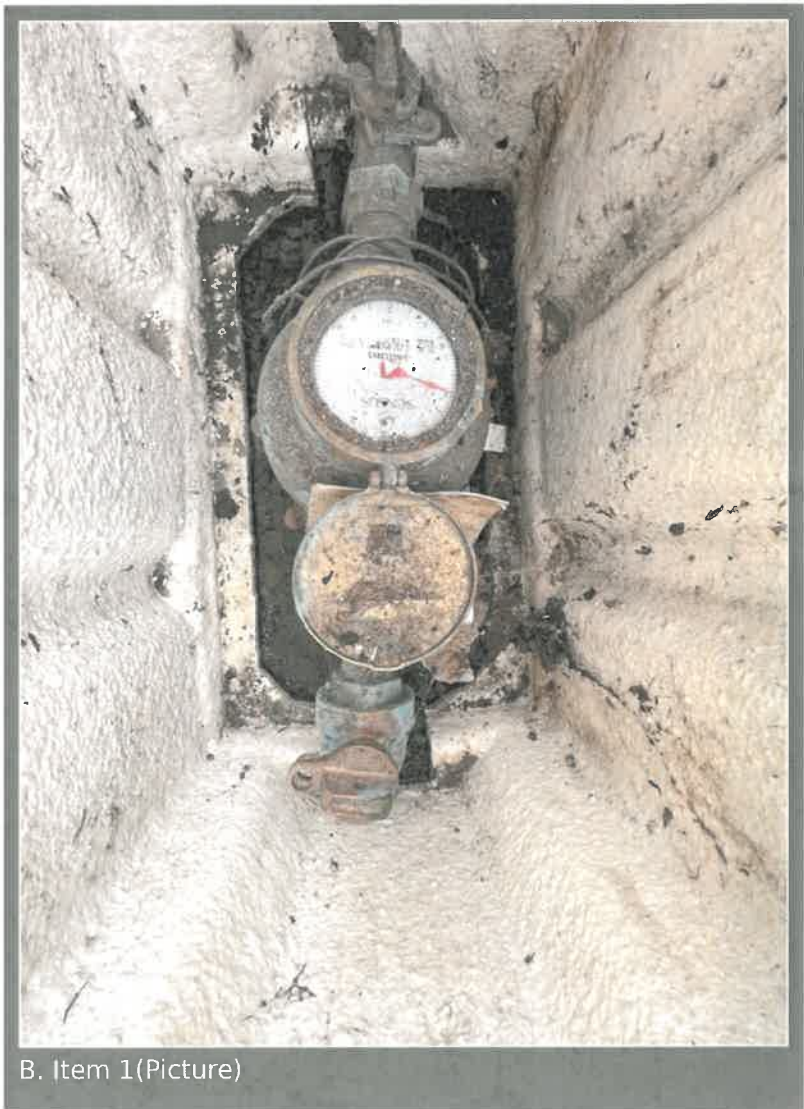
A.	Water
B.	Water Main Shutoff
C.	Electricity
D.	Natural gas
E.	Sanitary Sewer
F.	Storm Sewer
G.	Transformer

Styles & Materials

- Water Source:
Public
- Electric source:
Power company
- Gas supply:
Propane
- Sanitary Sewer:
Public sewer system
- Storm Sewer:
None present

Comments:

- A. The water source is the public utility company.
- B. The main shutoff for the water supply is located at the water meter on the right side as one faces the front of the building.



B. Item 1(Picture)

C. (1) The source for electricity is the public utility company.

(2) The source for electricity is the public utility company.

D. The source for fuel is an above ground fuel tank. I recommend further research to determine if the tank is leased or owned and whether or not it conveys with the sale of property. The propane was shutoff at the time of the inspection.

E. Sanitary waste discharges into the municipal sewer at the street.

F. The storm drain is located at the street with no apparent problems.

G. The transformer was located on the power pole and appeared to be in good condition.

Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

4. Structural Frame and Building Envelope

A.	Foundation
B.	Building Frame
C.	Facades or Curtain Wall (The principal face of the building)
D.	Sidewall System (exterior wall cladding and components)
E.	Fenestration System (i.e. windows, openings, doors etc.)
F.	Gutters and Downspouts
G.	Metal Roof
H.	Chimneys

Styles & Materials

Foundation:

Footer and Stemwall

Method used to

observe Crawlspace

Cellars or Basement:

Crawled

Building Type:

Wood Frame

Roof-Type:

Gable

Roof Structure:

2 X 8 Rafters

Wood slats

Method used to

observe attic:

Walked

Attic info:

Attic hatch

Attic Insulation:

Batt

Fiberglass

Cellulose

Ventilation:

Gable vents

Exterior Entry Doors:

Steel

Window Types:

Single-hung

Siding Style:

Lap

Siding Material:

Wood

Cement-Fiber

Roof Covering:

Metal

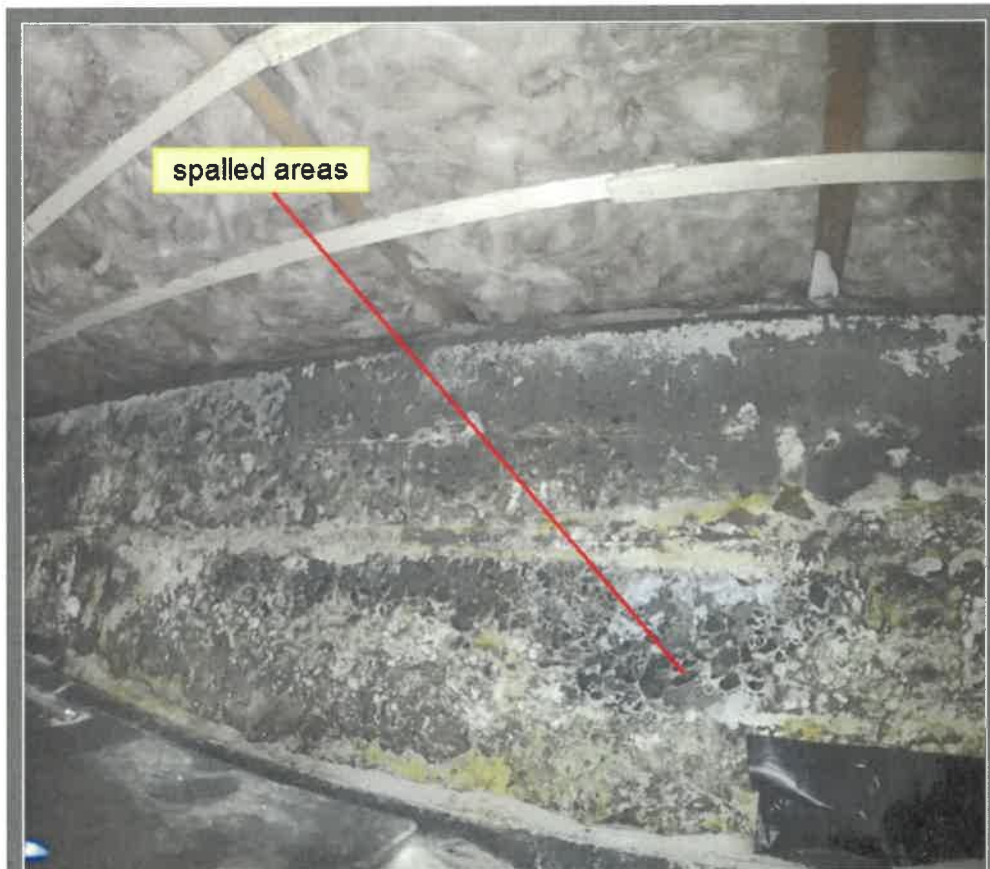
Viewed roof covering

from:

Drone

Comments:

A. (1) The foundation walls are in poor condition overall. The walls have evidence of heavy efflorescence (moisture and salts driven through the concrete) and subsequent spalling from the osmotic pressures. The foundation was poured at a time when parge coating the exterior portion of the wall below grade was not practiced. Consequently, hydrostatic pressure continues to act on the foundation through time gradually. Recommend evaluation by a licensed foundation contractor.



A. Item 1(Picture)

(2) The foundation was cracked on both the exterior and interior sides. Some of these cracks were traced through the stem wall and footer. Of the cracks observed the typical pattern was of tension and shear cracking as shown in the photographs. Tension cracks open in a "V" shape and indicate a pulling apart action. Shear cracking are tight with step over cracking in areas that intersect with the main crack again as the sides slide past in a differential settlement pattern. These cracks occur in highly saturated poorly drained soils at the footing. Under these soil conditions the soil yields to the downward forces resulting in uneven support and cracking foundation areas. It's important to note that the Eastern and South Eastern corner exhibit the most foundation damage and are subject to the most drainage and negative grade problems at the foundation. Recommend evaluation by a licensed structural engineer and all necessary repairs.



A. Item 2(Picture) Shear cracking broken foundation sliding past each other.



A. Item 3(Picture) Opposite side of crack in item 2



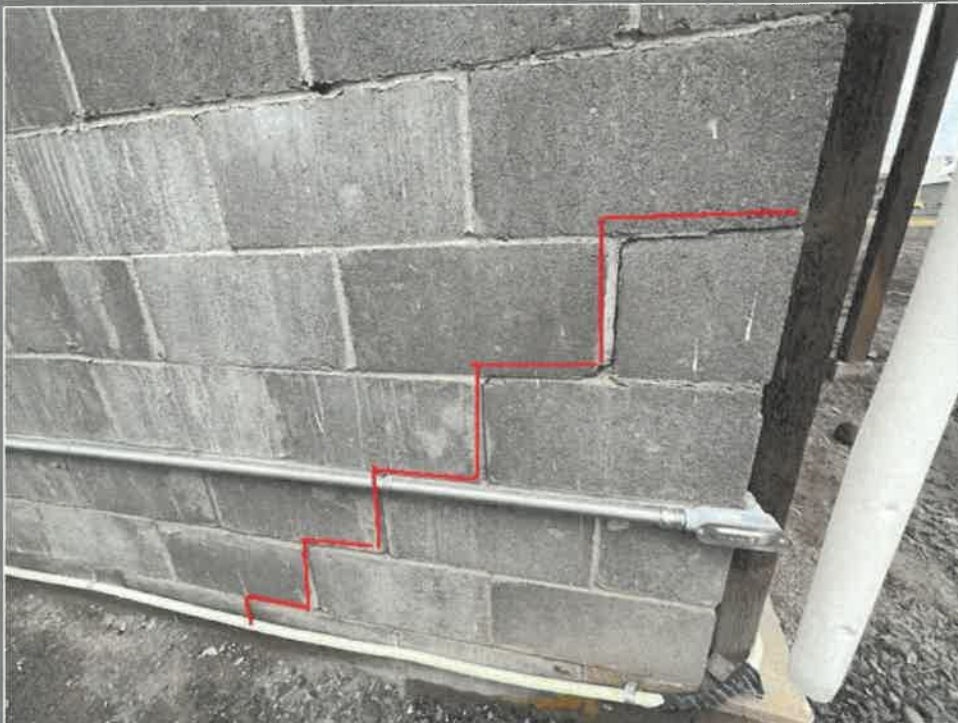
A. Item 4(Picture) Cracking at corner of original building



A. Item 5(Picture) opposite side of Item 4



A. Item 6(Picture) Pull apart tension crack. Building pulling away to East.



A. Item 7(Picture) Differential settlement at SE corner of addition.



A. Item 8(Picture)

(3) The foundation for the addition had exposed footing. This indicates the foundation is not set below frost line. Another factor that can cause building foundation distress is frost heave. Frost heave can lift the foundation causing cracking and settlement issues. The footing should be placed below frost line for the area by a licensed foundation contractor. Lastly it is evident the footing design does not consider soil conditions or wind loading on the building due to the thickness of the footing.



A. Item 9(Picture)



A. Item 10(Picture) Shear cracking at exit door

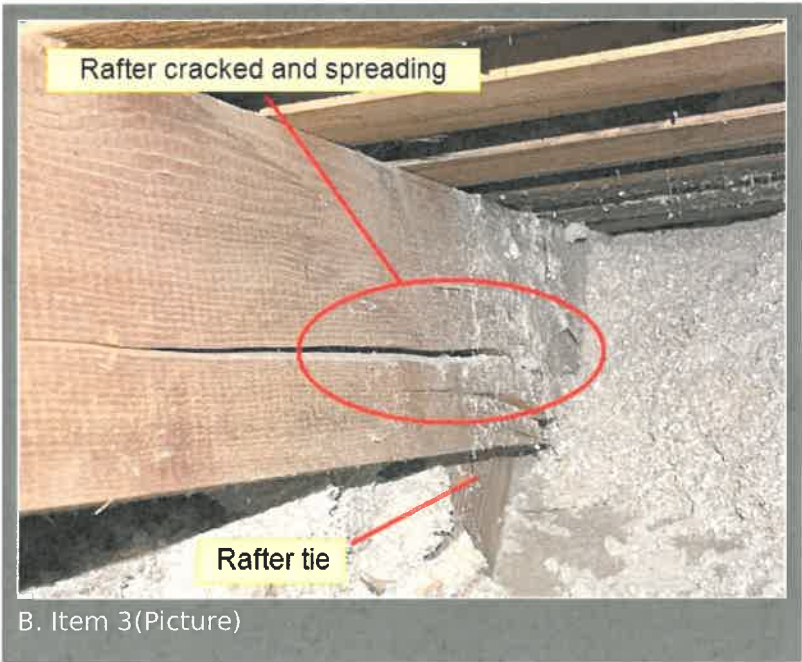
B. (1) In the attic the assembly consisted of conventional framing of rafters with a ridge beam, rafter ties, and webs. Building distress was found mostly on the Eastern side (same side as cracked foundation) of the building. The rafter ties along the middle 1/3 were cracked from excessive tension forces. This happens when roof spread is occurring. Roof spread is a condition of excessive uniform loading such as snow that causes the rafters to open like a pair of scissors putting excessive tension on the rafter tie. This has caused a serious structural issue with multiple cracked and broken rafters. This is a hazard and could cause the roof to collapse. Recommend evaluation by a licensed structural engineer and all necessary repairs.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

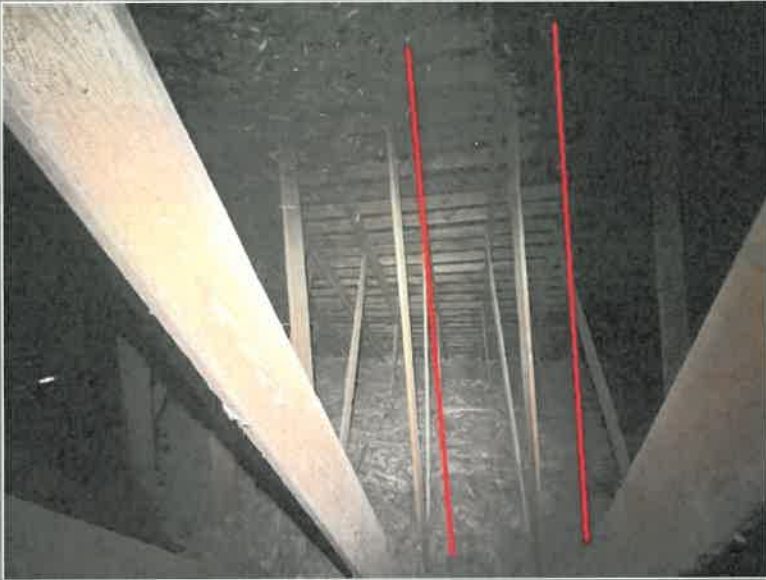


B. Item 4(Picture)



B. Item 5(Picture)

(2) The rafters and webbing was racked towards the front of the building. This is due to the lack of lateral bracing. Excessive lateral movement of the roof assembly can result in roof collapse. Recommend evaluation by a licensed structural engineer.

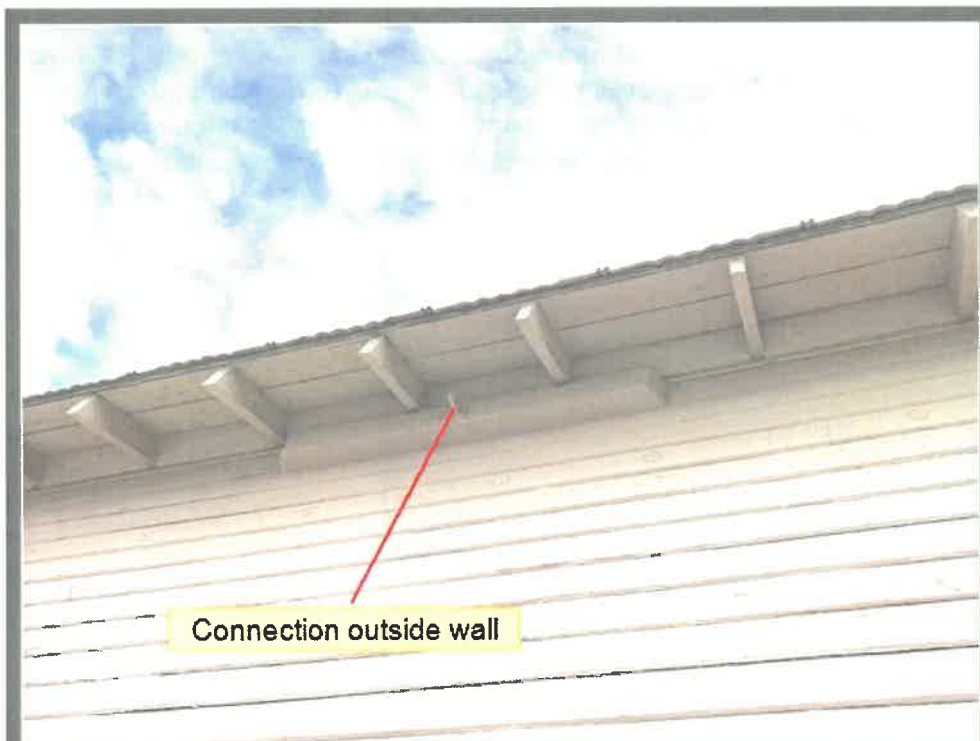


B. Item 6(Picture)

(3) The building wall assembly in the main assembly area was supported at the top plate by a system of tie rods tensioning turnbuckles, washers and bolts over a deadman wood blocking at the exterior sides. Due to the roof spread mentioned in Inspection item 1 the stud bays outside of the wall tensioning system have bulged outward. This has caused the bottom plate to come away from the floor near the kitchen. This is a serious structural issue. Recommend evaluation by a licensed structural engineer and any necessary repairs.



B. Item 7(Picture)



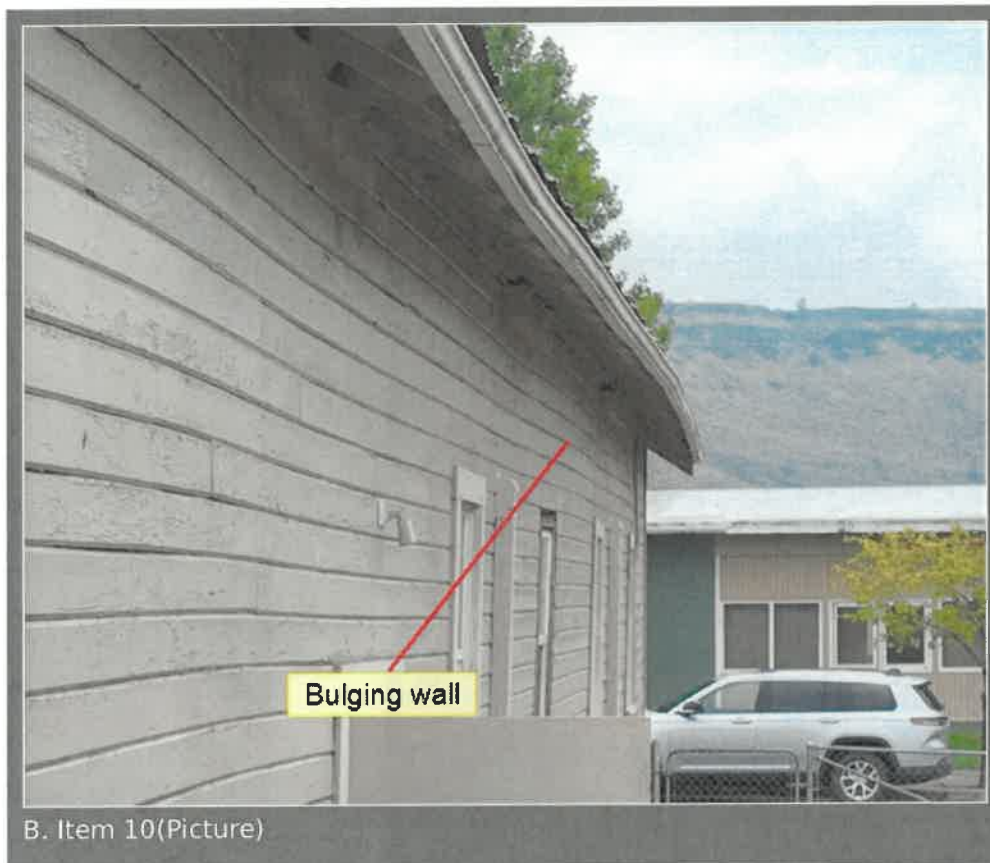
Connection outside wall

B. Item 8(Picture)



Bulging wall from roof spread

B. Item 9(Picture)





B. Item 12(Picture)



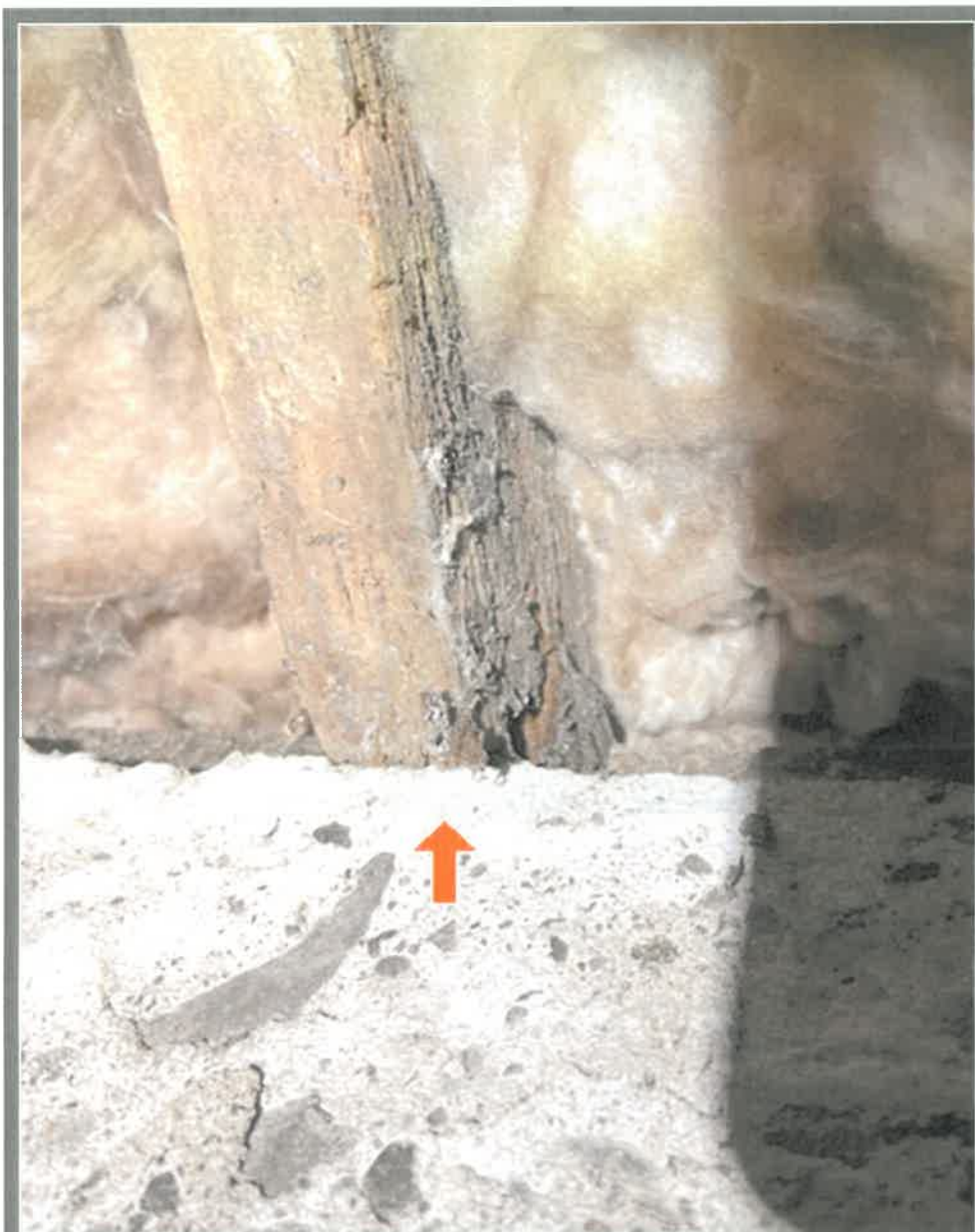
B. Item 13(Picture) As walls are pushed off the rim joist is pulling away as well. Eastern side near bottom plate bulge

(4) The addition attic space had rafters that had been cut mid-span. This is a hazard. Rafters should not be notched or cut mid-span. Recommend evaluation and any necessary repairs by a licensed structural engineer.



B. Item 14(Picture)

(5) Many of the floor joists and girders had brown rot decay and white rot decay evidence at the time of the inspection. This is an indication that active decay and moist conditions has been taking place for many years. Many structural members underfloors have been compromised do to extensive decay.



B. Item 15(Picture)



B. Item 16(Picture)



B. Item 17(Picture)

(6) The area under the foyer was subject to a fire in the past. Many structural components are still charred with unknown integrity. Recommend evaluation by a licensed structural engineer.



B. Item 18(Picture)

(7) Inspector observed evidence of termite activity with their signature linear galleries along the spring wood grain on lumber in contact with soil. No bodies or wings were found. Recommend evaluation and treatment by a licensed pest contractor.



B. Item 19(Picture) In crawlspace wood debris was prevalent under vapor barrier and above.



B. Item 20(Picture) Wooden forms left in place in contact with earth is perfect habitat for termites.

C. The principal face of the building was in fair condition.

D. (1) The sidewall system was in fair to poor condition with areas of decay at the front of the building. Some

areas have been replaced with cementous siding.

(2) Cementous siding damaged exposing cellulose insulation inside. Cellulose when exposed to moisture can cause wood decay and create unhealthy conditions such as mold. Recommend repair / replace by a licensed contractor.



D. Item 1(Picture)

E. The windows were in good condition. The windows have been replaced with modern vinyl windows.

F. The steep metal roof over shoots the gutter in many areas resulting in a heavy drip line and concentration of moisture at the foundation footing. This accumulation of moisture can cause serious foundation issues such as the ones indicated in this report. Roof runoff should be conveyed away from the foundation by at least 10' Recommend repair by a licensed gutter contractor.



F. Item 1(Picture)



F. Item 2(Picture)



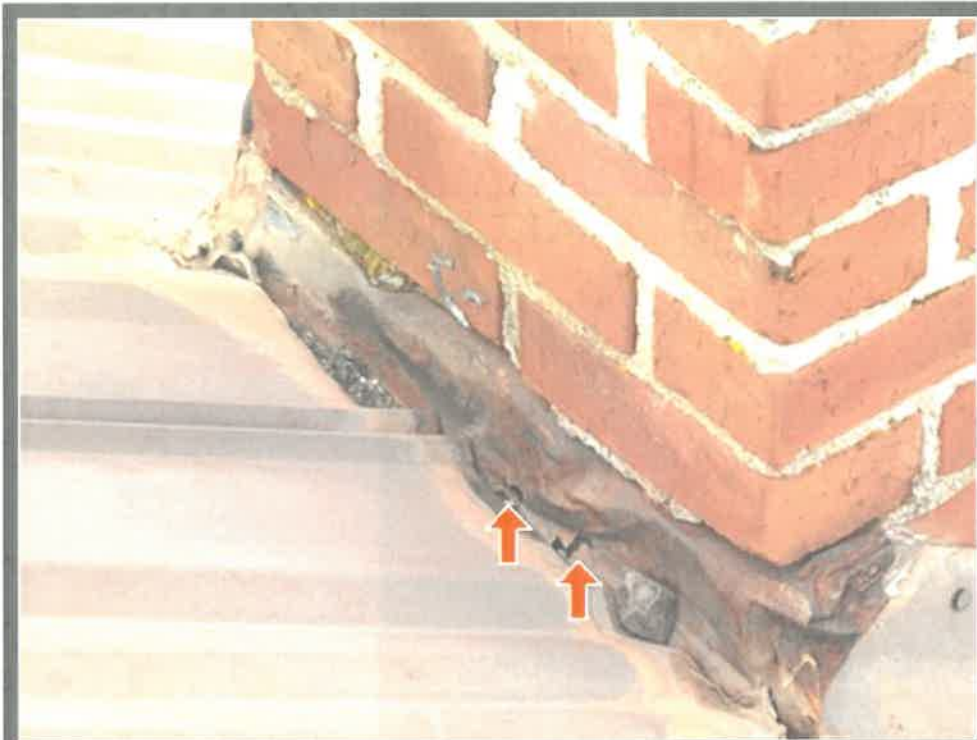
F. Item 3(Picture)

G. (1) The metal roof was older and exhibited moderate amounts of corrosion at the time of the inspection. It appeared to be adequately protecting the structure at the time of the inspection.

(2) The roof had many fasteners protruding at the time of the inspection. The Inspector recommends

correction by a qualified roofing contractor.

H. (1) The chimney flashing was corroded with holes that allow water infiltration into the building assembly. This can cause wood decay. Recommend repair by a licensed roofing contractor.



H. Item 1(Picture)



H. Item 2(Picture) Moisture damage from rusted flashing



H. Item 3(Picture) Holes through flashing

(2) Chimney flashing and pipe were damaged. This can allow moisture intrusion into the wooden components below resulting in costly repairs and unhealthy conditions. Recommend repair by a licensed roofing contractor.



H. Item 4(Picture)

Out of Scope Issues:

Entering of Crawlspaces or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

5. Mechanical and Electrical System

A.	Plumbing water supply and Distribution and Fixtures
B.	Plumbing Drain, Waste and Vent Systems
C.	Domestic hot water production
D.	Heating Equipment
E.	Air conditioning and Ventilation
F.	Electric Service and Meter
G.	Electric Distribution

Styles & Materials

Plumbing Water

Supply (into building):

Galvanized (old)

Plumbing Water

Distribution (inside

building):

Galvanized

Plumbing Waste:

Cast iron

ABS

Water Heater Power

Source:

Electric

Water Heater

Capacity:

Tankless

Water Heater

Manufacturer:

Ecosmart Tankless

Water Heater

Location:

Kitchen

Heat Type:

Heat Pump Forced Air
(also provides cool air)

Number of Heat

Systems (excluding

wood):

Two

Energy Source for

Heat:

Propane

Heat System Brand:

Mitsubishi

Ductwork:

Ductless

Cooling Equipment

Type:

Mini split system
(provides heating and
cooling)

Cooling Equipment

Energy Source:

Electricity

Electrical Service

Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel

Manufacturer:

Comments:

- A.** The plumbing water supply and distribution fixtures were in good condition.
- B.** (1) The plumbing drain waste and vent systems were in fair condition. Notable exceptions will be in this report.
- (2) The plumbing vent was broken off below the soffit. This could cause sewer gas to enter the building. Recommend repair / replace by a licensed plumber.



B. Item 1(Picture)

- C.** The domestic hot water production was available in the kitchen only. The hot water production was in good condition.
- D.** The heating equipment was in good condition.
- E.** The air conditioning was provided by the mini split systems and was in good condition.
- F.** The electric service and meter was in good condition overall. Notable exceptions will be in this report.
- G.** The main service panel did not have proper working clearance. The panel was over 78" tall and the panel was enclosed inside a wall limiting proper working clearance of 36 inches deep and 30 inches wide in front of

the panel. This is a hazard. Recommend repair by a licensed electrician.



Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

6(A) . Assembly area

A.1.	Ceilings
B.1.	Walls
C.1.	Floors
D.1.	Lighting
E.1.	Recepticles
F.1.	Stairs
G.1.	Windows

Styles & Materials
Ceiling Materials:
Ceiling Tile
Wall Material:
Paneling
Floor Covering(s):
Wood

Comments:

A.1. The ceilings were in fair condition. The ceiling tiles were consistent with asbestos ceiling tiles from the late 1950's. Asbestos ceiling tiles when disturbed (airborne) and friable can be a serious health concern. Removal should only be done by qualified contractors. Asbestos ceiling tiles do not pose a threat if left undisturbed.



A.1. Item 1(Picture)

B.1. Please see structural frame and building envelope

C.1. The floors had areas of weakness and low spots from intermediate support settlement. High moisture content in the soil of the crawl space was observed. Recommend proper drainage and grading by a qualified person.



D.1. The lighting and switches were in good condition. A representative number of switches and lights were inspected.

E.1. A representative number of receptacles were in good condition.

F.1. Stairs to the basement were in fair condition.

G.1. The windows were in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(B) . Kitchen

A.2.	Ceilings
B.2.	Walls
C.2.	Floors
D.2.	Lighting
E.2.	Receptacles
F.2.	Windows

Styles & Materials**Ceiling Materials:**

Wood

Wall Material:

Paneling

Floor Covering(s):

Linoleum

A.2. The ceilings were in fair condition.

B.2. Please see chapter 4 Structural Frame and Building Envelope.

C.2. The floors were worn commensurate with their age.

D.2. The lighting and switches were in good condition. A representative number of switches and lights were inspected.

E.2. A representative number of receptacles were in good condition.

F.2. The windows were in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(C) . Costume Room



Styles & Materials

Ceiling Materials:
Ceiling Tile

Wall Material:
Wood

Floor Covering(s):
Linoleum

A.3.	Ceilings
B.3.	Walls
C.3.	Floors
D.3.	Lighting
E.3.	Receptacles
F.3.	Windows

A.3. The ceilings were in fair condition. The ceiling tiles were consistent with asbestos ceiling tiles from the late 1950's. Asbestos ceiling tiles when disturbed (airborne) and friable can be a serious health concern. Removal should only be done by qualified contractors. Asbestos ceiling tiles do not pose a threat if left undisturbed.

B.3. The walls were in fair condition overall with bulging along the Eastern wall.

C.3. The floors were in fair condition.

D.3. The lighting and switches were in good condition. A representative number of switches and lights were inspected.

E.3. A representative number of receptacles were in good condition.

F.3. The windows were in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(D) . Bath1

A.4.	Ceilings
B.4.	Vanity
C.4.	Walls
D.4.	Floors
E.4.	Toilets
F.4.	Lighting
G.4.	Recepticles

Styles & Materials

Ceiling Materials:
Wood

Wall Material:
Paneling

Floor Covering(s):
Linoleum

- A.4.** Ceilings in fair condition.
- B.4.** Vanity in good condition.
- C.4.** Walls in poor condition.
- D.4.** Floors in fair condition.
- E.4.** The toilet was in good condition.
- F.4.** The lighting and switches were in good condition. A representative number of switches and lights were inspected.
- G.4.** A representative number of receptacles were in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(E) . Bath2

A.5.	Ceilings
B.5.	Vanity
C.5.	Walls
D.5.	Floors
E.5.	Toilets
F.5.	Lighting
G.5.	Receptacles

Styles & Materials

Ceiling Materials:
Wood

Wall Material:
Paneling

Floor Covering(s):
Linoleum

A.5. Ceilings in fair condition.

B.5. Vanity in good condition.

C.5. Walls in poor condition.

D.5. Floors in fair condition.

E.5. The toilet was in good condition.

F.5. The lighting and switches were in good condition. A representative number of switches and lights were inspected.

G.5. A representative number of receptacles were in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(F) . Basement 1 and Storage



A.6.	Ceilings
B.6.	Walls
C.6.	Floors
D.6.	Lighting
E.6.	Receptacles
F.6.	Stairs

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall
Wood

Floor Covering(s):
Concrete slab

- A.6.** Ceilings were in fair condition.
- B.6.** Walls were in fair condition.
- C.6.** The floors were in fair condition.
- D.6.** The lighting and switches were in good condition. A representative number of switches and lights were inspected.
- E.6.** A representative number of receptacles were in good condition.
- F.6.** Stairs were in fair condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6(G) . Basement 2

A.7.	Ceilings
B.7.	Walls
C.7.	Floors
D.7.	Lighting
E.7.	Receptacles
F.7.	Windows

Styles & Materials

Ceiling Materials:
Wood

Wall Material:
Wood

Floor Covering(s):
Concrete slab

- A.7.** Ceiling was in fair condition
- B.7.** The walls were in poor condition. See Structural frame and Building envelope.
- C.7.** Floors were in fair condition.
- D.7.** The lighting and switches were in good condition. A representative number of switches and lights were inspected.
- E.7.** A representative number of receptacles were in good condition.
- F.7.** The window was in good condition.

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

7. Life Safety / Fire Protection

A.	Overhead clearance fire road
B.	Building Address Signage
C.	Flammable Conditions
D.	Fire Alarm Panel
E.	Fire Extinguisher
F.	Emergency Lighting System
G.	Exit Signs
H.	Fire Separation Doors
I.	Exits
J.	Sprinklers and Standpipes
K.	Alarm Systems
L.	Defensible space
M.	Fire Hydrant

Comments:

- A.** Inspector observed at the time of inspection overhead wire crossing a fire access road was taller than 13'6".
- B.** Inspector observed the building to have good address signage or visibility.
- C.** Inspector did not observe the storage of fuels or combustibles without proper separation from heaters or shielding to prevent ignition. Flammable conditions were not present at the time of the inspection.
- D.** None present
- E.** A fire extinguisher was located in a conspicuous locations in the building not more than 75' travel distance.
- F.** None present
- G.** The exit sign at the front entry was not illuminated at the time of the inspection and was partially obscured by a clock. This is a hazard. Recommend repair by a licensed electrician.



G. Item 1(Picture)

- H.** None present.
- I.** Inspector observed the building to have a proper amount of exit doors, or a travel distance over 75 feet to an exit door.
- J.** None present
- K.** None present
- L.** Good condition.
- M.** Good condition.

8. Additional Considerations

Additional Considerations:

There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

Additional Issues:

Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

A.	Limiting Conditions
B.	Exhibits (See attached, if any)
C.	Opinions of probable costs to remedy physical deficiencies

Comments:

A.

- The main disconnect at the meter was locked behind the front cover. Inspector was not able to inspect.
- The cooking equipment was not tested as it had poor access and the gas was shut down
- The gas furnaces could not be tested as they were shut down.
- Due to the amount of storage in the costume room and storage rooms not all areas were inspected due to limited view.
- Blown cellulose insulation in the attic obscured view of some rafter tie areas.

B. See floor plan attachment

C. Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

Uncertainty Not Eliminated-No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate*, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive-Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

9. Closing Comments

A.	Comment
----	---------

Comments:

A. The building has many areas that are of sound construction but overall the building is in distress. Many of the structural concerns can cause the building to either partially collapse or fully collapse if not corrected. The level of concern for the building is high due to the level of decay and strained components. In order to fully calculate the likely hood of catastrophic failure the client will need the services of a structural engineer. The load path along the Eastern side of the building is realizing the most distress as the following conditions move towards a serious reaction:

- Foundation is reacting to instability and soil subsidence from poor drainage
- Rim joist pulling away from floor joists
- Bowing stud walls and detached bottom plate due to rafter outward forces and tie rod bracing constraints at top plate.
- Roof spread and broken rafters and racking due to lack of proper support for roof structural components.

I appreciate the opportunity to help offer insight into the conditions at the time of the inspection.

Cordially,

Inspector: Noah Cervantes

Mountain Town Home Inspection LLC

Immediate Costs Summary

Mountain Town Home Inspection LLC

64770 Melinda Ct
Bend, OR 97701
(541) 231-5916

Customer
Nick Smith

Address
311 Deschutes Ave
Maupin OR 97037

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over \$10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy

or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided. **Opinions of Probable Costs Contingent on Further Discovery**-The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

2. General Physical Condition

A. Topography

(1) Evidence suggests ponding or standing water can occur at the left side (facing front). The remaining sides of the building indicate similar conditions or fair to poor drainage depending on the amount of rain. Ponding or standing water can effect the foundation leading to undesirable settlement. A qualified person should repair or replace as needed.



A. Item 1(Picture)

(2) The Eastern edge of the building had a negative grade that slopes runoff towards foundation footing. This can cause foundation settlement issues. Recommend repair by a licensed landscaper.



A. Item 2(Picture)

E. Flatwork (sidewalks, plazas, patios)

The side walk along Deschutes ave and 4th street was in contact with the buildings wooden components. Concrete absorbs and holds moisture. This can create ideal conditions for wood decay and attract wood destroying organisms. As wood decay's it looses it's structural integrity. Much of the area along the side walk with Deschutes avenue has active wood decay and a permanent moisture source from the above grade sidewalk. Recommend creating separation of the buildings wooden components from the sidewalk. This can be done by building a waterproof barrier that is properly flashed at the bottom course of siding then sealing wooden components to a point below the top edge of the foundation. Recommend evaluation by a licensed structural engineer and any necessary repairs.



E. Item 1(Picture) Wood decay at sidewalk



E. Item 2(Picture)



E. Item 3(Picture) Extensive decay found in crawlspace adjacent to sidewalk on cross bridging, joists and mudsill

H. Exterior Stairs

The exterior stairs on the Eastern side of the building had a non-graspable hand rail that was loose at both stairs. This is a safety issue. Recommend repair by a licensed carpenter.



H. Item 1(Video)

4. Structural Frame and Building Envelope

A. Foundation

(1) The foundation walls are in poor condition overall. The walls have evidence of heavy efflorescence (moisture and salts driven through the concrete) and subsequent spalling from the osmotic pressures. The foundation was poured at a time when parge coating the exterior portion of the wall below grade was not practiced. Consequently, hydrostatic pressure continues to act on the foundation through

time gradually. Recommend evaluation by a licensed foundation contractor.



(2) The foundation was cracked on both the exterior and interior sides. Some of these cracks were traced through the stem wall and footer. Of the cracks observed the typical pattern was of tension and shear cracking as shown in the photographs. Tension cracks open in a "V" shape and indicate a pulling apart action. Shear cracking are tight with step over cracking in areas that intersect with the main crack again as the sides slide past in a differential settlement pattern. These cracks occur in highly saturated poorly drained soils at the footing. Under these soil conditions the soil yields to the downward forces resulting in uneven support and cracking foundation areas. It's important to note that the Eastern and South Eastern corner exhibit the most foundation damage and are subject to the most drainage and negative grade problems at the foundation. Recommend evaluation by a licensed structural engineer and all necessary repairs.



A. Item 2(Picture) Shear cracking broken foundation sliding past each other.



A. Item 3(Picture) Opposite side of crack in item 2



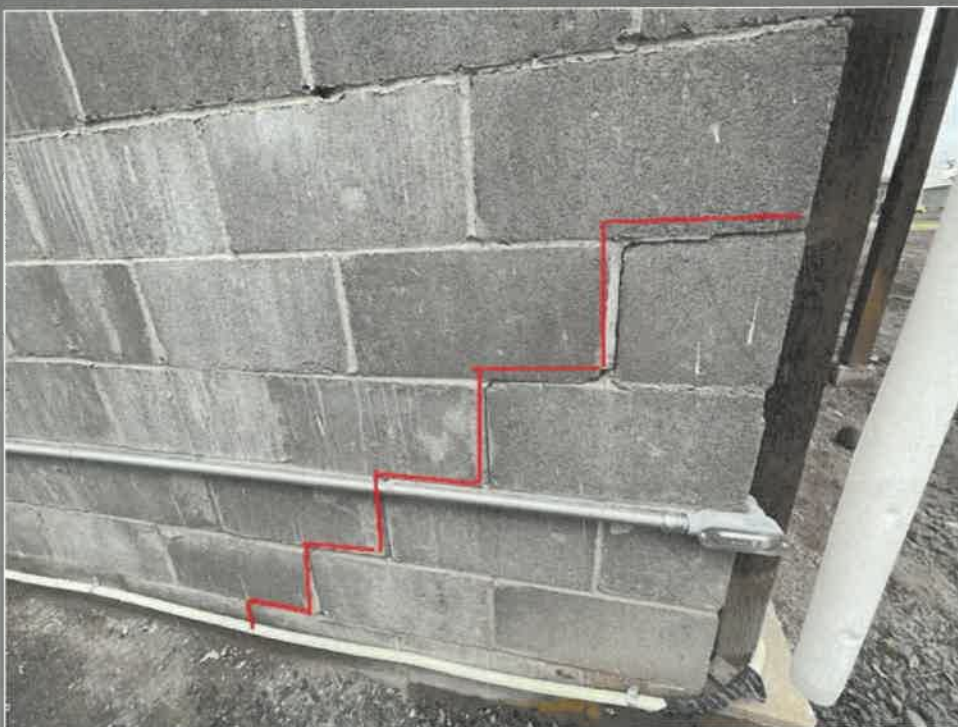
A. Item 4(Picture) Cracking at corner of original building



A. Item 5(Picture) opposite side of Item 4



A. Item 6(Picture) Pull apart tension crack. Building pulling away to East.



A. Item 7(Picture) Differential settlement at SE corner of addition.



A. Item 8(Picture)

(3) The foundation for the addition had exposed footing. This indicates the foundation is not set below frost line. Another factor that can cause building foundation distress is frost heave. Frost heave can lift the foundation causing cracking and settlement issues. The footing should be placed below frost line for the area by a licensed foundation contractor. Lastly it is evident the footing design does not consider soil conditions or wind loading on the building due to the thickness of the footing.



A. Item 9(Picture)



A. Item 10(Picture) Shear cracking at exit door

B. Building Frame

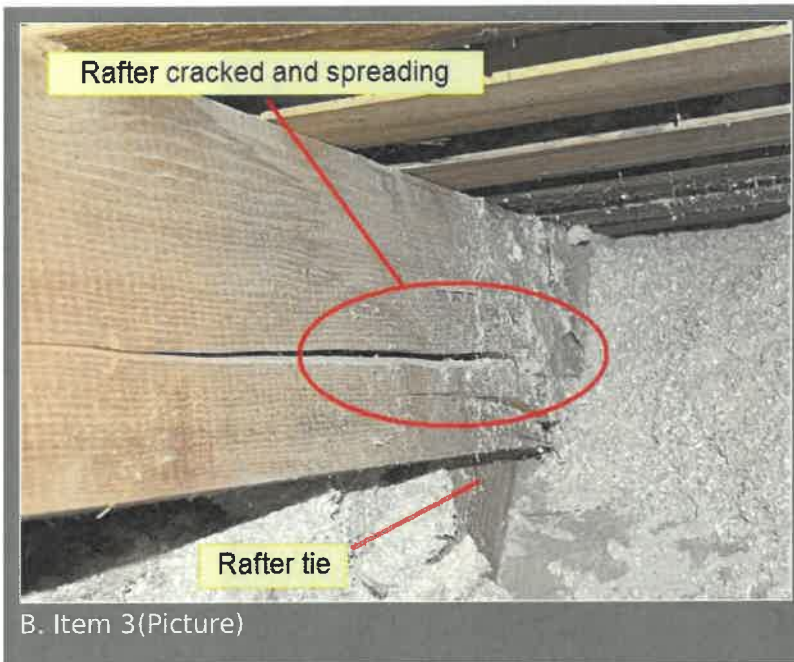
(1) In the attic the assembly consisted of conventional framing of rafters with a ridge beam, rafter ties, and webs. Building distress was found mostly on the Eastern side (same side as cracked foundation) of the building. The rafter ties along the middle 1/3 were cracked from excessive tension forces. This happens when roof spread is occurring. Roof spread is a condition of excessive uniform loading such as snow that causes the rafters to open like a pair of scissors putting excessive tension on the rafter tie. This has caused a serious structural issue with multiple cracked and broken rafters. This is a hazard and could cause the roof to collapse. Recommend evaluation by a licensed structural engineer and all necessary repairs.



B. Item 1(Picture)



B. Item 2(Picture)





B. Item 5(Picture)

(6) The area under the foyer was subject to a fire in the past. Many structural components are still charred with unknown integrity. Recommend evaluation by a licensed structural engineer.



B. Item 18(Picture)

D. Sidewall System (exterior wall cladding and components)

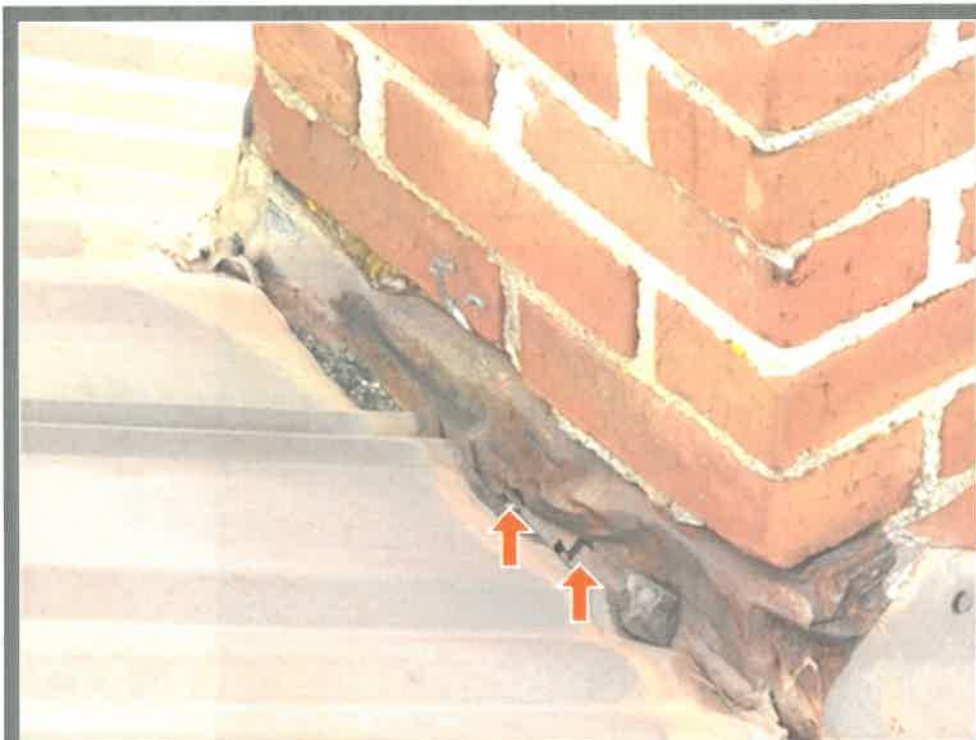
(2) Cementous siding damaged exposing cellulose insulation inside. Cellulose when exposed to

moisture can cause wood decay and create unhealthy conditions such as mold. Recommend repair / replace by a licensed contractor.



H. Chimneys

(1) The chimney flashing was corroded with holes that allow water infiltration into the building assembly. This can cause wood decay. Recommend repair by a licensed roofing contractor.



H. Item 1(Picture)



H. Item 2(Picture) Moisture damage from rusted flashing



5. Mechanical and Electrical System

G. Electric Distribution

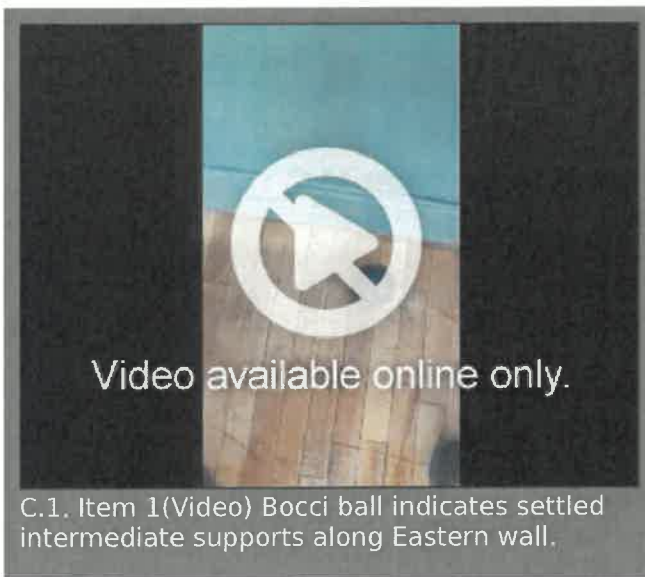
The main service panel did not have proper working clearance. The panel was over 78" tall and the panel was enclosed inside a wall limiting proper working clearance of 36 inches deep and 30 inches wide in front of the panel. This is a hazard. Recommend repair by a licensed electrician.



6(A) . Assembly area

C.1. Floors

The floors had areas of weakness and low spots from intermediate support settlement. High moisture content in the soil of the crawl space was observed. Recommend proper drainage and grading by a qualified person.



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Short Term Summary 1-5 Years

Mountain Town Home Inspection LLC

64770 Melinda Ct
Bend, OR 97701
(541) 231-5916

Customer
Nick Smith

Address
311 Deschutes Ave
Maupin OR 97037

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

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Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy

or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

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4. Structural Frame and Building Envelope

G. Metal Roof

(2) The roof had many fasteners protruding at the time of the inspection. The Inspector recommends correction by a qualified roofing contractor.

5. Mechanical and Electrical System

B. Plumbing Drain, Waste and Vent Systems

(2) The plumbing vent was broken off below the soffit. This could cause sewer gas to enter the building. Recommend repair / replace by a licensed plumber.



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INVOICE

Mountain Town Home Inspection LLC
64770 Melinda Ct
Bend, OR 97701
(541) 231-5916
Inspected By: Noah Cervantes

Inspection Date: 9/25/2023
Report ID: 20230925-311-Deschutes-Ave

Customer Info:	Inspection Property:
Nick Smith	311 Deschutes Ave Maupin OR 97037
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Property Inspection	1150.00	1	1150.00
			Tax \$0.00
			Total Price \$1150.00

Payment Method:
Payment Status:
Note:

Mountain Town Home Inspection LLC

**64770 Melinda Ct
Bend, OR 97701
(541) 231-5916**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[1st Floor Plan](#)

[Basement Floor Plan](#)

[All Floors Floor Plan](#)

Christine Wolfe

From: Karen Masterson <kmasterson@cisoregon.org>
Sent: Tuesday, July 16, 2024 10:17 AM
To: Mike Luebke
Cc: City Recorder; Carol Beatty; Margaret Ryan; Trent McGath; Jeff Sweet
Subject: City of Maupin - Legion Hall
Attachments: Maupin Legion Hall Inspection_Engineer Reports9.2023.pdf; Maupin - LOC#016.01 DBO Endt 24-25.pdf

Hi Mike,

Senior RMC Margaret Ryan recently discussed the condition of the Legion Hall with City Recorder Christine Wolfe and shared the attached engineer inspection report from December 2023. The report indicated that there were several structural issues (especially including foundational), and as a result the building has since been vacated due to safety concerns.

CIS can no longer offer full property coverage on this building due to the poor condition, so effective 7/1/2024 we have changed coverage on the building to \$100,000 debris removal only coverage.

Attached is the debris removal only endorsement that explains the limited coverage.

Regards,
Karen



Karen Masterson | Underwriter I
CIS | 15875 Boones Ferry Rd #1469 | Lake Oswego, OR 97035
📞 503-763-3867 | 📠 503-763-3900
cisoregon.org

Endorsement: Debris Removal Only at Specified Location

This Endorsement changes the Property Coverage Agreement. Please read it carefully.

This endorsement is effective 7/1/2024 and is part of the Property Coverage Agreement between CIS and CITY OF MAUPIN for the property located at 311 DESCHUTES AVE, MAUPIN, OR 97037, listed on the CIS property schedule as Location #016.01.

In consideration of the contribution received, it is agreed this coverage agreement Section 4. PROPERTY AND INTERESTS COVERED is deleted entirely and replaced with the following:

A. Debris Removal.

Trust agrees to pay:

- (1) Expenses reasonably incurred in removal of debris of damaged or destroyed covered property from the premises of the **Member**;
- (2) Cost to clean up, at the premises of the **Member**, made necessary as a result of such covered physical loss or damage;

PROVIDED that this agreement does not cover the costs of decontamination or removal of water, soil or any other substance on or under such premises, except for asbestos removal.

The most the **Trust** will pay for debris removal, as described above, is an amount which when combined with the limits of coverage stated in the property schedule for the damaged **building, contents, and/or PIO**, does not exceed a maximum of \$100,000.

ALL OTHER TERMS AND CONDITIONS OF THIS COVERAGE AGREEMENT REMAIN THE SAME

AUTHORIZED REPRESENTATIVE



Trent McGath



PROJECT AGREEMENT

Project Name: Maupin Legion Hall

Project Address: Deschutes Avenue
Maupin, OR 97037

Effective Date: September 1, 2024

Owner: City of Maupin
Attn: Nick Smith, City Manager

Owner Address: 507 Grant Ave.
Maupin, OR 97037

Consultant: Urban Patterns, LLC

Introduction: Mr. Smith,

Thank you for the opportunity to collaborate with the City of Maupin on the Maupin Legion Hall, a community amenity and a part of the City's history. We hope the property can continue to serve residents for decades to come.

Scope of Services: Urban Patterns will provide real estate development and design services to the City of Maupin to study the Maupin Legion Hall site. The proposed outcome of this work will be the evaluation of several options, participation in a town hall, confirmation of the preferred option, identification of sources of funding, and drafting a funding request package for consideration by our congressional representatives.

We estimate around 40 hours of work in this phase. In an effort to reduce costs, deliverables may be in draft or outline form; to be finalized as part of a future second phase in which the preferred option can be advanced and the congressional funding request finalized as part of a 2024 congressional spending bill. Identifying funding for that second phase is included in this scope of work.

Work Plan:

1. Prepare existing building drawings
2. Meet with the City to confirm options. Options may include:
 - a. Demolish existing building
 - b. Demolish existing building and build new building

- c. Stabilize existing building to meet insurance requirements
 - d. Substantially renovate existing building to fully meet City requirements and current building codes.
3. Develop preliminary scope of work, schedule, and budget for each option
4. Develop preliminary funding strategy for each option
5. Present options at a Town Hall and gather feedback
6. Meet with the City to confirm preferred option
7. Create draft funding request package
8. Present draft funding request package to congressional representatives

Schedule & Expiration:	The outlined Scope of Services is anticipated to take roughly 40 hours of work to complete over roughly 8 weeks from the receipt of a signed proposal. We expect the project be substantially complete by 10/31/24. The agreement is open-ended and can be terminated at any time by Owner or Consultant with 30 days' notice.
Hazardous Materials:	Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to hazardous materials or toxic substances in any form at the Project site. Therefore, no such services are included within this Agreement.
No Third Party:	Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Owner, Consultant, or Architect and no third party is intended to be a beneficiary of this Agreement.
Indemnity:	To the extent allowed by law, Consultant agrees to indemnify and hold Owner harmless for any and all claims, damages, and expenses arising from performance of the work on the Project, but only to the extent of the negligent acts or omissions of Consultant or its agents or subcontractors. To the extent allowed by law, Owner agrees to indemnify and hold Consultant harmless for any and all claims, damages, and expenses arising from Owner's negligent acts, omissions, or willful misconduct.
Limitation of Liability:	In no event shall either party be liable to the other for consequential, incidental, or punitive damages. Consultant's liability for any and all injuries, damages, claims, losses, expenses, or claim expenses



PROJECT AGREEMENT

(including attorneys' fees) under this Agreement shall not exceed the Consultant's Fee.

Fee: Not-to-exceed \$8,880 for time and materials. Billed at \$215 per hour for Principal; \$170 per hour for Associate & Architect; \$125 per hour for Development Coordinator & Designer and \$90 per hour for Development Assistant & Architecture Intern.

Fee Assumptions: Hourly rates are adjusted annually. Reimbursable expenses are billed at the direct cost plus 15% (the Reimbursement Fee).

As requested, and whenever possible, Consultant can estimate the hours required for additional work on the project prior to the commencement of work and document authorization in writing.

Additional Services: Additional Services in excess of Fee, approved by the Owner, are subject to the Consultant's hourly rates. Additional Services are services beyond the Scope of Services stated herein. Architecture services by Urban Patterns Architecture, LLC may be provided by amendment.

Billing: Payment for services shall be made monthly based upon monthly invoice. Billings are due thirty (30) days past the date of the invoice and will be charged a late penalty of 1.5% per month on the unpaid balance after the due date. If payment under this Agreement is not received within seven (7) days of the due date, Consultant may elect, with written notice to the Owner, without prejudice to any other rights of Consultant, to suspend all the duties under this Agreement. The Owner agrees to pay reasonable collection and attorney's fees required to collect should the account associated with this Agreement become delinquent.

Proposed by:

Accepted by:

James M. Lee
James Lee, Principal
Urban Patterns

8/21/2024
Date

Nick Smith, City Manager
City of Maupin

Date



DISCUSSION: GET READY SOUTH WASCO COUNTY EVENT 7:45 p.m.

DOCUMENTS

No Documents

MOTION

No Motion



DISCUSSION: Reschedule September Council Meeting 7:55 p.m.

DOCUMENTS

No Documents

MOTION

I move to reschedule Maupin City Council Meeting to September 18, 2024 at 6:30 p.m.



COMMUNICATION

8:00 p.m.

DOCUMENTS

[Thank you note from Wasco County Fair](#)

[Appreciation Note for the Maupin City Park](#)

[Thank you note from Ballentine's](#)



City of Mapin
Many thanks for your contribution
to the success of the
2024

WASCO COUNTY FAIR & RODEO

THANKS

Ben Bell

Heidi Mueller

Stella Kerner

Kate Smith

Doreen
Dunlop

WBS

Justin Moore

Bruce
Dean

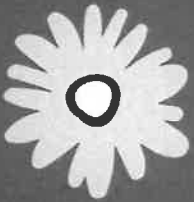


GRATEFUL

MADE WITH PAPER FROM
WELL-MANAGED FORESTS

Hi John & Jenny
We love our Maupin
City Park. Our last visit
the party staying in
group camp 651 Aug 15-17.
were very disrespectful.
They drove on the grass
with a truck & motorcycle.
They parked very
loudly all around
3:00 am. Maybe they
didn't know the rules,
or didn't care.
Same special case.
Jim & Cheryl Doty

thank you



american greetings



08120523
SALO7002596T
©AGC, LLC

FIRE Grant

Thank-you
Note
REC'd
8/2/24

Dear City Council,

I thank you so much
for the fire prevention
grant that helped us
make our house more
fire protected and the
fine protected and the
landscape around it.
Dustin & his crew did
an awesome & professional
job.
Thank you,
Lee & Sharon Valentini



ADJOURN

NEXT PLANNING COMMISSION MEETING

September 10, 2024, at 6:00 p.m. in person and virtual

SUGGESTED TOPICS FOR NEXT CITY COUNCIL MEETING

NEXT CITY COUNCIL MEETING

TBA

September, 2024, at 6:30 p.m. in person and virtual

MAYOR ADJOURNS THE MEETING