

# PCR and OCN Lock Change

File #: 193981

Job #: WILL-080905-262854

**Property Information:**

Property Owner: 1756 SAPPHIRE RANCH TRL  
 Address Street: 1756 SAPPHIRE RANCH TRL  
 Address City: CORVALLIS  
 State: MT Zip: 59828  
 Mobile Year:  
 Mobile Serial #: HUD #:

Contact:  
 Work Phone:  
 Mobile Phone:  
 Home Phone:  
 Mobile Make/Model: /  
 Mobile Length: Width:

Notes/Instructions: THERE SHOULD BE AN EXISTING OCN LOCKBOX ON THE HOME. IF THERE IS NOT A LOCKBOX PRESENT CODED TO OCN PROCEED WITH CHANGING A LOCK TO 76667 AND INSTALLING A LOCKBOX TO OCN AT THE HOME. \*\* REPORT MUST NOTE WHETHER A LOCK CHANGE WAS DONE OR NOT. \*\* When rep leaves property there must be an OCN lockbox with a key inside it to access the property in addition to the extra keys hidden in the locations listed on the report. Lock and lockbox will be shipped once order is accepted. Thanks [Be sure to include a photo that clearly shows the house address.]

Work Date: **9/10/2008**       VACANT     OCCUPIED     NOT FOUND

## Cell Phone Reception

Williams & Williams is moving towards performing more auctions with *live on-line bidding*, which will require that the Auctioneer have adequate cell-phone reception at the time and location of the auction. **Please check your coverage/reception while at the site and note below.** This will help determine whether or not live on-line bidding can be used.

No reception       Poor-Fair reception       Good reception      Rep's carrier: **Verizon**

## Property Information

**Type:**       Single Family Detached       Townhouse       Condo  
 Multi-Unit #      of      Units       Mobile Home       Other  
 If Multi-Unit Dwelling, how many additional doors require re-keying for access and securing?       0     1     2     3 Other:

**Description:**      Total Rooms: **21**      (Accurate count of all actual rooms)      Bedrooms: **3**      Baths: **6**  
 Approx. Sq. ft.: **8000**      Approx. Lot Size: **20**

**If Mobile Home:**      Make:      Model:      Year:  
 HUD Number(s):      VIN:      Size:

**Directions to home:** *(Street-by-street directions from the closest major roadway or intersection)*

Starting in Corvallis, MT at the intersection of Westside Cutoff and Eastside Highway, go north 1 mile to Quast Lane. Turn right on Quast Lane and travel 2.5 miles to Summerdale Road. Turn right on Summerdale Road and travel .3 miles to Soft Rock Road. Turn left on Soft Rock Road and travel 1.2 miles to a "Y" in the road. Take the right fork (it is assumed that this is Sapphire Ranch Trail but it is not marked) and travel 1.6 miles to the driveway for 1756 Sapphire Ranch Trail. It is the last driveway on the road but the address is not marked. The house next it does have an address which is 1754 Sapphire Ranch Trail. The home can be seen from the beginning of the driveway.

## Securing Information Requested Lock/Lockbox Code(s): 76667 and OCN

N/A *(Lock Change Not Requested)*

Lock changed to client-requested key code?  Yes  No      If No, Key code used:

Changed lock(s) on which door(s):  Front  Back  Side  Other:

Lockbox installed with client-requested code?  Yes  No      Lockbox code: **76667**

Lockbox located on which door: *(Front, Back, Side, Other)* **Front**

Leave the 3 keys in the following exterior locations confirm:       Lockbox     Electric Meter Box     Other:  
**Under rock next to front**

Total # of Windows: **69**

Number of windows/doors that need to be boarded up: 0

(Detail locations and bids on attached Bid Sheet)

Explain any access issues with this property and how you were able to get into the home (lockbox code and location must be noted).

The lock and lock box were already set to the requested number and code, so did not change the lock and lock box out. Hide a key under a rock under the front steps. Taped a key to the top of the electrical meter box. The lock box code is OCN and the key number is 76667.

## Neighborhood Information

### COMMUNITY ACCESS CONFIRMATION:

Is there a homeowner's or condo association for this property?

Please photo and note any subdivision signs or community name. Attempt to obtain HOA information from a neighbor if necessary.

Yes - Must provide HOA or Subdivision Name:

HOA Phone number:

No

Could not be confirmed - must explain attempts to gather info:

The next door neighbor said that there are CCNR's on the property that can be obtained from the courthouse.

Gated:  Yes  No

Gate or Home Code required:  Yes  No If yes, code:

Security at Gate:  Yes  No

Security Phone:

Explain any special instructions needed for others to enter the neighborhood/community (for open house and auction):

Location/ Neighborhood Rating:  Excellent  Good  Fair  Poor

Are there any of the following within 1 mile of the property:  Park(s)  Industrial Park  New Construction  School  Commercial Development

Are there any boarded homes on the property's street?  Yes  No

Are there any signs of vandalism or graffiti in the neighborhood?  Yes  No

Does the neighborhood have a high crime rate?  Yes  No

Is the neighborhood known to have high foreclosure activity?  Yes  No

Is the property affected by a busy intersection, street or freeway?  Yes  No

Compared to other properties in the neighborhood, property is:  Less Valuable  Comparable  More Valuable

Notes:

## Home Information

### Personal Belongings:

Total value of personal property left in home:

Home is clean  \$1 to \$300  \$301 to \$1,000 \*  Over \$1,000 \*

\* Please use bid sheet to indicate cost to move all personal belongings to one room

Overall Property Repair Total: \$ 2700 (total from estimates in room-by-room details below)

Features/Amenities (please check all that apply to this property):

- |  |   |  |  |  |
|--|---|--|--|--|
| <input type="radio"/> Country Club             | <input type="radio"/> Attached Garage           | <input type="radio"/> Great Room         | <input type="radio"/> Cathedral Ceilings | <input type="radio"/> Walk-in Closets    |
| <input type="radio"/> Community Pool           | <input type="radio"/> 3+ Car Garage             | <input type="radio"/> Sun Room           | <input type="radio"/> Crown Moulding     | <input type="radio"/> Jacuzzi Tub(s)     |
| <input type="radio"/> Wooded Lot               | <input type="radio"/> In-law Suite or Apartment | <input type="radio"/> Home Office        | <input type="radio"/> Hardwood Floors    | <input type="radio"/> 3 fire places      |
| <input type="radio"/> Storage Building or Shed | <input type="radio"/> Deck/Balcony              | <input type="radio"/> Theatre/Media Room | <input type="radio"/> Granite Tops       | <input type="radio"/> Slate Counter Tops |
| <input type="radio"/> Security System          | <input type="radio"/> Handicapped Access        | <input type="radio"/> Workshop           | <input type="radio"/> Skylights          | <input type="radio"/>                    |

Walk-up Attic present?  Yes  No Is it finished?  Yes  No Condition:  Good  Average  Poor

Explain condition of Attic: This is not really a attic but a loft. There is one at each end of the home.

Basement present?  Yes  No Is it finished?  Yes  No Condition:  Good  Average  Poor

Explain condition of Basement: While this daylight basement is finished, some of the cabinets and fixtures are not finished or missing parts. There are 3 missing sinks and two missing counter tops.

Pool or Spa present?  Yes  No Is it operable?  Yes  No Condition:  Good  Average  Poor

Is the Pool secured?  Yes  No  Locked Gate  Safety Fence  Covered

Explain condition of Pool/Spa:

**What is general appearance of Lawn?**  Clean/Good  Overgrown  Other:

**Exterior debris present?**  Yes  No If yes explain:

**Does the property have any environmental issues that can be seen?**  Yes  No

Environmental Hazards noted:

**Does property have any structural issues that can be seen?**  Yes  No

Structural Issues noted:

**Notices/Citations Posted:**  Yes  No If yes, please explain: **Safeguard winterized notice**

**Has home been winterized?**  Yes  No Date winterized: **No date on notice**

**Does home need to be (re) winterized?**  Yes  No Is there freeze damage?  Yes  No

**Does home have a well on property?**  Yes  No Is it operating?  Yes  No

**Does home have a sump pump?**  Yes  No Is it operating?  Yes  No

## UTILITIES:

**ELECTRICITY:**  On  Off  N/A

Electric Meter Serial Number:

(Clear Photo

Required)

**Electric Meter Missing/Removed:**  Yes

Electric Company: **Ravalli Electric Co-op**

**Main Disconnect is:**  On  Off (please provide photo)

**WATER:**  On  Off  N/A

**City Water:**  Yes  No

**Water off at curb:**  Yes  No

**Septic System:**  Yes  No

**GAS:**  On  Off  N/A

**Is the home heated by propane?**  Yes  No

**Company Name from tank:**

**Tank is buried, No name on cover.**

**Company Number from tank:**

**No phone number on cover.**

## DETAILED DESCRIPTION OF HOME:

*Must be a short paragraph summarizing the highlights (good and bad) of the home. **Please be detailed***

The home is in good overall good condition. However, the master bedroom's carpet is rolled up and the subfloor is very faded. In talking to the neighbor, they said that a pipe had broken and flooded the bedroom. The garage ceiling below it has been removed as well. The outlet covers in the garage are missing as well. The master bedroom's bathroom has a Jacuzzi and walk-in closet. It also has access to a private loft and deck. The other bedrooms seem to be in good condition but the one in the front of the home has a bad smell in it. Also, its bathroom has a hole in its ceiling that will need patching. The kitchen, living room, sun room, dining room, the two lofts, master bath, the main floor bathroom, the 3rd bedroom bathroom, work room, and theater room all were in good condition. The game room had missing counter tops and missing sink. The theater bathroom is missing its counter top and sink. The bathroom in the game room is missing its sink. There are a total of 4 full baths and 2 half baths. The covers for two of the chimneys have blown off or are loose. There is one light fixture that is missing on the outside. The daylight basement has a section missing. The foundation has loose tar paper in one area. The yard is over grown with weeds as is the driveway up to the home. The home has hardwood floors in most of it and has 3 fireplaces. The appliances in kitchen are of very high quality. There is a lot slate through out the home on counter tops and in the bathrooms. There is a great view of the Bitterroot Mountains both from inside the home and from the decks. There are decks on all three levels with some that are only accessed from their respective rooms.

## Exterior

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Roof	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Soffits & Fascia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Gutter/Downspouts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Siding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Exterior Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Windows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Front Door	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Rear Door	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Other Door(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Deck/Patio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Part of the daylight basement deck is missing.</b>	\$ 0
Plumbing (Exterior)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Light Fixture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

## Appliances

Check "Missing" if there is a place for the appliance and it appears that it has been removed.  
Check "N/A" only if there is no place for the appliance or it appears that it was never installed.

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Refrigerator	b	€	€	€	€		\$ 0
Range/Stove	b	€	€	€	€		\$ 0
Dishwasher	b	€	€	€	€		\$ 0
Furnace	b	€	€	€	€		\$ 0
Heat Pump	€	€	€	€	b		\$ 0
Air Conditioner	b	€	€	€	€		\$ 0
HVAC Compressor	b	€	€	€	€		\$ 0
Water Heater	b	€	€	€	€		\$ 0

## Kitchen

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	b	€	€	€	€		\$ 0
Sub-Floor	b	€	€	€	€		\$ 0
Walls	b	€	€	€	€		\$ 0
Paint	b	€	€	€	€		\$ 0
Ceiling	b	€	€	€	€		\$ 0
Ceiling Paint	b	€	€	€	€		\$ 0
Interior Trim	b	€	€	€	€		\$ 0
Cabinets	b	€	€	€	€		\$ 0
Countertops	b	€	€	€	€		\$ 0
Hood Fan	b	€	€	€	€		\$ 0
Sink	b	€	€	€	€		\$ 0
Plumbing	b	€	€	€	€		\$ 0

## Dining Room € N/A (No Dining Room in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	b	€	€	€	€		\$ 0
Sub-Floor	b	€	€	€	€		\$ 0
Walls	b	€	€	€	€		\$ 0
Wall Paint	b	€	€	€	€		\$ 0
Ceiling	b	€	€	€	€		\$ 0
Ceiling Paint	b	€	€	€	€		\$ 0
Interior Trim	b	€	€	€	€		\$ 0
Door(s)	b	€	€	€	€		\$ 0

## Living Room € N/A (No Living Room in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	b	€	€	€	€		\$ 0
Sub-Floor	b	€	€	€	€		\$ 0
Walls	b	€	€	€	€		\$ 0
Wall Paint	b	€	€	€	€		\$ 0

Ceiling	b	e	e	e	e		\$ 0
Ceiling Paint	b	e	e	e	e		\$ 0
Interior Trim	b	e	e	e	e		\$ 0
Door(s)	b	e	e	e	e		\$ 0

### Family Room/Den N/A (No Family Room or Den in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	b	e	e	e	e		\$ 0
Sub-Floor	b	e	e	e	e		\$ 0
Walls	b	e	e	e	e		\$ 0
Wall Paint	b	e	e	e	e		\$ 0
Ceiling	b	e	e	e	e		\$ 0
Ceiling Paint	b	e	e	e	e		\$ 0
Interior Trim	b	e	e	e	e		\$ 0
Door(s)	b	e	e	e	e		\$ 0

### Master Bedroom

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	e	e	e	b	e	Carpet rolled up on floor, it may have water da	\$ 800
Sub-Floor	e	e	b	e	e	Very faded from water damage.	\$ 300
Walls	b	e	e	e	e		\$ 0
Wall Paint	b	e	e	e	e		\$ 0
Ceiling	b	e	e	e	e		\$ 0
Ceiling Paint	b	e	e	e	e		\$ 0
Interior Trim	b	e	e	e	e		\$ 0
Door(s)	b	e	e	e	e		\$ 0

### Master Bathroom N/A (No Master Bathroom in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	b	e	e	e	e		\$ 0
Sub-Floor	b	e	e	e	e		\$ 0
Walls	b	e	e	e	e		\$ 0
Wall Paint	b	e	e	e	e		\$ 0
Ceiling	b	e	e	e	e		\$ 0
Ceiling Paint	b	e	e	e	e		\$ 0
Interior Trim	b	e	e	e	e		\$ 0
Door	b	e	e	e	e		\$ 0
Tub/Shower	b	e	e	e	e		\$ 0
Sink/Fixtures	b	e	e	e	e		\$ 0
Vanity/Med. Cab.	b	e	e	e	e		\$ 0
Toilet	b	e	e	e	e		\$ 0
Plumbing	b	e	e	e	e		\$ 0

### Bedroom #2 N/A (No Second Bedroom in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sub-Floor	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling Paint	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Interior Trim	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Door(s)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Bedroom #3 N/A (No Third Bedroom in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sub-Floor	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling Paint	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Interior Trim	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Door(s)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Bedroom #4 N/A (No Fourth Bedroom in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Sub-Floor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Wall Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Ceiling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Ceiling Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Interior Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$
Door(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$

### Bathroom #2 N/A (No Second Bathroom in this home)

Full Bath  Half Bath Location:  1st Floor  2nd Floor  Other:

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sub-Floor	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ceiling over tub has a hole in it.	\$ 425
Ceiling Paint	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 125
Interior Trim	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Door	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Tub/Shower	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

Sink/Fixtures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Vanity/Med. Cab.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Toilet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Plumbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Bathroom #3 N/A (No Third Bathroom in this home)

Full Bath  Half Bath Location:  1st Floor  2nd Floor  Other:

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sub-Floor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Interior Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Door	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Tub/Shower	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sink/Fixtures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Sink is missing here and in one of the half bath</b>	\$ 450
Vanity/Med. Cab.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Counter top is missing.</b>	\$ 450
Toilet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Plumbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Utility Room N/A (No Utility Room in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Sub-Floor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Interior Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Door(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Utility Sink	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Basement N/A (No Basement in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Wall Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Ceiling Paint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0
Interior Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		\$ 0

### Garage N/A (No Garage in this home)

	Good	Avg	Poor	Missing	N/A	Comments:	Repair Total
Flooring Material	Ⓒ	€	€	€	€		\$ 0
Walls	€	Ⓒ	€	€	€	Missing outlet covers and other fixtures.	\$ 0
Ceiling	€	€	€	Ⓒ	€	The ceiling has been removed because of the 1	\$ 450
Windows	Ⓒ	€	€	€	€		\$ 0
Overhead Door (s)	Ⓒ	€	€	€	€		\$ 0
Pedestrian Door	Ⓒ	€	€	€	€		\$ 0

### Additional comments for any issues about this property that are not reported above:

Two chimney covers are off. One is totally missing and the other is hanging loose. There are a number of electrical covers and fixtures that are missing. The yard is over grown with weeds and much of it is on a hill side and will be easily mowed. the rep does not have a cell phone so the information about it came from the next door neighbor. He did not indicate any problems with the coverage so the rep rated as good.

PCR Template - Version 2.1.96.0 (225)

### Inspection Images

i262854B



(1756 Sapphire Ranch Trail Front Side)

i262854C



(1756 Sapphire Ranch Trail View to Southwest.)

i262854D



(1756 Sapphire Ranch Trail Electrical Meter)

i262854F

i262854E



(1756 Sapphire Ranch Trail South side)

i262854G





(1756 Sapphire Ranch Trail Beauty Shot 1)

i262854H



(1756 Sapphire Ranch Trail from back looking northwest)

i262854J



(1756 Sapphire Ranch Trail beauty shot 2 and west side of home.)

i262854L



(1756 Sapphire Ranch Trail north side of home.)

i262854N



(1756 Sapphire Ranch Trail chimney cover blown loose.)

i262854P

(1756 Sapphire Ranch Trail from back looking west)

i262854I



(1756 Sapphire Ranch Trail missing portion of deck)

i262854K



(1756 Sapphire Ranch Trail beauty shot 3)

i262854M



(1756 Sapphire Ranch Trail missing fixture/outlet.)

i262854O



(1756 Sapphire Ranch Trail tar paper pealed loose.)

i262854Q



(1756 Sapphire Ranch Trail view of front from north side.)  
i262854R



(1756 Sapphire Ranch Trail dining room.)  
i262854S



(1756 Sapphire Ranch Trail dining room 2)  
i262854T



(1756 Sapphire Ranch Trail fire place in dining room.)  
i262854U



(1756 Sapphire Ranch Trail hall bathroom)  
i262854V



(1756 Sapphire Ranch Trail master bedroom 1)  
i262854W



(1756 Sapphire Ranch Trail master bedroom 2.)  
i262854X



(1756 Sapphire Ranch Trail master bath shower.)  
i262854Y



(1756 Sapphire Ranch Trail master bath tub.)  
i262854Z



(1756 Sapphire Ranch Trail master bath walk-in closet.)  
i262854AA



(1756 Sapphire Ranch Trail master bath toilet room)  
i262854AB



(1756 Sapphire Ranch Trail stairs to master bedroom loft.)  
i262854AC



(1756 Sapphire Ranch Trail master bedroom loft 1)  
i262854AD



(1756 Sapphire Ranch Trail master bedroom loft 2)  
i262854AE



(1756 Sapphire Ranch Trail deck off of master bedroom loft.)  
i262854AF



(1756 Sapphire Ranch Trail view looking east from master bedroom loft deck.)  
i262854AG





(1756 Sapphire Ranch Trail kitchen 1)  
i262854AH



(1756 Sapphire Ranch Trail kitchen 2)  
i262854AI



(1756 Sapphire Ranch Trail kitchen 3)  
i262854AJ



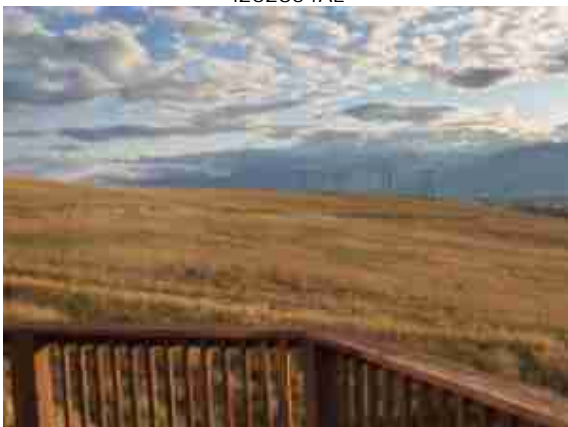
(1756 Sapphire Ranch Trail entry way)  
i262854AK



(1756 Sapphire Ranch Trail entry way 2)  
i262854AL



(1756 Sapphire Ranch Trail west side deck.)  
i262854AM



(1756 Sapphire Ranch Trail view south west from deck.)  
i262854AN



(1756 Sapphire Ranch Trail solar room.)  
i262854AO



(1756 Sapphire Ranch Trail solar room 2)  
i262854AP



(1756 Sapphire Ranch Trail living room.)  
i262854AQ



(1756 Sapphire Ranch Trail living room 2)  
i262854AR



(1756 Sapphire Ranch Trail wash room.)  
i262854AS



(1756 Sapphire Ranch Trail bedroom number 3 (1))  
i262854AT



(1756 Sapphire Ranch Trail bedroom number 3 (2).)  
i262854AU



(1756 Sapphire Ranch Trail bedroom number 3 ( 3).)  
i262854AV



(1756 Sapphire Ranch Trail bedroom number 3 bathroom (1))  
i262854AW



(1756 Sapphire Ranch Trail bedroom #3 bathroom (2).)  
i262854AX



(1756 Sapphire Ranch Trail bedroom #3 bathroom (3))  
i262854AY



(1756 Sapphire Ranch Trail living room loft 1.)  
i262854AZ



(1756 Sapphire Ranch Trail living room loft 2.)  
i262854BA



(1756 Sapphire Ranch Trail living room loft 3.)  
i262854BB



(1756 Sapphire Ranch Trail bedroom #2 1)  
i262854BC



(1756 Sapphire Ranch Trail bedroom #2 loose cover.)  
i262854BD



(1756 Sapphire Ranch Trail bedroom #2 2.)  
i262854BE





(1756 Sapphire Ranch Trail bedroom #2 3.)  
i262854BF



(1756 Sapphire Ranch Trail bedroom #2 bathroom 1.)  
i262854BG



(1756 Sapphire Ranch Trail bedroom #2 bathroom 2.)  
i262854BH



(1756 Sapphire Ranch Trail work room 1.)  
i262854BI



(1756 Sapphire Ranch Trail workroom 2.)  
i262854BJ



(1756 Sapphire Ranch Trail utility room.)  
i262854BK



(1756 Sapphire Ranch Trail garage.)  
i262854BL



(1756 Sapphire Ranch Trail game room 1)  
i262854BM



(1756 Sapphire Ranch Trail game room 2.)  
i262854BN



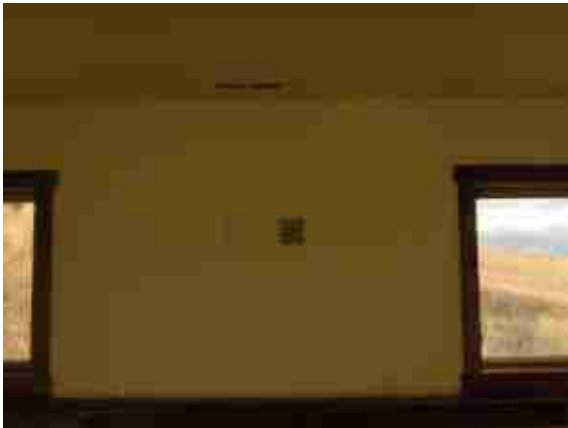
(1756 Sapphire Ranch Trail game room 3.)  
i262854BO



(1756 Sapphire Ranch Trail theater room 1.)  
i262854BP



(1756 Sapphire Ranch Trail theater room 2.)  
i262854BQ



(1756 Sapphire Ranch Trail video connections for theater.)  
i262854BR



(1756 Sapphire Ranch Trail unfinished section in theater room.)  
i262854BS



(1756 Sapphire Ranch Trail theater room bathroom.)  
i262854BT



(1756 Sapphire Ranch Trail theater room bathroom with missing counter top and sinks.)  
i262854BU





(1756 Sapphire Ranch Trail game room bathroom 1.)  
i262854BV



(1756 Sapphire Ranch Trail game room bathroom 2.)  
i262854BW



(1756 Sapphire Ranch Trail no rail on stairs.)  
i262854BX



(1756 Sapphire Ranch Trail key taped on electrical meter box.)  
i262854BY



(1756 Sapphire Ranch Trail key is hidden under large rock under the deck behind the steps.)  
i262854BZ



(1756 Sapphire Ranch Trail lockbox in place.)  
i262854CA



(1756 Sapphire Ranch Trail mains turned off.)  
i262854CB



(1756 Sapphire Ranch Trail missing chimney cover.)  
i262854CC



(1756 Sapphire Ranch Trail missing fixture.)  
i262854CD



(1756 Sapphire Ranch Trail water damage in master bedroom.)  
i262854CE



(1756 Sapphire Ranch Trail vent cover open and more evidence of water damage.)  
i262854CF



(1756 Sapphire Ranch Trail hole in bedroom 2 bathroom ceiling.)  
i262854CG



(1756 Sapphire Ranch Trail hot water tank.)  
i262854CH



(1756 Sapphire Ranch Trail furnace.)  
i262854CI



(1756 Sapphire Ranch Trail missing covers/fixtures in garage.)



(1756 Sapphire Ranch Trail missing counter top and outlet cover.)

i262854CJ



*(1756 Sapphire Ranch Trail loose slate.)*

i262854CK



*(1756 Sapphire Ranch Trail loose wire hanging from ceiling in game room.)*

i262854CL



*(1756 Sapphire Ranch Trail address of next door neighbor because this address was not marked.)*

# PCR RUSH FEE



File #: 193981

Job #: WILL-080905-262854

## Business/Property Information:

Name: 1756 SAPPHIRE RANCH TRL  
Address Street: 1756 SAPPHIRE RANCH TRL  
Address City: CORVALLIS  
State: MT Zip: 59828

Contact:  
Work Phone:  
Mobile Phone:  
Home Phone:

Mobile Year:  
Mobile Make/Model: /  
Mobile Length: Width:  
Mobile Serial #: HUD #:

Notes/Instructions: THERE SHOULD BE AN EXISTING OCN LOCKBOX ON THE HOME. IF THERE IS NOT A LOCKBOX PRESENT CODED TO OCN PROCEED WITH CHANGING A LOCK TO 76667 AND INSTALLING A LOCKBOX TO OCN AT THE HOME. \*\* REPORT MUST NOTE WHETHER A LOCK CHANGE WAS DONE OR NOT. \*\* When rep leaves property there must be an OCN lockbox with a key inside it to access the property in addition to the extra keys hidden in the locations listed on the report. Lock and lockbox will be shipped once order is accepted. Thanks

# RUSH TRIP

**Date:** 9/10/2008

## Comments:

**The inspection was completed as requested. The lock change was not done because the lock was already changed to 76667 and the code on the lock box is OCN.**

RushFee - Version 2.1.96.0 (157)

Inspection Images  
No images available...