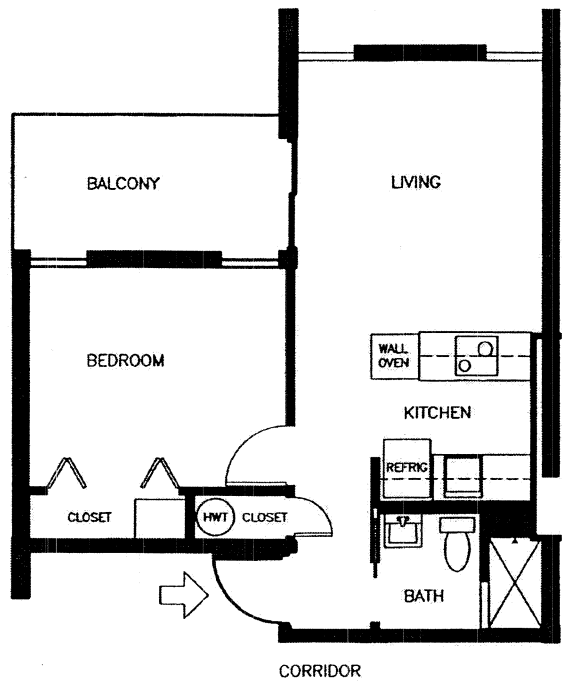
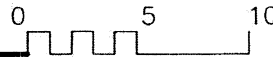




35



TYPICAL  
ONE-BEDROOM  
FLOOR PLAN



1/8" = 1'-0"

NOTE

HALF THE APARTMENTS ARE OPPOSITE

RIVERVIEW TERRACE  
925 WEST MAIN  
COTTAGE GROVE, OREGON



**HACSA**

Housing And Community Services Agency of Lane County  
300 WEST FAIRVIEW DRIVE, SPRINGFIELD, OREGON    177 DAY ISLAND ROAD, EUGENE, OREGON  
PHONE : (541) 682-4090    PHONE : (541) 682-3755  
FAX : (541) 682-3875    FAX : (541) 682-3411  
TTY : (541) 682-2565    TTY : (541) 682-3412

ONE BEDROOM

PROJECT    AMP 600  
DATE        JUL 2014  
DRAWN      WJH  
AMP 600 (B)

OR 6-07  
SHEET

**6-7 F**

# Riverview Terrace

1. 5 - floors plus basement and community room.
2. 60 - one bedroom units.
3. Current occupancy is 63 tenants occupying 60 units.
4. Walls are concrete, Outside and support walls look to be 9 ½ "of solid concrete and I am making the assumption the floors are the same. The interior walls are of 8" cinder block.
5. Roof looks to be of metal with a membrane cover.
6. All new vinyl windows and sliding doors, Installed approximately 5 years ago. With the following line up 4- 28"x 82" windows and 1 - 59"x 80" sliding door per unit.
7. PP&L monthly service fee is \$18.00

# AMP 600

6-7

# Riverview Terrace

## Cottage Grove, Oregon

925 W. Main St., Cottage Grove, Oregon 97424

### Dates:

6-7 The original blueprints for Riverview Terrace are dated 22 November 1966. It was very likely not completed or occupied until 1968 or later (due to size of project).

### Tax Maps and Acreage:

**Tax Map:** 20-03-28-33 01400

**Acreage:** 1.544 Acres per original Surveyor's Map (dated Jul 2, 1966) in Original Construction Drawings.  
67,263 Sq. Ft

### Riverview Terrace Dwellings

#### **ONE BEDROOM**

60 One-bedroom apartments on Five Floors

Gross Sq. Ft. = 484 Sq. Ft. (Middle units)

Gross Sq. Ft. = 489 Sq. Ft. (Corner units)

Gross Square footage listed includes thickness of exterior walls and to center of party walls;

Net interior square footage (includes interior walls but not party walls or exterior walls) = 427 sq. ft.

Apartment balconies at 72 Sq. Ft. each

### Riverview Basement Level

Gross Area: 3,251 Sq. Ft. (Does not include Stairs)

Community Room net Sq. Ft. approximately 1,350 Sq. Ft.

(Does not include Kitchen Prep areas or Elevator Lobby)

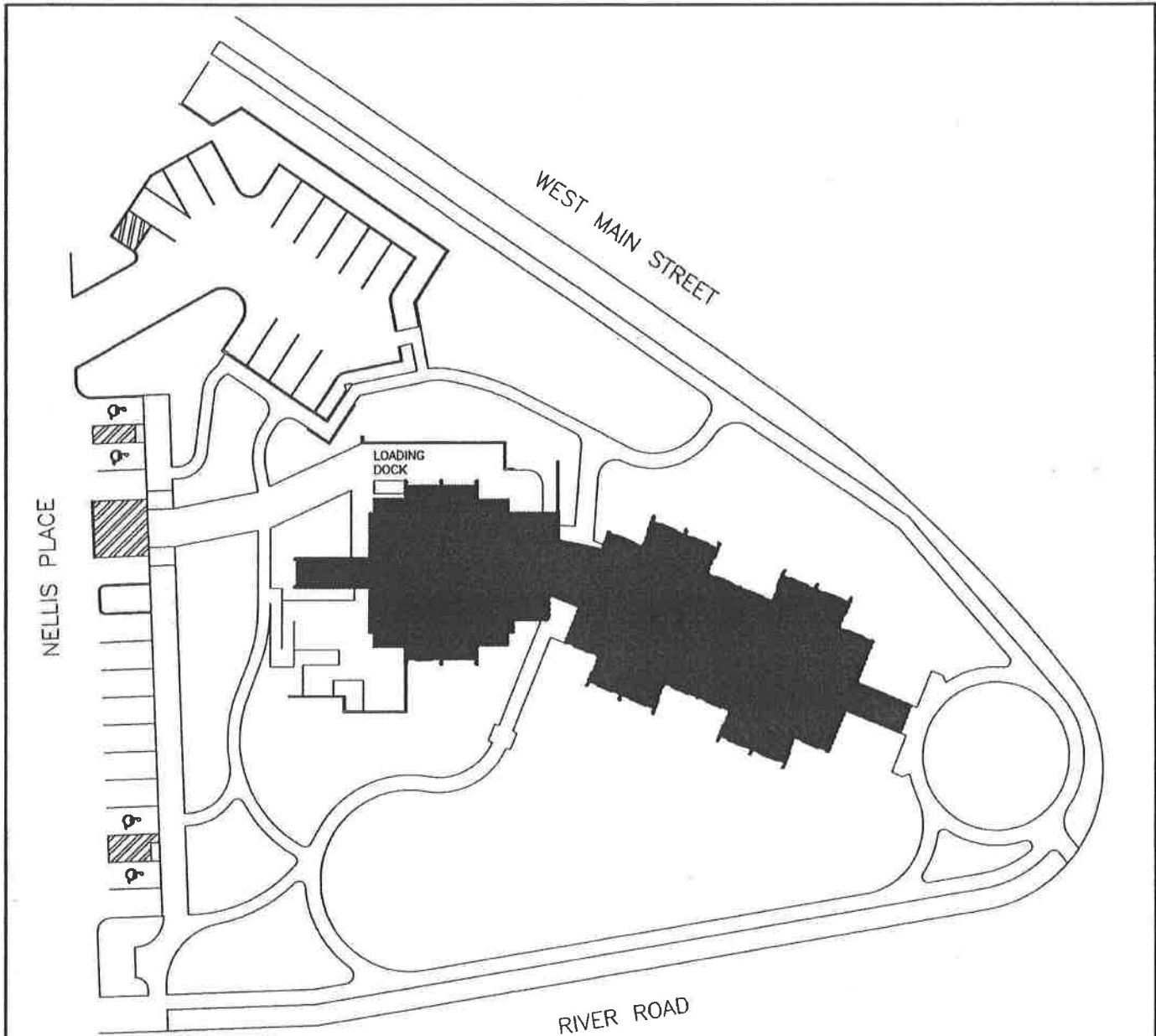
### **Parking:**

North Parking area: 5,250 sq. ft. of parking area and drive.

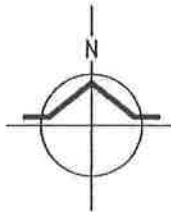
West Parking area: 2,875 sq. ft. of parking area.

Note: the drive for the West parking is a designated street (Nellis Place) and is not on Agency property.





AMP 600 (B) / BUILDING B\_0008

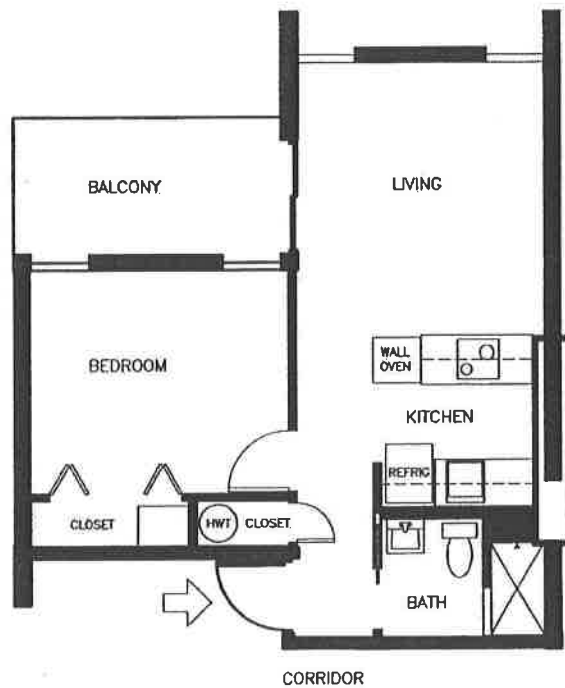


**RIVERVIEW TERRACE SITE**

1" = 50'

TAX LOT NO. 20 03 28 33-01400

	<p>RIVERVIEW TERRACE 925 WEST MAIN COTTAGE GROVE, OREGON</p>	<p><b>SITE PLAN</b></p> <p>PROJECT AMP 600 DATE JUL 2014 DRAWN WJH AMP 600 (B)</p> <p>OR 6-07 SHEET <b>6-7 B</b></p>
 <p><b>HACSA</b> Housing And Community Services Agency of Lane County</p> <p>300 WEST FAIRVIEW DRIVE, SPRINGFIELD, OREGON 97132 PHONE: (541) 682-4090 FAX: (541) 682-3755 177 DAY ISLAND ROAD, EUGENE, OREGON 97401 PHONE: (541) 682-3755 FAX: (541) 682-3411 TTY: (541) 682-2565 TTY: (541) 682-3412</p>		



TYPICAL  
ONE-BEDROOM  
FLOOR PLAN



1/8" = 1'-0"

NOTE

HALF THE APARTMENTS ARE OPPOSITE

RIVERVIEW TERRACE  
925 WEST MAIN  
COTTAGE GROVE, OREGON



**HACSA**

Housing And Community Services Agency of Lane County

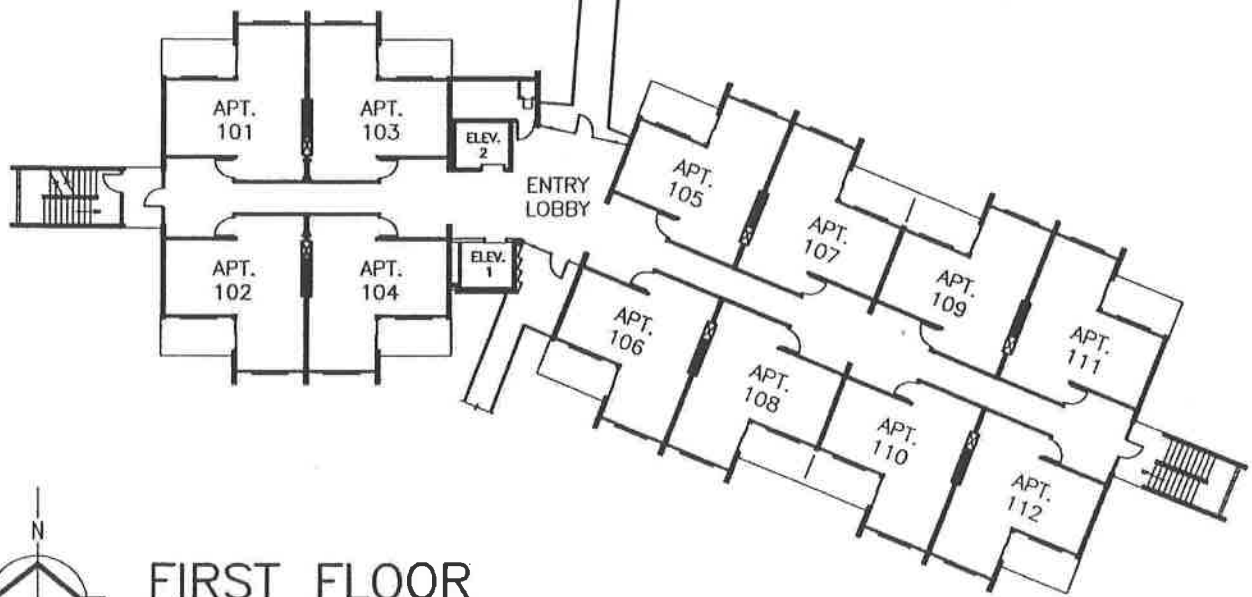
300 WEST FAIRVIEW DRIVE, SPRINGFIELD, OREGON    177 DAY ISLAND ROAD, EUGENE, OREGON  
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ONE BEDROOM

PROJECT    AMP 600  
DATE        JUL 2014  
DRAWN      WJH  
AMP 600 (B)

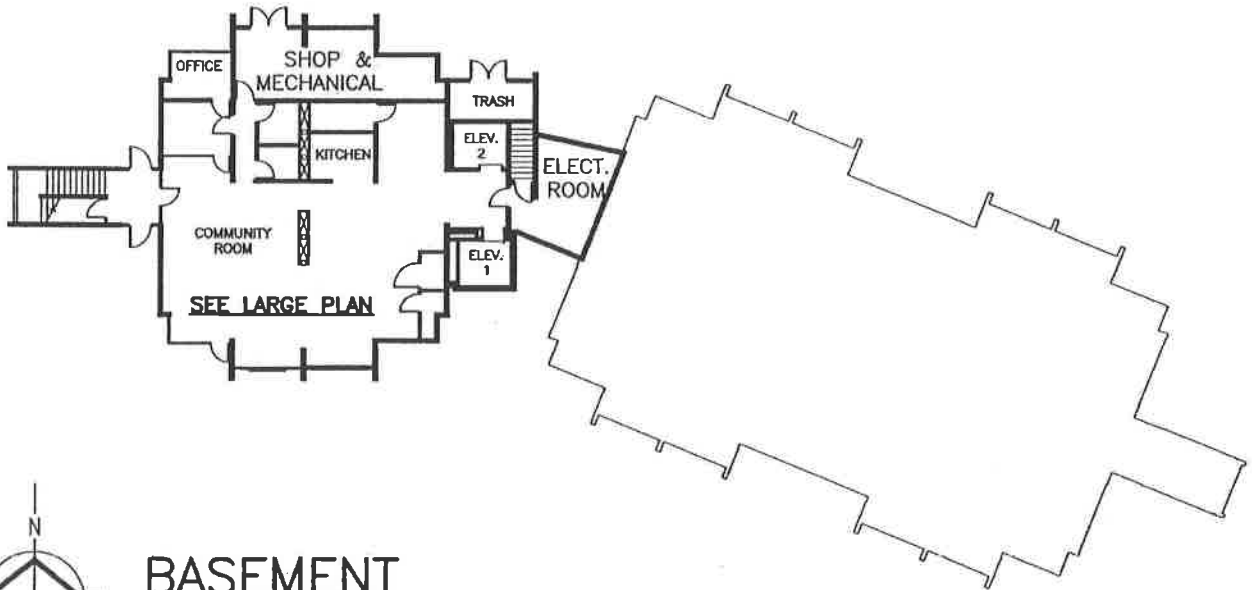
OR 6-07  
SHEET

**6-7 F**



**FIRST FLOOR**

1" = 30'



**BASEMENT**

1" = 30'

RIVERVIEW TERRACE  
925 WEST MAIN  
COTTAGE GROVE, OREGON



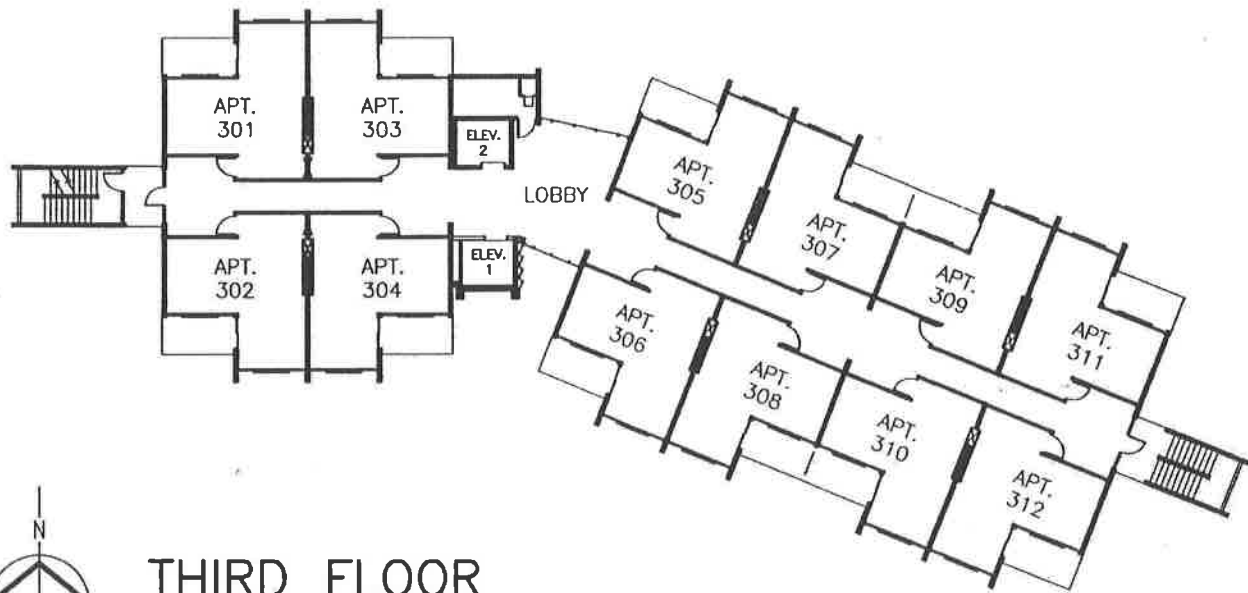
**HACSA**

Housing And Community Services Agency of Lane County  
300 WEST FAIRVIEW DRIVE, SPRINGFIELD, OREGON 177 DAY ISLAND ROAD, EUGENE, OREGON  
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TTY: (541) 682-2565 TTY: (541) 682-3412

BASEMENT & FIRST FLOOR  
PROJECT AMP 600  
DATE JUL 2014  
DRAWN WJH  
AMP 600 (B)

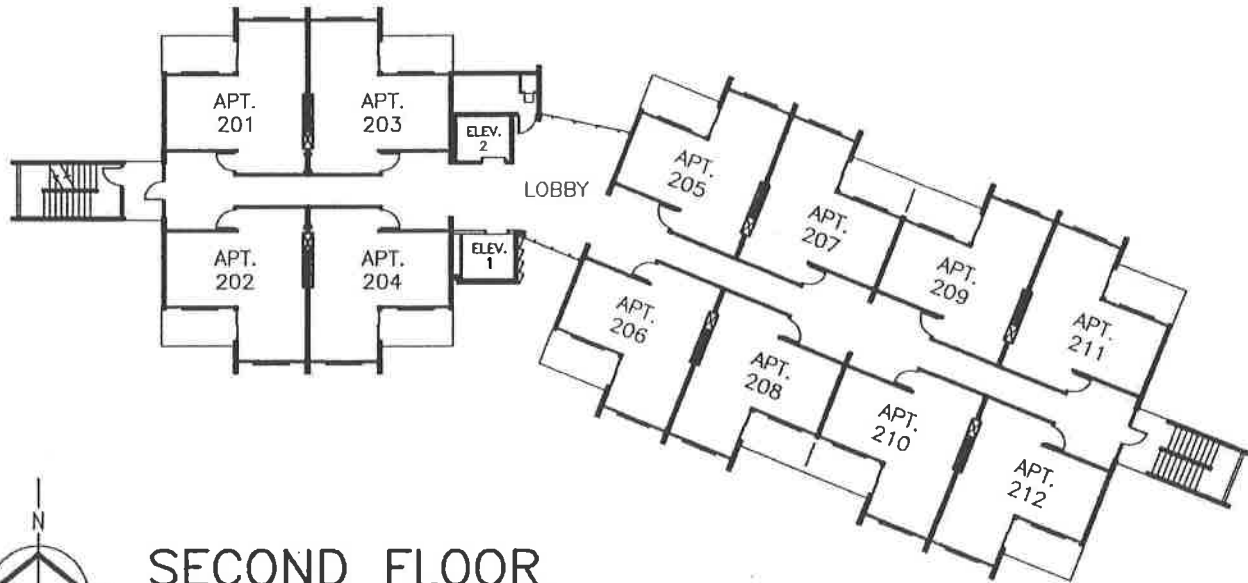
OR 6-07  
SHEET

**6-7 C**



**THIRD FLOOR**

1" = 30'



**SECOND FLOOR**

1" = 30'

RIVERVIEW TERRACE  
925 WEST MAIN  
COTTAGE GROVE, OREGON



Housing And Community Services Agency of Lane County  
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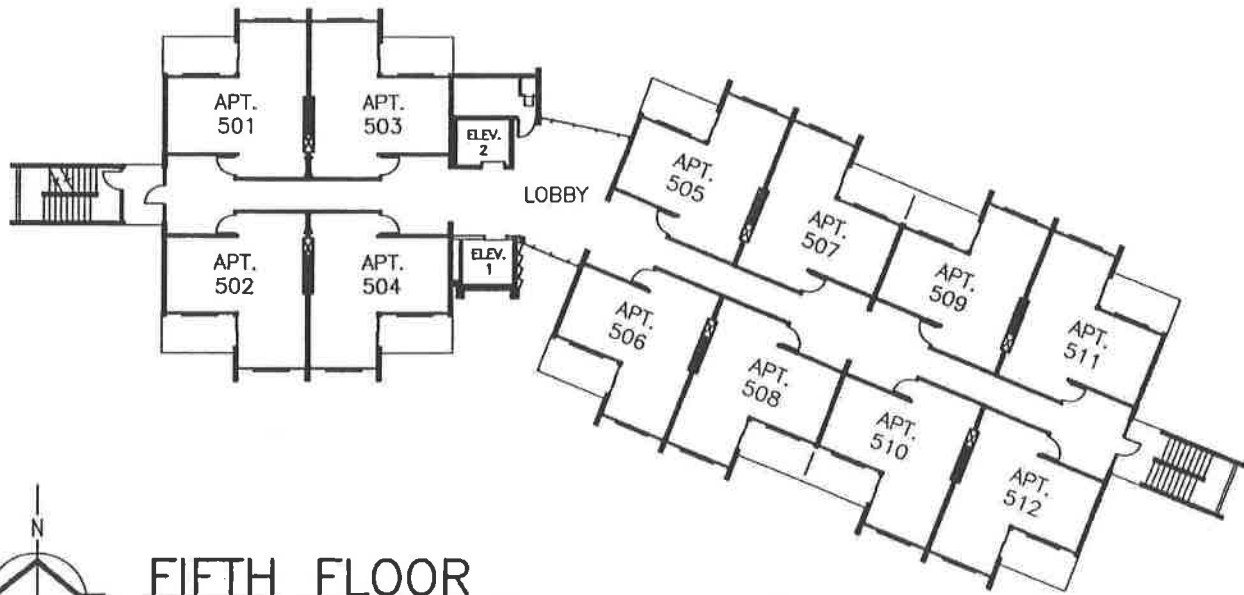
**2ND & 3RD FLOORS**

PROJECT AMP 600  
DATE JUL 2014  
DRAWN WJH  
AMP 600 (B)

OR 6-07  
SHEET

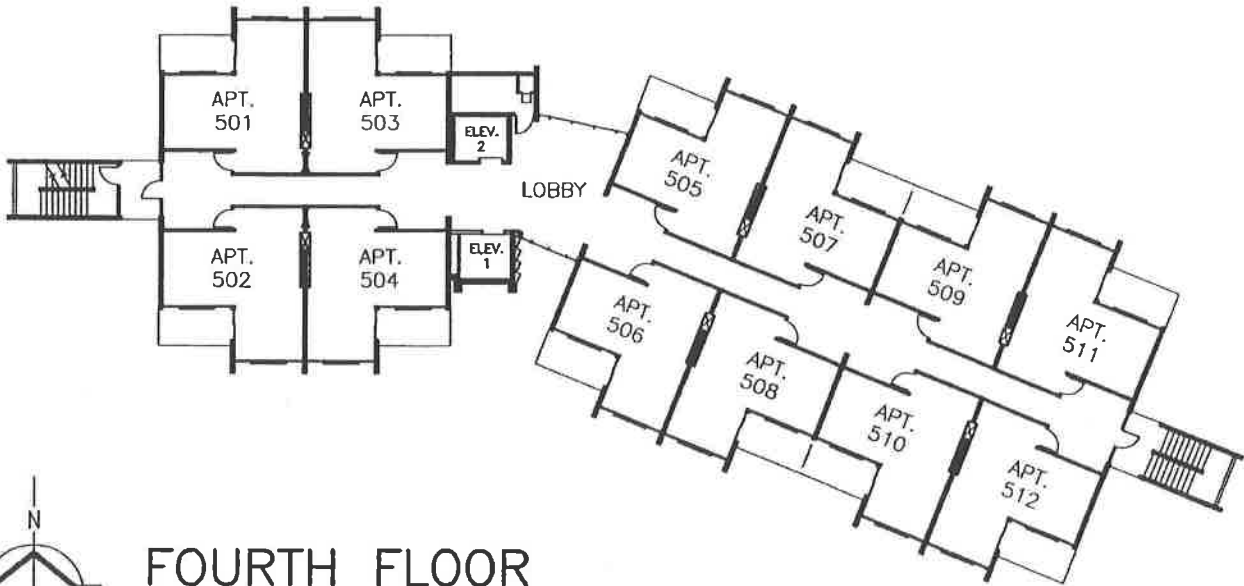
**6-7 D**





**FIFTH FLOOR**

1" = 30'



**FOURTH FLOOR**

1" = 30'

RIVERVIEW TERRACE  
925 WEST MAIN  
COTTAGE GROVE, OREGON



**HACSA**

Housing And Community Services Agency of Lane County

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**4TH & 5TH FLOORS**

PROJECT AMP 600  
DATE JUL 2014  
DRAWN WJH  
AMP 600 (B)

OR 6-07  
SHEET

**6-7 E**



P.O. Box 400  
Portland, Oregon 97207-0400  
1-888-221-7070  
fax 1-888-800-2851  
pacificpower.net

### Billing and Usage History\*

Agreement # 65213370-001-001  
Site Address: 925 W Main Street Apartment 102, Cottage Grove, Oregon

Month	Read Date	Days	KWH Usage	Invoice
04	04/04/2016	32	920	\$100.59
03	03/03/2016	28	822	\$91.01
02	02/04/2016	28	1088	\$122.27
01	01/07/2016	31	1070	\$116.12
12	12/07/2015	35	1119	\$119.06
11	11/02/2015	31	513	\$60.41
10	10/02/2015	28	211	\$32.11
09	09/04/2015	31	124	\$23.35
08	08/04/2015	34	136	\$24.57
07	07/01/2015	28	127	\$23.66
06	06/03/2015	30	381	\$49.37
05	05/04/2015	32	553	\$66.78

\* Information provided for the requested time period is valid as of the date this letter was created. Adjustments or other account activity may result in different information at a later date.

our true strength is  
**our connection to you**

COMFORT  
HEALTH & SAFETY

HOME Energy Report



EFFICIENCY  
INVESTMENT



## Prepared for:

### Steve Jole

925 W Main Street  
Cottage Grove , OR 97424

## Prepared by:

### Jose Flores

Multnomah County  
Phone: 503-988-7436  
Email: jose.flores@multco.us  
421 SW Oak St  
Portland, OR 97204

## Steve Jole's Report

Dear Steve Jole,

Thank you for the opportunity to visit your home. I've performed a thorough inspection to test for overall energy performance and to address your primary concerns.

[sjole@hacsa.us](mailto:sjole@hacsa.us)

As always, if you have any questions please feel free to contact me.

Jose Flores

## In This Report

- Solutions for your home
- Solution Details
- Health & Safety Issues

**TAKE THE NEXT STEP** ▶▶▶

**Call Jose Flores at 503-988-7436**



## We Suggest Air Infiltration New DHP Heating System for Best Value

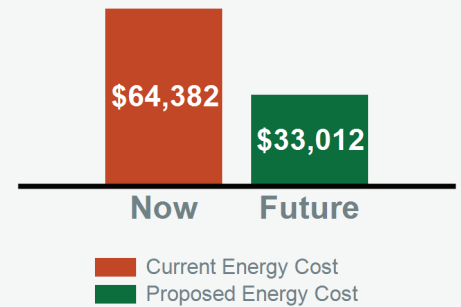
### Estimated Annual Energy Savings

# \$31,370

### Est. Total Project Cost

## \$240,000

### Est. Annual Energy Costs



Fuel	Annual Cost	Annual Savings
⚡ Electricity	\$64,166	\$31,370

### Package Savings Summary

#### Air Infiltration New DHP Heating System for Best Value

Total Installed Cost	\$240,000
Annual Energy Cost Savings	\$31,370
Monthly Cash Flow	\$853/month
Simple annual payback, years	8
Savings to Investment Ratio	2.1
Annual kWh Savings, kWh	32796
Total Energy Savings, MMBtu	973.1

### Incentives & Financing

For more information on incentives and financing in your area, visit the link below:

[psdconsulting.com/incentives](http://psdconsulting.com/incentives)

## Package Savings by Improvement

Improvement	Non-energy benefits	Annual Savings
Heating Plant Improvement 1	Increased equity.	\$28,946
Heated Area Infiltration Reduction 1	Reduce drafts.	\$2,424

## Rates Used

All estimated energy cost savings, payback and savings to investment ratios in this report are estimated using the following fuel prices:

### Fuel Prices

Electricity \$0.11/kWh

### Financial

Discount Rate 3.00%

Loan Interest Rate 8.00%

Loan Term 30 years

Improvements are ordered by savings. It's important to note that estimated improvement savings are calculated using the interactive saving of each improvement. Adding or removing improvements will change estimated saving for other improvements. The current combination of improvements have been selected together to maximize effectiveness. In the selection of a package, the energy contractor takes into account the health & safety, durability, energy efficiency of the home, and comfort of the tenants.

This report was prepared using proprietary software developed by Performance Systems Development. The potential energy savings in this report were calculated based on the average energy costs provided under the "Rates Used" table, standard energy engineering practices and the energy auditor's practical experience. Actual results may vary due to building alterations, occupancy changes, weather variations, operational changes, and other changes.

## TREAT Financial Terms Glossary

**Estimated Monthly Cash Flow:** The net dollar value between the monthly loan payment (if the project is being financed) and the average monthly energy cost savings. The average monthly cost savings comes from the annual cost savings divided evenly into 12 months.

**Simple Annual Payback (Years):** The number of years it will take to recover the project costs. The lower the number, the faster the costs will be recouped.

**Savings to Investment Ratio (SIR):** The present value of cost savings over the lifetime of all improvements divided by the Total Installation Cost. An SIR greater than 1.0 will save more money than it costs over the lifetime of the improvements.

# HOME ENERGY ANALYSIS REPORT

Audit Date: 7/20/2016



## Heating and Cooling

### Existing Conditions

System	Details
Primary Heating	Type: Electric Baseboard Fuel Used: Electricity Seasonal Efficiency: 100 % Year Installed: -

## Est. Annual Savings

**\$28,946**

## Est. Install Cost

**\$219,000**



Improvement Opportunity

## Improvement Opportunity

Install Cost



**Heating Plant Improvement 1:** Install new electricity 11,900 Btu/hr AIR SOURCE HEAT PUMP with efficiency of 11.6 HSPF.

\$219,000

**Non-energy benefits:** Increased equity.

## Estimated Annual Savings by Fuel Type



Electricity

**\$28,946**

## General Information

An evaluation of your home's heating and cooling systems is an important component of an energy audit. This report contains information on your HVAC equipment's energy consumption, and, in the case of combustion appliances, health and safety measurements that indicate how well your HVAC and hot water heating systems are venting flue gases. Any systems that are not venting properly may put your home at risk by releasing carbon monoxide into the home. You can find more information about your combustion appliances in the Health and Safety portion of this report.

You can increase your home comfort and reduce energy loss from your HVAC systems through air sealing and insulation improvements. Upgrading the efficiency of your system and improving the duct systems that deliver heating and cooling to your home will also lead to increased home comfort and safety.





## Hot Water

### Existing Conditions

Type	Fuel	Year Installed	Set Point
Storage water heater	Electricity		120 F



No Improvements Recommended

Est. Annual Savings

-

Est. Install Cost

-

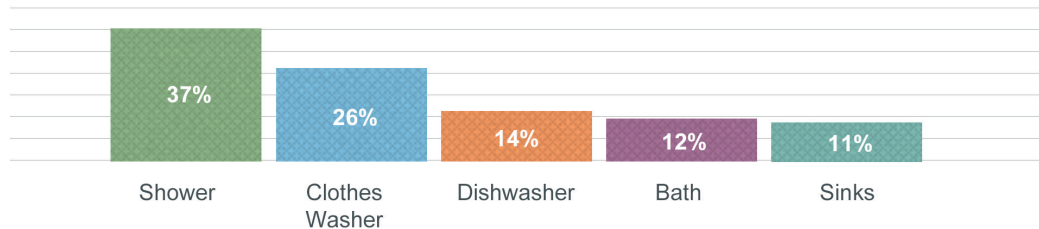
## General Information

Heating water accounts for about 15 percent of a home's energy use. High efficiency water heaters use 10 to 50 percent less energy than standard models, reducing utility bills. Actual energy savings from high efficiency water heaters depend on family size, heater location, and the size and placement of water pipes.

You can make simple changes to reduce the energy consumed by your water heater by reducing your water heater thermostat setting to 120 F. You can also save water and energy by installing low-flow high-efficiency showerheads or bathroom and kitchen faucet aerators.

### Typical Water Usage Breakdown

#### Average Water Usage Breakdown



Source: [energystar.gov](http://energystar.gov)

# HOME ENERGY ANALYSIS REPORT

Audit Date: 7/20/2016



## Air Sealing

### Existing Conditions

Air Leakage in All Conditioned Spaces = 0.5 ACH  
 Industry Standard Air Leakage = 13309 CFM50 (0.35 ACH)

## Est. Annual Savings

**\$2,424**

## Est. Install Cost

**\$21,000**

## Improvement Opportunity

Install Cost

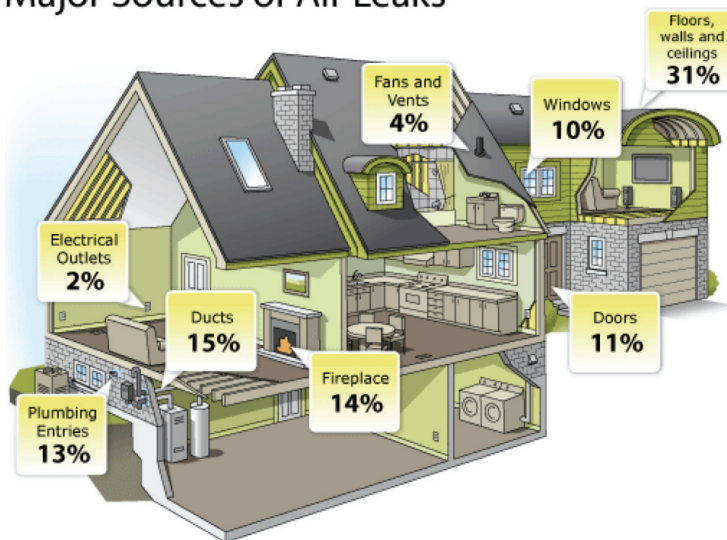
- ✓ **Heated Area Infiltration Reduction 1:** Reduce overall air leakage of heated area from 0.5 ACH to 0.35 ACH. \$21,000  
**Non-energy benefits:** Reduce drafts.

## Estimated Annual Savings by Fuel Type

Electricity	<b>\$2,424</b>
-------------	----------------

## General Information

### Major Sources of Air Leaks



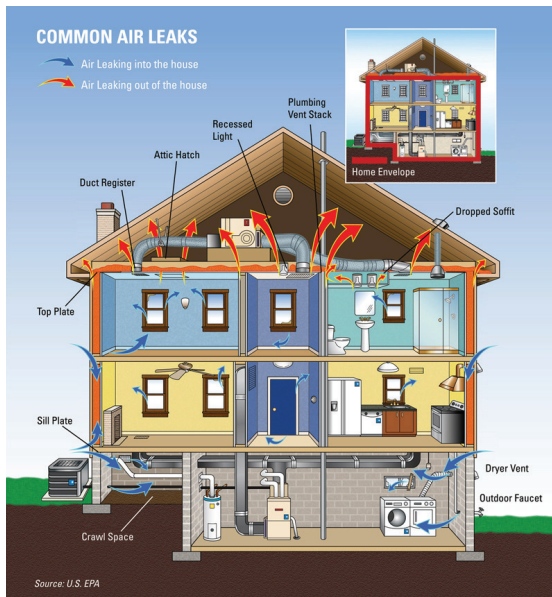
The image to the left shows common air leaks in the average home. Many people are aware of leaks around windows and doors, but others are trickier to see and seal.

Source: [energystar.gov](http://energystar.gov)



# HOME ENERGY ANALYSIS REPORT

Audit Date: 7/20/2016



Source: [energystar.gov](http://energystar.gov)

During the energy assessment, I diagnosed and identified the significant air leakage sites. Many air leaks and drafts are easy to find because they are easy to feel — like those around windows and doors. But holes hidden in attics, basements, and crawlspaces are usually bigger problems and can waste up to 30 percent of the energy used by your heating and cooling systems. Sealing these leaks with caulk, spray foam, or weather stripping will have a great impact on improving your comfort and reducing utility bills.

## Build it Tight and Ventilate it Right

A home that is both tight and well ventilated provides the best comfort and energy efficiency. Air sealing improvements can greatly benefit a home, and a ventilation strategy will keep both the building and its occupants healthy and safe. I measured the current building leakage and the minimum airflow standard to be sure that you get enough fresh air after implementing your energy improvements.



No Improvements Recommended

## Insulation

### Existing Conditions

Surface	Framing	Insulation	Area (Sq.Ft.)	R-value
Ceiling	Wood 2x6	None	5,760	R-2
Flat roof	Block 8"	None	5,760	R-2
Slab-on-grade	Concrete 6"	None	5,760	R-0
Wall	Block 8"	None	16,560	R-2

Est. Annual Savings

-

Est. Install Cost

-

## General Information

Insulation is one of the keys to a comfortable, energy-efficient home. Properly installed insulation will completely blanket the home—exterior walls, ceiling, and floors—without gaps, voids, or compressions, and it will be in full contact with the interior air barriers (such as drywall). Think of insulation as a sweater for your home and air sealing as a windbreaker. Together, these improvements can greatly enhance the comfort and safety of your home.

### Benefits of Properly Installed Insulation

- **Enhanced Comfort** - Properly installed insulation minimizes temperature variability indoors and helps keep rooms warmer in the winter and cooler in the summer.
- **Lower Utility Bills** - As much as half of the energy used in your home goes to heating and cooling. By preventing heat loss in the winter and heat gain in the summer, an insulation barrier reduces utility bills year round.
- **Improved Durability** - Insulation can reduce the potential for condensation that can lead to decay of building materials, helping to improve the durability of your home.



## Windows

### Existing Conditions

Glazing Type	Window Frame	Quantity
3/4" double glass, 0.5" air space, clear	Wood/vinyl, Operable	180

## Est. Annual Savings

-

## Est. Install Cost

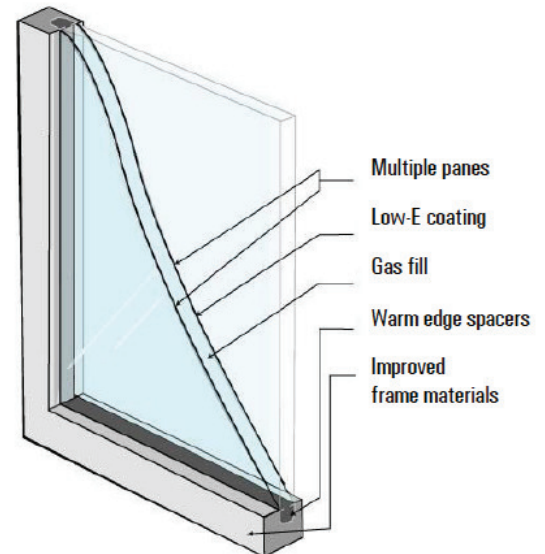
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No Improvements Recommended

## General Information

Windows can present weak points in the thermal boundary of your home. If you have single pane windows, you may want to consider installing storm windows or insulated double pane glass. ENERGY STAR qualified windows and skylights demonstrate superior energy performance, save money on utility bills, and protect your home's interior. Adding insulated window coverings can reduce energy loss from heating, and shielding your windows from sun can reduce your air conditioning costs and increase comfort.





No Improvements Recommended

## Lighting & Appliances

### Appliance & Baseload Breakdown

Detail	Cost
Domestic Hot Water	\$13,803
Kitchen exhaust fan, 100 cfm	\$1,056
Bathroom exhaust fan, 50 cfm	\$528
Oven, electric	\$3,960
Range, electric	\$5,940
Color TV, typical usage	\$495
Computer, typical usage	\$330

### Lighting Details

Location	Description	Watts	Hours/Day
Whole Building1	typical Whole Building lighting	60	3

## Est. Annual Savings

-

## Est. Install Cost

-

## General Information

Every appliance comes with two price tags: what it costs to take it home and what it costs to operate and maintain it each month. ENERGY STAR® qualified appliances incorporate advanced technologies and use 10 to 50 percent less energy than standard appliances. From refrigerators to clothes washers, ENERGY STAR qualified appliances save energy, save money, and help reduce emissions of greenhouse gases and air pollutants at the source.

Choosing more efficient light bulbs or light fixtures can also make a big difference on utility bills and your home comfort. Replacing the five most frequently used light fixtures in a home with ENERGY STAR qualified lighting can save about \$65 each year in energy costs. ENERGY STAR qualified CFLs & LED lighting operate at less than 100 degrees F and are safer than the halogen bulbs typically used in floor lamps or torchieres, which burn at 1,000 degrees F. Halogen bulbs, when improperly handled, can cause burns and fires due to their high heat output. ENERGY STAR qualified CFLs also generate about 75 percent less heat than standard incandescent bulbs. This means they are cool to the touch, help reduce home cooling costs, and can keep your home more comfortable.





## Health & Safety



No Improvements Recommended

### General Information

In addition to energy savings, your home was checked for any underlying health and safety issues such as proper ventilation, carbon monoxide levels, and proper venting of any combustion appliances. To assess your home, a series of measurements were performed including a blower door test to depressurize the house and assess air leakage levels in addition to safety tests on HVAC equipment, including carbon monoxide levels and combustion appliance back-draft testing (not applicable on an all- electric home). The results of these tests are presented here along with any recommended actions for improving your home where it fails to meet national standards for a healthy and safe home.

## Est. Install Cost

-

## Observations & Tests

**Category    Condition**

Measurement Location	Measurement Type	Value
----------------------	------------------	-------