

This Advisory is intended to assist the Homebuyer in identifying a number of common areas of concern when purchasing a home. It is not an all-inclusive list and does not take the place of the Homebuyer's own diligent investigation and professional inspections of the property.

If the Homebuyer has identified a particular property of interest, then this Advisory may serve as a guide for identifying desirable inspections and verifications.

Realtors® are trained and licensed to assist in the purchase of a home. However, a Realtor® is not licensed to perform inspections, give legal advice, conduct surveys, provide tax information, or furnish the other specialized services that are identified in this Advisory. Homebuyers should always consult an expert who specializes in those areas of concern before making a final decision to purchase a home.

The Homebuyer is advised to make the purchase of any property subject to satisfactory resolution of any questions about the particular property.

PROPERTY OR DWELLING INSPECTIONS

- Full Home Inspection

Other Inspections to Consider:

- Asbestos
- Electrical System
- Exterior Siding
- Fireplace/Chimney
- Heating/Cooling
- Lead Based Paint
- Pest & Dry Rot
- Plumbing System
- Radon/Air Quality Test
- Roof
- Septic System/Sewer Lines/"Party" Sewer Systems
- Soil Stability
- Structural (Engineering)
- Underground Storage Tank
- Water Related Damage (e.g. mold)
- Woodstove/Fireplace Inserts (certified: DEQ or EPA label)

VERIFICATIONS

The Homebuyer may be well advised to verify the following factors that could affect the property:

- Building Permit Records
- Condo/HOA Minutes and Financials/OREF Condo Addendum
- Easements and Deed Restrictions
- Fire Protection District
- Flood Plain
- Insurability
- Lot Size, Boundaries and Corners
- Prior Damage/Claims
- Public Safety Issues
- Safety Considerations - smoke/carbon monoxide detectors, etc.
- School Boundaries
- Seismic Risk
- Seller's Property Disclosure
- Square Footage of Structure
- Utilities/Sewer Hook Up/Availability
- Zoning/Allowable Uses

PRIVATE WATER WELL If the domestic water is supplied by a well, then promptly after the Seller's acceptance and pursuant to ORS 448.271, the Seller shall have the well tested for arsenic, nitrates and total coliform bacteria and submit the test results to the Department of Human Services Drinking Water Program. In addition, the Homebuyer should verify whether the well has been registered with the Oregon Water Resources Department, as required by Oregon law.

The Homebuyer may be well advised to have other tests performed on the well:

- Extended Contaminants Test ("Top 20")
- Lead
- Well Flow Test: Performed by a licensed well tester to measure the volume of water produced from the well used for domestic purposes. Typically, well flow tests are four hours in length.

HOME WARRANTIES Home protection plans are available that may provide additional benefits to the Homebuyer and Seller.