



SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 1 of 4

Property address: 3825 SW View Point Terrace, Portland, OR

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

- This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____ issued by _____.
- This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.
- The seller is a court appointed receiver, personal representative, trustee, conservator or guardian.
- This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

Seller _____ Date _____ ← Seller _____ Date _____ ←

Signature(s) of Buyer(s) Acknowledging Seller's Claim

Buyer _____ Date _____ ← Buyer _____ Date _____ ←

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT

(NOT A WARRANTY) (ORS 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 3825 SW View Point Terrace "THE PROPERTY."

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller is is not occupying the property.

Seller Mary Jo Wacker ← Seller _____ Date _____ ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE

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Buyer's Initials & Date

OREF 020-1

Property address: 3825 SW University Blvd, Portland, Or.

- *D. Are there sewage system problems or needed repairs? Yes No Unknown 104
- E. Does your sewage system require on-site pumping to another level? Yes No Unknown 105

4. DWELLING INSULATION

- A. Is there insulation in the: 106
 - (1) Ceiling? Yes No Unknown 108
 - (2) Exterior walls? Yes No Unknown 109
 - (3) Floors? Yes No Unknown 110
- B. Are there any defective insulated doors or windows? Yes No Unknown 111

5. DWELLING STRUCTURE

- *A. Has the roof leaked? Yes No Unknown 112
 - If yes, has it been repaired? Yes No Unknown NA 113
- B. Are there any additions, conversions or remodeling? Yes No Unknown NA 114
 - If yes, was a building permit required? Yes No Unknown NA 115
 - If yes, was a building permit obtained? Yes No Unknown NA 117
 - If yes, was final inspection obtained? Yes No Unknown NA 118
- C. Are there smoke alarms or detectors? Yes No Unknown 119
- D. Is there a woodstove included in the sale? Make _____ 120
 - Was it installed with a permit? Yes No Unknown 121
- *E. Has a pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes No Unknown 122
- *F. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? Yes No Unknown 124
 - *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done. 125-127
- G. Is there a sump pump on the property? Yes No Unknown 128
- H. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? Yes No Unknown 129
 - If yes, what are the materials? _____ 131
 - (1) Are there problems with the materials? Yes No Unknown NA 132
 - (2) Are the materials covered by a warranty? Yes No Unknown NA 133
 - (3) Have the materials been inspected? Yes No Unknown NA 134
 - (4) Have there ever been claims filed for these materials by you or by previous owners? If yes, when? _____ Yes No Unknown NA 135
 - (5) Was money received? Yes No Unknown NA 137
 - (6) Were any of the materials repaired or replaced? Yes No Unknown NA 138

6. DWELLING SYSTEMS AND FIXTURES

- If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed? 140
- A. Electrical system, including wiring, switches, outlets and service Yes No Unknown 141
 - B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown 142
 - C. Water heater tank Yes No Unknown 143
 - D. Garbage disposal Yes No Unknown NA 144
 - E. Built-in range and oven Yes No Unknown NA 145
 - F. Built-in dishwasher Yes No Unknown NA 146
 - G. Sump pump Yes No Unknown NA 147
 - H. Heating and cooling systems Yes No Unknown NA 148
 - I. Security system Owned Leased Yes No Unknown NA 149
 - J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? If yes, what product? _____ 150
 - (1) Are there problems with the product? Yes No Unknown 153
 - (2) Is the product covered by a warranty? Yes No Unknown 154
 - (3) Has the product been inspected? Yes No Unknown 155
 - (4) Have claims been filed for this product by you or by previous owners? If yes, when? _____ Yes No Unknown 157
 - (5) Was money received? Yes No Unknown 158
 - (6) Were any of the materials or products repaired or replaced? Yes No Unknown 159

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity? Yes No Unknown 160
 - Name of Association or Other Governing Entity _____ 162

Contact Person _____ 163
 Address _____ Phone Number _____ 164

Seller Marybeth Welch Date _____ ← Seller _____ Date _____ ← 165

Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 2 of 4

Property address: 3825 SW University Terr. (Poretau), OR

The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the buyer.

If you mark yes on items with *, attach a copy or explain on an attached sheet.

1. TITLE

- A. Do you have legal authority to sell the property? Yes No Unknown
- *B. Is title to the property subject to any of the following: First right of refusal Option Lease or rental agreement Other listing Life estate ^{2.} Yes No Unknown
- *C. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? Yes No Unknown
- *D. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property? Yes No Unknown
- *E. Are there any agreements for joint maintenance of an easement or right of way? Yes No Unknown
- *F. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property? Yes No Unknown
- *G. Are there any pending or existing governmental assessments against the property? Yes No Unknown
- H. Are there any zoning violations or nonconforming uses? Yes No Unknown
- *I. Is there a boundary survey for the property? Yes No Unknown
- *J. Are there any covenants, conditions, restrictions or private assessments that affect the property? Yes No Unknown
- *K. Is the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold? Yes No Unknown

2. WATER

- A. Household water
 - (1) The source of the water is (check ALL that apply): Public Community Private Other
 - (2) Water source information:
 - *a) Does the water source require a water permit? Yes No Unknown
If yes, do you have a permit? Yes No
 - b) Is the water source located on the property? Yes No Unknown NA
*If not, are there any written agreements for a shared water source? Yes No
 - *c) Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? Yes No Unknown
 - d) If the source of water is from a well or spring, have you had any of the following in the past 12 months? Yes No Unknown NA
 Flow test Bacteria test Chemical contents test
 - *e) Are there any water source plumbing problems or needed repairs? Yes No Unknown
 - (3) Are there any water treatment systems for the property? Yes No Unknown
 Leased Owned
- B. Irrigation
 - (1) Are there any water rights or other rights for the property? Yes No Unknown
 - * (2) If any exist, has the irrigation water been used during the last five-year period? Yes No Unknown NA
 - * (3) Is there a water rights certificate or other written evidence available? Yes No Unknown NA
- C. Outdoor sprinkler system
 - (1) Is there an outdoor sprinkler system for the property? Yes No Unknown
 - (2) Has a back flow valve been installed? Yes No Unknown NA
 - (3) Is the outdoor sprinkler system operable? Yes No Unknown NA

3. SEWAGE SYSTEM

- A. Is the property connected to a public or community sewage system? Yes No Unknown
- B. Are there any new public or community sewage systems proposed for the property? Yes No Unknown
- C. Is the property connected to an on-site septic system? Yes No Unknown
If yes, was it installed by permit? Yes No Unknown
*Has the system been repaired or altered? Yes No Unknown NA
Has the condition of the system been evaluated and a report issued? Yes No Unknown
Has it ever been pumped? Yes No Unknown NA
If yes, when? _____

Seller Mary Fawcett Date _____ ← Seller _____ Date _____ ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
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Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 4 of 4

Property address: 3825 SW Veigant Loop, Portland, OR

- B. Regular periodic assessments: \$ per Month Year Other
*C. Are there any pending or proposed special assessments?
D. Are there shared "common areas" or joint maintenance agreements...
E. Is the Home Owners' Association or other governing entity a party to pending litigation...
F. Is the property in violation of recorded covenants, conditions and restrictions...
8. GENERAL
A. Are there problems with settling, soil, standing water or drainage...
B. Does the property contain fill?
C. Is there any material damage to the property...
D. Is the property in a designated floodplain?
E. Is the property in a designated slide or other geologic hazard zone?
F. Has any portion of the property been tested or treated for asbestos...
G. Are there any tanks or underground storage tanks...
H. Has the property ever been used as an illegal drug manufacturing...
9. FULL DISCLOSURE BY SELLER(S)
*A. Are there any other material defects affecting this property...

VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement.

Seller Mary Jo Walker Date Seller Date

II. BUYER'S ACKNOWLEDGMENT:

- A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects...
B. Each buyer acknowledges and understands that the disclosures set forth in this statement...
C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement...

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

Buyer Date Buyer Date
Agent receiving disclosure statement on buyer's behalf to sign and date:
Real Estate Licensee Date received by agent:
Real Estate Firm



Sale Agreement #

Addendum

EXTERIOR SIDING / STUCCO / E.I.F.S. DISCLOSURE

Buyer(s) _____
 Seller(s) _____
 Property Address 3825 SW VIEW POINT TRAIL

In addition to natural wood siding, commercially-made siding products have been used on the exterior of homes and other structures. Commercially-made siding products (hereinafter referred to as "Siding") have been used in lap (board), panel (sheet), Stucco (including Exterior Insulated Finishing Systems "E.I.F.S.") and other applications in a variety of textures. Some of these products have been involved in class action lawsuits. Seller and Buyer are advised that neither the listing licensee nor the selling licensee can guarantee when, if ever, claims from such lawsuits will be paid. **Buyer(s) is/are advised that some claims that have been paid by companies pursuant to the terms of class action settlements have been less than initially promised or expected by the recipients.**

Buyer has the duty to pay diligent attention to any material defects which are known to Buyer or can be known by Buyer by utilizing diligent attention and observation.

SELLER'S DISCLOSURE

Disclosures contained in this form are provided by the Seller on the basis of Seller's actual knowledge of the Property at the time of disclosure. Seller agrees to notify Buyer of any material corrections or changes to the answers below.

1. Is all of the siding all-natural wood? Yes No Unknown
2. Identify manufacturer(s) and product name(s) of Siding on all structures, if known: ASBESTOS SIDING
3. Is the Siding covered by a warranty? Yes No Unknown
4. Is the Siding involved in a class action lawsuit or court settlement? Yes No Unknown
5. Are there any defects or problems with the Siding? Yes No Unknown
6. Have there been any inspections of the Siding?
If yes, attach copies if available. Yes No Unknown
7. Have there ever been any claims filed for this Siding by you or by previous owners? Yes No Unknown
 - a) If yes, when was the claim(s) filed? _____
If yes, attach copies if available.
 - b) Was there money received? Yes No Unknown
 - c) Has any Siding been replaced? Yes No Unknown

Commercially made siding can develop problems in the future which may necessitate repair or replacement and could affect the home's insurability. A professional siding inspection is recommended.

EXPLAIN ALL ANSWERS TO QUESTIONS NOS. 3-7 MARKED "YES"

Buyer _____ Date _____ ← Seller [Signature] Date _____
 Buyer _____ Date _____ ← Seller _____ Date _____
 Selling Licensee _____ Date _____ ← Listing Licensee [Signature] Date _____
 Selling Firm _____ Listing Firm [Signature]

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Principal Broker's
Initials & Date



LEAD-BASED PAINT DISCLOSURE ADDENDUM

This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A photocopy of the completed Addendum may be treated as an original.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

PROPERTY ADDRESS 3825 SW View Point Trail
ADDENDUM TO REAL ESTATE SALE AGREEMENT NO. _____

SELLER'S DISCLOSURE

- Presence of lead-based paint and/or lead-based paint hazards (check either (a) or (b) below):
 - Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- Records and reports available to the Seller (check either (a) or (b) below):
 - Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 - Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (Initial below)

- ____ Buyer has received copies of all information listed at 2(a) above.
- ____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- Buyer has (check either (a) or (b) below)
 - Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Initial below)

M Seller's Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____ ←	Seller <u>Mary Jo Fawcett</u>	Date _____ ←
Buyer _____	Date _____ ←	Seller _____	Date _____ ←
Selling Licensee _____	Date _____ ←	Listing Licensee <u>[Signature]</u>	Date _____ ←
Selling Firm _____		Listing Firm _____	

Addendum
Sale Agreement #
Broker's Initials & Date

Smoke Alarm Q and A

What is the difference between smoke alarms and smoke detectors?

- **Smoke alarms** are defined as self-contained, single or multiple-station smoke-sensing devices. Smoke alarms may include two or more single station units wired to operate in conjunction with each other.
- **Smoke detectors** are defined as smoke-sensing devices that are not self-contained, that are intended for use in conjunction with a fire alarm system control panel.

What is the difference between an ionization alarm and a photoelectric alarm?

- **Ionization smoke alarms** contain material that ionizes the air, making an electrical path. When products of combustion enter the device, the molecules attach themselves to the ions. The change in electric current flow triggers the alarm.
- **Photoelectric smoke alarms** contain a light source and photocell, which is activated by light. Light from the bulb reflects off the smoke particles and is directed towards the photocell. The photocell is then activated to trigger the alarm.

When properly installed and maintained, both types of alarms alert you to a fire and will save lives.

What types of alarms does Oregon law require?

- All ionization smoke alarms sold in Oregon are required to have the hush feature. Solely battery-powered ionization alarms sold in Oregon must be packaged and sold with a ten-year battery.

What types of alarms are exempt?

- Photoelectric smoke alarms are exempt from these requirements.
- Multipurpose alarms; i.e., combination smoke and fire/carbon monoxide alarms, are exempt from these requirements.
- **Fire alarm systems** do not require the hush feature and ten-year battery.

What are the requirements of January 1, 2002?

- **Tenant occupied spaces:** All tenant occupied dwellings shall have smoke alarms. If ionization, they shall include a hush feature and if battery-powered, they shall include ten-year batteries.
- **Sale of dwelling unit:** Prior to the sale of any dwelling or structure containing a dwelling, the dwellings shall meet the same requirements.

What about 110 v (hard-wired) smoke alarms? Do they have to have the hush feature and ten-year battery back-up?

All ionization smoke alarms not connected to a commercial fire alarm system, whether 110 v (hard-wired) or solely battery operated, need to have a hush feature. Only ionization smoke alarms that are solely battery operated need to have a ten-year battery.

Can I replace my 110 v (hard-wired) smoke alarms with solely battery operated smoke alarms?

No, you cannot replace a 110 v (hard-wired) system with a solely battery operated smoke alarm(s).

Do combination fire/burglar alarm systems meet Oregon hush feature requirements?

Yes, if they can be silenced at a control unit (panel).

Buyer/Seller: True Buyer/Seller: _____

Where must alarms be installed in an apartment?

The minimum requirements are:

- Smoke alarms must be installed outside the sleeping area.
- If the apartment has more than one level a smoke alarm must be installed on each level.
- Install smoke alarms on the ceiling at least four inches from the nearest wall or high on a wall, four to 12 inches from the ceiling.
- Apartment buildings are required to meet the applicable requirements of the State Building Code at the time of construction.

Where must alarms be installed in a single family home?

The minimum requirements are:

- Smoke alarms must be installed outside the sleeping area.
- If the home has more than one level a smoke alarm must be installed on each level.
- Install smoke alarms on the ceiling at least four inches from the nearest wall or high on a wall, four to 12 inches from the ceiling. The Office of State Fire Marshal recommends adding smoke alarms to each bedroom for additional protection.
- Single family dwellings are required to meet the applicable requirements of the State Building Code at the time of construction.

Do smoke alarms need to be installed in the bedrooms?

Only if required by Building Codes at the time of construction; BUT, the Office of State Fire Marshal encourages everyone to install smoke alarms in their bedrooms to help ensure ultimate protection.

Where must smoke alarms not be placed?

Smoke alarms should not be installed in kitchens, bathrooms, garages or unheated areas because moisture, frost, cooking vapors and exhaust fumes could cause the unit to sound a false alarm.

How do I tell if my smoke alarms meet the Oregon requirements?

If you have an ionization alarm(s), it must have a hush feature, and if the ionization alarm(s) is solely battery operated it must have a ten-year battery. An ionization smoke alarm will have a radioactive symbol inside the detector or on the back.

How do I maintain my smoke alarms?

Smoke alarms have a limited life span. Alarms that are ten years old or older need to be replaced because the sensor wears out. (Look for the date stamp on the smoke alarm.) Test smoke alarms monthly. Vacuum your alarms monthly to remove dust and cobwebs.

What should I look for when purchasing an ionization smoke alarm?

Look for an alarm that has a hush feature, a low battery warning signal, a loud alarm and if it is solely battery operated, a ten-year battery. Only purchase an alarm that has been tested by the Underwriter's Laboratories (it will have a UL[®] symbol or other nationally recognized testing laboratories on it).

Property Address: 3825 SW View Point Trl

Buyer / Seller:

Mrs. J. Walker

Buyer/Seller:

(Signature)