

Disclosure and Advisory Form

As your broker in your upcoming real estate transaction, I can advise on the business aspects of real estate. I cannot, however, provide legal or tax advice or be responsible for inspecting or determining the physical condition of the property, its systems, or potential defects. You are advised to seek the assistance of other professionals when necessary, such as home inspectors, engineers, land use consultants, lawyers, and accountants on matters related to the transaction that require expertise beyond the scope of a real estate licensee.

I recommend familiarity with the Oregon Property Buyer Advisory or Oregon Property Seller Advisory. The Advisories can be found at <https://oregonrealtors.org/protect/buyer-seller-advisories/> or by clicking the links below. A printed copy can be provided upon request. **Unless you advise otherwise, I will proceed with the understanding that you have obtained and read this critical information.**

Oregon Property Buyer Advisory

https://oregonrealtors.org/wp-content/uploads/2021/01/Oregon-Property-Buyer-Advisory_2020.pdf

Oregon Property Seller Advisory

https://oregonrealtors.org/wp-content/uploads/2021/01/Oregon-Property-Seller-Advisory_2019.pdf

Water Intrusion and Mold

Cases of water intrusion and mold have been reported in the Pacific Northwest. Mold is a biological contaminant that can be present in residential housing, usually as a result of water intrusion. Concerned Buyers should arrange for an inspection by a qualified professional. Information on the potential health threat from mold may be found in the EPA publication "A Brief Guide to Mold, Moisture, and Your Home". <https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf>

Woodstoves and Wood Burning Fireplace Inserts

If you are buying or selling a home with a wood stove or wood burning fireplace insert, you must ensure it was certified to meet emissions performance standards at the time of manufacture. If it was not certified, Oregon law requires it to be removed, destroyed and disposed of when a home is sold and the destruction must be reported to DEQ. More information can be found at DEQ's Heat Smart Program website. <https://www.oregon.gov/deq/Residential/Pages/heatsmart.aspx>

Smoke Alarm and Carbon Monoxide Alarm Requirements

Oregon Statute (ORS 479.260) requires that when a residential property is sold, all smoke alarms must be installed in accordance with the state building code in force at the time of construction and rules of the State Fire Marshal (see the State Fire Marshal website and/or your local jurisdiction for specific requirements). All smoke alarms must be installed in accordance with the manufacturer's instructions and must be replaced after 10 years.

All ionization smoke alarms must have a hush feature, and if solely battery powered, must also have a ten-year battery. An ionization smoke alarm contains 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.

All ionization smoke alarms not connected to a commercial fire alarm system, whether 110v (hardwired) or solely battery operated, need to have a ten-year battery. You may not replace a 110v (hardwired) system with a solely battery operated smoke alarm. You must replace a hard-wired system with another hard-wired system.

Carbon Monoxide Alarms

Oregon Statute (ORS 105.838) requires that when a residential property containing a carbon monoxide source is sold, the seller must provide a properly functioning carbon monoxide alarm(s) installed in accordance with the rules of the State Fire Marshal. Carbon monoxide sources include, but are not limited to heater, fireplace, appliance, or cooking stove that uses coal, kerosene, petroleum products, wood or other fossil fuels that emit carbon monoxide as a by-product of combustion, or an attached garage with an opening that communicates directly with a living space.

Additional information regarding smoke alarms and carbon monoxide alarms can be found at the Oregon Office of State Fire Marshal website. <https://www.oregon.gov/osp/programs/sfm/Pages/Smoke-CO-Alarms.aspx>