



Healthy Habitat.org

Caring for the places we live, work, and play.

Lead in our Drinking Water!

Lead in our Paint!

Lead in our Real Estate?

Continued Education Instructor

Brian Denne

Credentials

Healthy
Habitat.org



-Executive
Director of
Operations and
Development.

Home
Energy
Score.com



-Founder / Owner
-Certified Energy
Assessor

General
Contractor



-Contractor since 1995
-President of the
Portland Metropolitan
Chapter of International
Association of Certified
Home Inspectors

Home
Performance



-Board of Directors
- President of the
Home Performance
Guild of Oregon

Healthy Habitat.org is an Oregon 501(c)3 Nonprofit organization

What is Lead, and where is it found in our homes

The negative health effects associated with Lead

Lead Positive Homes

“Remove, Encapsulate, or Abate?”...
that is the question

Drinking Water Testing

For Lead and other harmful substances

Lead in Real Estate

Transactions and Disclosure Documents

“Get the Lead Out...”

Answers to your questions, and solutions to problems



What is Lead

What is Lead?

A naturally occurring element found in small amounts within the earth's crust. It can be toxic to humans and animals, causing negative health effects.

Lead is found in soil, dust, food products, water, and materials made by people. Generally this material is harmless until it enters our bodies (usually through inhaling dust, or eating materials containing lead).



Children

- Behavior and learning issues
- Lower IQ and hyperactivity
- Hearing problems
- Slowed Growth
- Weight Loss
- Anemia
- Seizures



Adults

- Decreased kidney function
- Cardiovascular effects
- Increased blood pressure
- Hypertension issues
- Reproductive issues
- Mood disorders



Pregnant Women

- Damage to baby's brain, kidneys, and nervous system
- Increase chance of miscarriage
- Increase chance of premature birth
- (plus items in above 'Children' section)



Elevated levels of Lead in the Blood Stream can lead to Lead-Poisoning

A blood test will indicate the level of Lead in a person's body, and elevated levels can be treated with pills or injections. However Lead-Poisoning can be fatal if not detected/treated.



What is Lead



3 micrograms per deciliter is the average adult "Blood Lead-Level"

Measured in deciliters the Environmental Protection Agency (E.P.A.) states that a measurement above 10 $\mu\text{g}/\text{dL}$ warrants a notable Lead build up level has taken place in the body.

80+ $\mu\text{g}/\text{dL}$ Extremely Dangerous

- At levels above 80 $\mu\text{g}/\text{dL}$, serious, permanent health damage may occur (extremely dangerous).
- Between 40 and 80 $\mu\text{g}/\text{dL}$, serious health damage may be occurring, even if there are no symptoms (seriously elevated).
- Between 25 and 40 $\mu\text{g}/\text{dL}$, regular exposure is occurring. There is some evidence of potential physiologic problems (elevated).
- Between 10 and 25 $\mu\text{g}/\text{dL}$, Lead is building up in the body and some exposure is occurring.

What is Lead?

Why is Lead in our homes?

Lead is found in more than just paints and painted materials. Even though banned today in most household items, we can find Lead from undercoats of paint and building materials (and household items) used/found in our house from decades ago.

Still today we find Lead sneaking its way into our homes, even after all the regulation that we've placed on this material.



LEAD PAINT HAZARDS on:

Home exterior

- wood
- bricks
- stucco
- cement
- metal
- window frames
- shutters
- doors
- door frames
- stair railings

Home interior

- walls, especially the bathroom and kitchen
- plaster and drywall
- kitchen cupboards
- floors
- stairs
- handrails
- moldings

OTHER LEAD HAZARDS:

Dust

- under deteriorating paint
- fabric, carpeting
- threshold

Polyvinyl plastics

- mini blinds
- electrical cords

Porcelain enameled fixtures

- bathtubs
- sinks
- toilets

Ceramic tile

- kitchens
- bathrooms
- hearths

Brass

- key rings
- inner fixtures on faucets
- inner fixtures on well pumps

Solder

- copper pipes leading to tap
- stained-glass windows

— A history of Lead

100 AD

Romans used lead in cups, plates, pitchers, as coins, as a colorant binder for paints, and as a wine preservative for stopping fermentation.

1765

Mined in Virginia and used for muskets, and cannons during the American Revolution. Seen as abundant and easily forged.

1922

Added to Gasoline raising octane levels and creating premium gas for high performance vehicles.

1978

Lead was banned as an additive to Paint in the United States.

A history of Lead

1986

Lead was banned from solder used in potable water systems.

1995

Lead was banned from gasoline.

2002

Results are finalized from a study conducted over 23 years showing that Lead Blood Levels have been reduce in the average American by more than 80%

2010

Lead Renovation, Repair and Painting Rule in effect. Contractors disturbing 6+ sq. ft. inside (or 20+ sq. ft outside) must use Lead-Paint procedures on all Lead positive home improvements

Today

Lead is still being found in much of our oversees imported goods. Items such as toys, building materials, paints and plastics.

Remove, Encapsulate, or Abate?



Removal of the item from the property in full. Such as removing an object, or soil from the grounds.

Encapsulate the area by use of covering one product with another. For example painting over siding that has lead undercoats with new paint.

Abatement (or the removal of Lead in full) from the area to ensure no possible way of future risk taking place. An example would be to remove the Lead (or Lead containing coating) completely from the surface of the item you want to preserve. Such as chemically stripping, sanding, or melting the lead coating from a solid object such as iron railings or siding.

— How to test for Lead in sold substances

There are 3 standardized ways to test for Lead...



Swab Testing

- Immediate results
- Low cost



Lab Testing

- Results in 1-7 days
- Mid-level cost



XRF Analyzer

- Immediate results
- Highest cost





What's the best way to test?

Lead Testing Experts, and Realtors agree...
The best way to test in Real Estate Transactions is by Swab Testing.

— Swab Testing

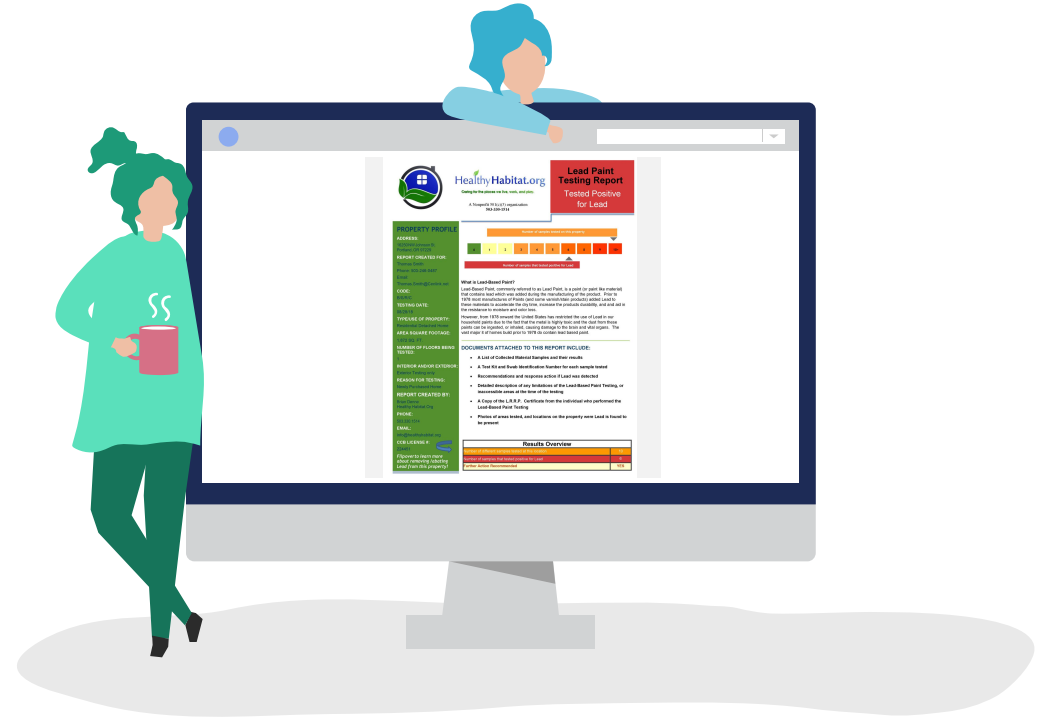
Immediate Results & Next Day Testing Reports

- Perfect for Real Estate Inspection Periods
- No high-cost Lab Fees or waiting periods
- Detailed reports showing which specific surface(s) tested positive for Lead

Radon Results

Reading your Lead Testing Report

Detailed reports are emailed to you, and your client, that are easy to read and guide you through the next steps to take.



Lead Testing Report



HealthyHabitat.org

Caring for the places we live, work, and play.

A Nonprofit 501(c)(3) organization
503-330-1514

**Lead Paint
Testing Report**

**Tested Positive
for Lead**

PROPERTY PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith

Phone: 503-246-0487

Email:

Thomas.Smith@Cenlink.net

CODE:

B/S/R/C

TESTING DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

AREA SQUARE FOOTAGE:

1,872 SQ. FT.

NUMBER OF FLOORS BEING TESTED:

1

INTERIOR AND/OR EXTERIOR:

Exterior Testing only

REASON FOR TESTING:

Newly Purchased Home

REPORT CREATED BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

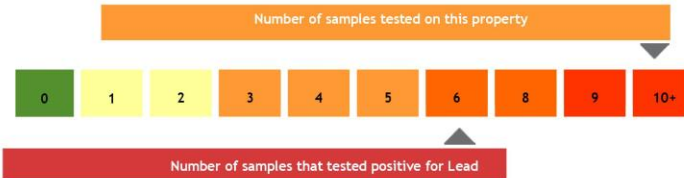
EMAIL:

info@healthyhabitat.org

CCB LICENSE #:

224451

*Flipover to learn more
about removing /abating
Lead from this property!*



What is Lead-Based Paint?

Lead-Based Paint, commonly referred to as Lead Paint, is a paint (or paint like material) that contains lead which was added during the manufacturing of the product. Prior to 1978 most manufactures of Paints (and some varnish/stain products) added Lead to these materials to accelerate the dry time, increase the products durability, and aid in the resistance to moisture and color loss.

However, from 1978 onward the United States has restricted the use of Lead in our household paints due to the fact that the metal is highly toxic and the dust from these paints can be ingested, or inhaled, causing damage to the brain and vital organs. The vast major it of homes build prior to 1978 do contain lead based paint.

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

- A List of Collected Material Samples and their results
- A Test Kit and Swab Identification Number for each sample tested
- Recommendations and response action if Lead was detected
- Detailed description of any limitations of the Lead-Based Paint Testing, or inaccessible areas at the time of the testing
- A Copy of the L.R.R.P. Certificate from the individual who performed the Lead-Based Paint Testing
- Photos of areas tested, and locations on the property where Lead is found to be present

Results Overview	
Number of different samples tested at this location	10
Number of samples that tested positive for Lead	6
Further Action Recommended	YES



— Testing for Lead in Household and Well Water

Samples are taken from the faucet and sent to the Laboratory for testing.



Multiple
Materials



Precision
Lab Results



Action Step
To Take If
Needed



— Household Tap Water Testing

- Includes the following:
Coliform Bacteria, Arsenic, pH Levels, Nitrate, Iron, Hardness, Manganese, Total Dissolved Solids, Silica, Lead, Sodium
- **Meets Oregon Real Estate Transaction Requirement & Oregon Health Authority Guidelines**



— Well Water Testing

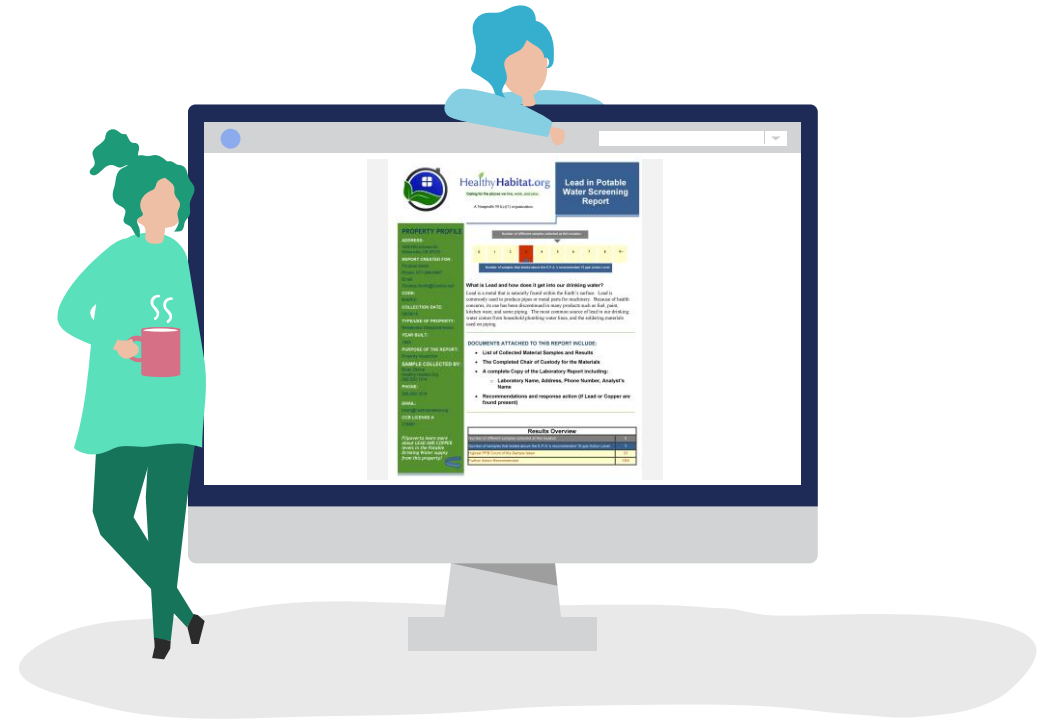
Includes the following:

- Coliform Bacteria, Nitrate, and Arsenic Testing.
- **Meets Oregon Real Estate Transaction Requirements & Oregon Health Authority Guidelines**

Radon Results

Reading your Water Testing Report

Detailed reports are emailed to you, and your client, that are easy to read and guide you through the next steps to take.



Water Testing Report



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A Nonprofit 501(c)(3) organization
503-330-1514

Water Testing Report

PROPERTY PROFILE

ADDRESS:

1625NW Johnson St.
Wilsonville, OR 97070

REPORT CREATED FOR:

Thomas Smith
Phone: 971-246-0487

Email:

Thomas.Smith@Cenlink.net

CODE:

Choose an item

COLLECTION DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

YEAR BUILT:

1953

PURPOSE OF THE REPORT:

Property Inspection

SAMPLE COLLECTED BY:

Brian Denne
Healthy Habitat.Org
503.330.1514

PHONE:

503.330.1514

EMAIL:

brian@healthyhabitat.org

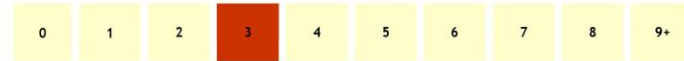
CCB LICENSE #:

216961

Flipover to learn more
about LEAD AND COPPER
levels in the Potable
Drinking Water supply
from this property!



Number of different samples collected at this location



Number of samples that tested above the recommended Take Action Level

	Household Tap Water		Well Water Testing
	Includes the following: Coliform Bacteria, Arsenic, pH Levels, Nitrate, Iron, Hardness, Manganese, Total Dissolved Solids, Silica, Lead, Sodium		Includes the following: Coliform Bacteria, Arsenic, Nitrate

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

- List of Collected Material Samples and Results
- The Completed Chain of Custody for the Materials
- A complete Copy of the Laboratory Report including:
 - Laboratory Name, Address, Phone Number, Analyst's Name
- Recommendations and response action (if Lead or Copper are found present)

Results Overview

Number of samples that tested above the recommended Take Action Level	3
Further Action Recommended	YES

What are the Broker's responsibilities regarding Lead Testing?

Realtor[®] Guide for OREF Residential Real Estate Sales Agreement

SECTION 10. INSPECTIONS/ENVIRONMENTAL HEALTH CONDITIONS: The following list identifies some, but not all, environmental conditions that may be found in and around all real property that may affect health: Asbestos, carbon monoxide, electric and magnetic fields, formaldehyde, **lead and other contaminants in drinking water and well water, lead based paint**, mold and mildew, radon, and leaking underground storage tanks. If Buyer has any concerns about these conditions or others, Buyer is encouraged to secure the services of a licensed professional inspector, consultant, or health expert, for information and guidance. Neither the Buyer's nor Seller's Agents are experts in environmental health hazards or conditions. Buyer understands that it is advisable to have a complete inspection of the Property by qualified licensed professional(s) relating to such matters as structural condition, soil condition/compaction/stability, environmental issues, survey, zoning, operating systems, and suitability for Buyer's intended purpose. Neither Buyer's nor Seller's Agent are qualified to conduct such inspections and shall not be responsible to do so. For further details, Buyer is encouraged to review the Buyer Advisory at www.oregonrealtors.org and the Oregon Public Health Division at 175 www.public.health.oregon.gov ----2019 by OREF



Seller's Disclosure Document

Professional Inspection Recommendations List



Buyer's Disclosure Document

Professional Inspection Recommendations List



OR. Association of Realtor Property Seller Advisory

Environmental hazards include everything from expansive soils to landslides to forest fires, tsunamis, floods and earthquakes. Environmental hazards can also include indoor air quality (e.g., radon, mold, or carbon monoxide) and hazardous materials, like asbestos. Environmental hazards known to the seller must be disclosed to all buyers.



Sale Agreement #

194 OTHER INSPECTION ADDENDUM _____

195 BUYER'S WAIVER OF INSPECTION CONTINGENCY: Buyer represents to Seller and all Agents and Firms that Buyer is fully satisfied with the
196 condition of the Property and all elements and systems thereof and **knowingly and voluntarily** elects to waive the right to have any inspections
197 performed as a contingency to the Closing of the transaction. Buyer's election to waive the right of inspection is solely Buyer's decision and at
198 Buyer's own risk.

199 **11. LEAD-BASED PAINT CONTINGENCY PERIOD:** If the Property was constructed before 1978, on or promptly after the date the parties have signed and
200 accepted this Agreement, Seller shall deliver to Buyer OREF 021, the Lead-Based Paint Disclosure Addendum ("the Disclosure Addendum"), together with
201 the EPA Pamphlet entitled "Protect Your Family From Lead in Your Home" (the "Date of Delivery"). Unless waived by Buyer in writing in the Disclosure
202 Addendum, Buyer shall have ten (10) calendar days (or other mutually agreed upon period) commencing on the day following the Date of Delivery, within
203 which to conduct a lead-based paint assessment or inspection (the "LBP Contingency Period"). If lead-based paint and/or lead-based paint hazards are
204 identified in the Property by a certified inspector at any time before expiration of the LBP Contingency Period, Buyer may unconditionally cancel this
205 transaction by written notice to Seller ("Notice of Cancellation"). In such case, Buyer shall deliver a copy of any written reports or evaluations (collectively
206 "Reports") to Seller, *together with* the Notice of Cancellation, and thereafter receive a prompt refund of all earnest money deposits. **Buyer understands that**
207 **the failure to deliver the Notice of Cancellation to Seller together with the Reports, on or before Midnight of the last day of the LBP Contingency**
208 **Period shall constitute acceptance of the condition of the Property as it relates to the presence of lead-based paint or lead-based paint hazards,**
209 **and the LBP Contingency Period shall automatically expire.**

210 **12.1 PRIVATE WELL:** Does the Property include a well that supplies or is intended to supply domestic water for household use? Yes No
211 If the property contains a private well, the **OREF 082 Private Well Addendum** will be attached to this Sale Agreement.

212 **12.2 SEPTIC/ONSITE SEWAGE SYSTEM:** Does the Property include a septic/onsite sewage system? Yes No If the Property contains a
213 septic/onsite sewage system, the **OREF 081 Septic/Onsite Sewage System Addendum** will be attached to this Sale Agreement.

214 **13. PROPERTY DISCLOSURE LAW:** Buyer and Seller acknowledge that unless this transaction is otherwise exempted, Oregon law provides that
215 Buyer has a right to revoke Buyer's offer by giving Seller written notice thereof (a) within five (5) business days after Seller's delivery of Seller's
216 Property Disclosure Statement ("the Statement"), or (b) at any time before Closing (as defined in the Oregon Administrative Rules) if Buyer does
217 not receive the Statement from Seller before Closing. Buyer may waive the right of revocation only in writing. Seller authorizes Seller's Agent's
218 Firm to receive Buyer's notice of revocation, if any, on Seller's behalf.



Seller's Disclosure Document

Professional Inspection Recommendations List



Buyer's Disclosure Document

Professional Inspection Recommendations List



OR. Association of Realtor Property Seller Advisory

Environmental hazards include everything from expansive soils to landslides to forest fires, tsunamis, floods and earthquakes. Environmental hazards can also include indoor air quality (e.g., radon, mold, or carbon monoxide) and hazardous materials, like asbestos. Environmental hazards known to the seller must be disclosed to all buyers.



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address _____

177 F. Is the property in violation of recorded covenants, conditions and
178 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... Yes No Unknown NA

179 **8. SEISMIC**

180 A. Was the house constructed before 1974? Yes No Unknown
181 If yes, has the house been bolted to its foundation? Yes No Unknown

182 **9. GENERAL**

183 A. Are there problems with settling, soil, standing water or drainage on
184 the property or in the immediate area? Yes No Unknown

185 B. Does the property contain fill? Yes No Unknown

186 C. Is there any material damage to the property or any of the structure(s)
187 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... Yes No Unknown

188 D. Is the property in a designated floodplain? Yes No Unknown

189 E. Is the property in a designated slide or other geologic hazard zone?..... Yes No Unknown

190 *F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas,
191 **lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?**..... Yes* No Unknown

192 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property? Yes No Unknown

193 H. Has the property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown

194 *If yes, was a Certificate of Fitness issued? Yes* No Unknown

195 I. Has the property been classified as forestland-urban interface?..... Yes No Unknown

196 **10. FULL DISCLOSURE BY SELLER(S)**

197 *A. Are there any other material defects affecting this property or its value that
198 a prospective buyer should know about?..... Yes* No

199 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or
200 remediation?



Seller's Disclosure Document
Professional Inspection Recommendations List



Buyer's Disclosure Document
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LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 **PROPERTY ADDRESS** _____
 2 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A copy of the completed
 3 Addendum may be treated as an original.

LEAD WARNING STATEMENT

4
 5 *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such*
 6 *property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead*
 7 *poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,*
 8 *behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in*
 9 *residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or*
 10 *inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for*
 11 *possible lead-based paint hazards is recommended prior to purchase.*

12 **SELLER'S AGENT'S ACKNOWLEDGMENT:**

13 Seller's Agent's Initials Required: _____ Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of
 14 his/her responsibility to ensure compliance.

15 **SELLER'S DISCLOSURE**

- 16 1. Seller must check either (a) or (b) below regarding presence of lead-based paint and/or lead-based paint hazards:
 17 (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (**explain**).
 18 _____
 19 _____
 20 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 21 2. Seller must check either (a) or (b) below regarding records and reports available to the Seller:
 22 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards
 23 in the housing (**list documents below**):
 24 _____
 25 _____
 26 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

27 **BUYER'S ACKNOWLEDGMENT:**

- 28 1. Buyer has received copies of all information listed at 2(a) above. Buyer Initials _____ / _____
 29 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. Buyer Initials Required _____ / _____
 30 3. **Buyer must check either (a) or (b) below, confirming Buyer has:**
 31 (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a
 32 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint
 33 and/or lead-based paint hazards; or
 34 (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
 35 hazards.

36 **RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD**

37 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by
 38 Seller unless waived pursuant to Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real Estate Sale
 39 Agreement within ten (10) calendar days (or other mutually agreed upon period) which shall commence on the day following the date of delivery by
 40 Buyer giving written notice of cancellation to Seller. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to Buyer and
 41 this transaction shall be terminated.

42 **CERTIFICATION OF ACCURACY (BUYER, SELLER, AND AGENTS TO SIGN BELOW):**

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

45 Buyer _____ Date _____ ← Seller _____ Date _____ ←

46 Buyer _____ Date _____ ← Seller _____ Date _____ ←

47 Buyer's Agent _____ Date _____ ← Seller's Agent _____ Date _____ ←



Seller's Disclosure Document

Professional Inspection Recommendations List



Buyer's Disclosure Document

Professional Inspection Recommendations List



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PRIVATE WELL ADDENDUM TO REAL ESTATE AGREEMENT

1 Buyer(s) _____
2 Seller(s) _____
3 Property Address _____

4 **OREGON LAW: If this transaction includes a well that supplies domestic water to the Property, Oregon law requires that Seller shall have**
5 **the well tested for arsenic, nitrates and total coliform bacteria (ORS 448.271). For more information, see the Oregon.gov webpage titled**
6 **"Domestic Well Testing and Real Estate Transactions". Note: This only applies to wells that have been made operational to supply**
7 **groundwater for domestic purposes. Capped domestic wells on unimproved lots are not required to be tested. (See website [www.](http://www.public.health.oregon.gov)**
8 **[public.health.oregon.gov](http://www.public.health.oregon.gov).**

WELL INFORMATION AND ADDITIONAL TESTS

WELL INFORMATION PROVIDED BY SELLER:

6. Seller shall provide Buyer with the following information regarding the well located on or serving the Property:

- well logs (*specify*) _____
 well test reports (*specify*) _____
 other reports (*specify*) _____
 none. Seller has no documents regarding the well.

PROFESSIONAL WELL TESTING:

7. Seller agrees, at Seller's expense, to have the well tested for arsenic, nitrates and total coliform bacteria and such matters as are required by the Oregon Health Division.

8. Buyer elects to have the following additional professional tests performed:

- | | | |
|--|--|---|
| <input type="checkbox"/> Well flow test | <input type="checkbox"/> Buyer's expense | <input type="checkbox"/> Seller's expense |
| <input type="checkbox"/> Lead test | <input type="checkbox"/> Buyer's expense | <input type="checkbox"/> Seller's expense |
| <input type="checkbox"/> Additional water quality tests: | <input type="checkbox"/> Buyer's expense | <input type="checkbox"/> Seller's expense |
| <input type="checkbox"/> Other (<i>specify</i>) _____ | <input type="checkbox"/> Buyer's expense | <input type="checkbox"/> Seller's expense |

none. (Buyer should seek competent professional advice before checking this option. Buyer's rights to terminate this transaction based upon any test report showing a substantial deficiency in quantity or quality of well water are set forth in Section 4 above. Buyer should review them carefully.)

TIME IS OF THE ESSENCE:

9. All professional tests, inspections or reports agreed to be performed in this Addendum shall be ordered by the party responsible for paying for them within _____ business days (five [5] if not filled in) after the date both parties have signed and accepted the Sale Agreement.

10. Buyer and Seller shall use their best efforts to obtain the required or selected tests, inspections or reports in a timely manner. **Completed tests, inspections or reports shall be submitted to the other party within forty-eight (48) hours after receipt.**



Seller's Disclosure Document

Professional Inspection Recommendations List



Buyer's Disclosure Document

Professional Inspection Recommendations List



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Property Inspections, Use of Experts & Contractors:

For your protection get a home inspection. A home inspection gives you detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential home to evaluate the physical condition of the home and property including the structure, construction, and mechanical systems. Inspectors will identify items that need to be repaired or replaced, and they may estimate the remaining useful life of the major systems and appliances. While not intended to be a fully inclusive list of all inspections you should consider when purchasing a home, here are a few specific inspections:

-Professional Home Inspection -Pest/Dry Rot -Sewer Scope -Radon Test -Plumbing -Electrical -Mold/Mildew
-Siding/Roofing -Lead Based Paint -Asbestos -Toxic/Hazardous Substances -Underground Storage Tank
-Fireplace/Chimney Inspection -Underground Sprinklers -Land Survey -Structural -Geological Testing -HVAC
-Septic System & Drainfield Inspection (if applicable) -Water Quality & Flow Testing (if applicable)

Your Agent cannot give you legal or tax advice, nor can they be responsible for inspecting or determining the physical condition of the property. For matters related to the transaction that are beyond the expertise of your Agent, you are advised to seek the assistance of other licensed professionals such as: home inspectors, engineers, land use consultants, lawyers, and accountants.

Your Agent may recommend inspectors, contractors and service providers to you in order to facilitate in the closing of the transaction. Neither PPG nor its Agents guarantee the results of any inspector, contractor, or service provider. Some inspectors, contractors, and service providers have limitations of liability written into the agreements they sign with consumers. The choice of inspector, contractor, or service provider is ultimately up to you as the consumer of the services being offered. You should inquire with multiple sources to determine if the inspector, contractor, or service provider will

Buyers have read and understand the above disclosures.

Buyer Signature

Date

Buyer Signature

Date

Buyer Printed Name

Buyer Printed Name

Buyer Agent Signature

Date



Seller's Disclosure Document

Professional Inspection Recommendations List



Buyer's Disclosure Document

Professional Inspection Recommendations List

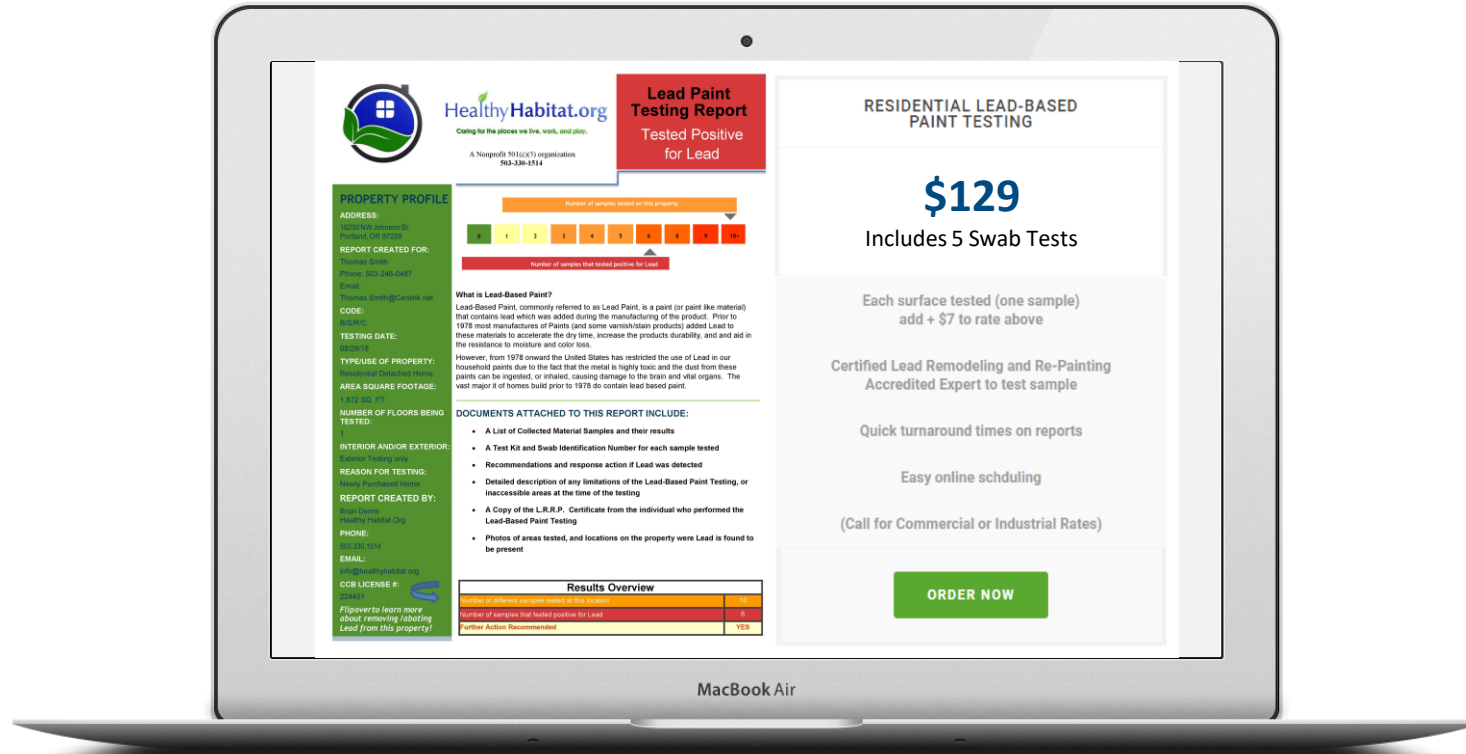


OR. Association of Realtor Property Seller Advisory

Environmental hazards include everything from expansive soils to landslides to forest fires, tsunamis, floods and earthquakes. Environmental hazards can also include indoor air quality (e.g., radon, mold, or carbon monoxide) and hazardous materials, like asbestos. Environmental hazards known to the seller must be disclosed to all buyers.

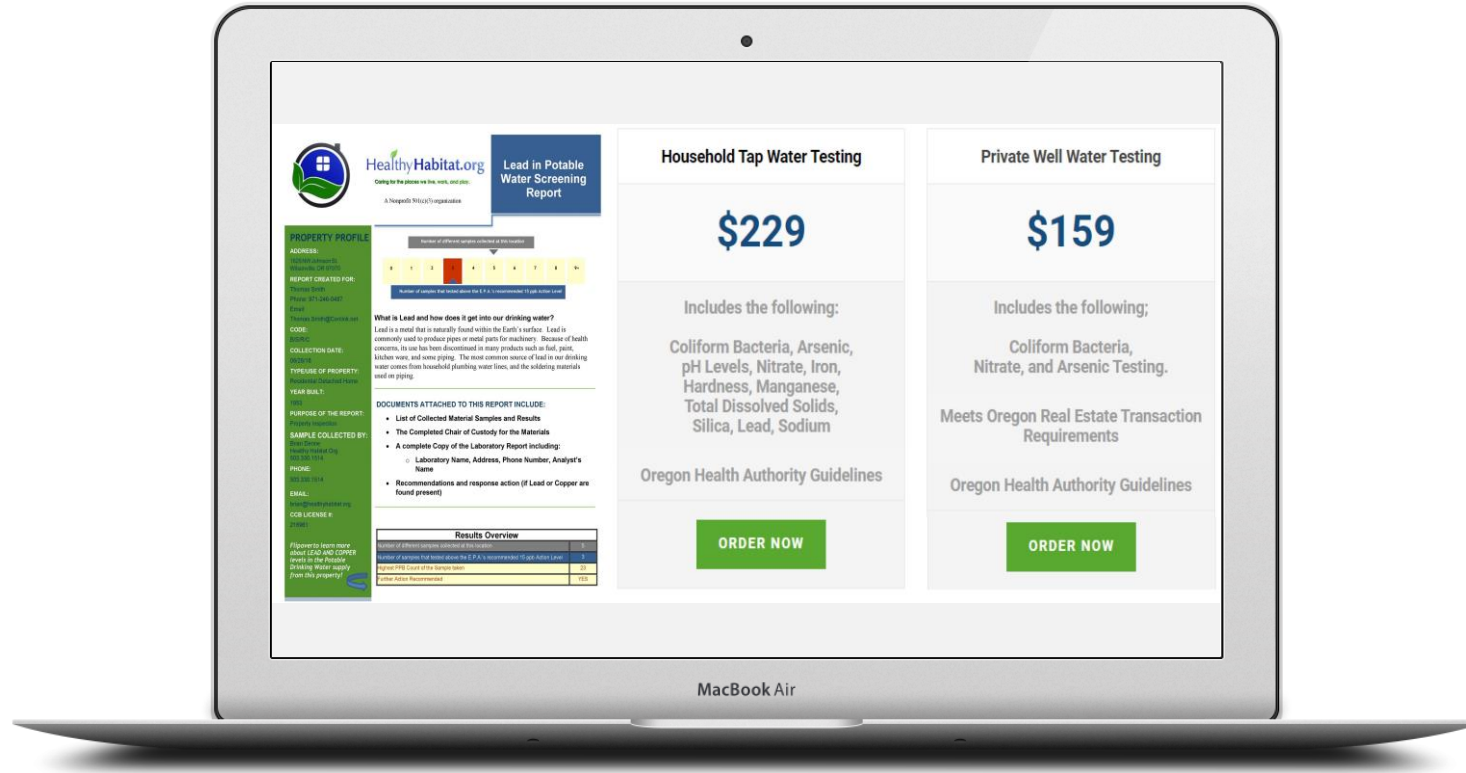
Get the Lead Out

Answers to your Questions and Solutions to problems



Lead-Based Paint Testing from Healthy Habitat.org

- Easy scheduling
- Plenty of calendar availability
- Reports available the next day
- * Plus \$7 per each sample tested



Water Quality Testing from Healthy Habitat.org

- Easy scheduling
- Plenty of calendar availability
- Reports available generally in 5-7 days



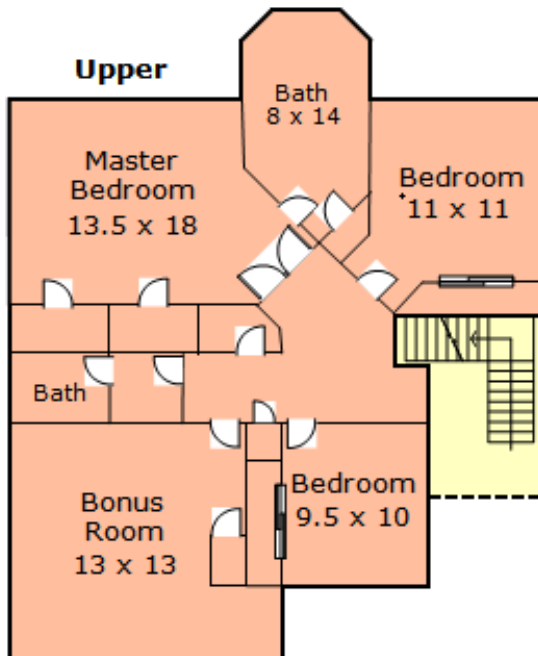
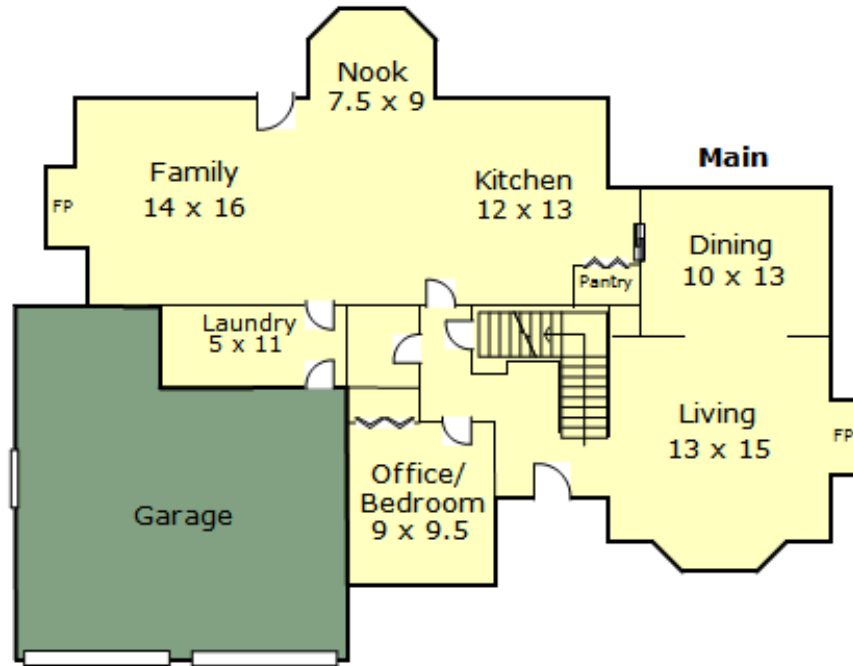
Healthy Habitat.org

Caring for the places we live, work, and play.

- Floor Plans
- Radon Testing
- Asbestos Surveys
- Home Energy Scores
- Water Quality Testing
- Lead-Based Paint Testing

(BASIC FLOOR PLAN)

15730 SW Warren Dr. Beaverton, OR 97007



Main	1331 Sq. Ft.
Upper	1224 Sq. Ft.
Total Area	2555 Sq. Ft.

Garage	484 Sq. Ft.
--------	-------------

Measurement provided by:



503-330-1514

John Doe, Broker Licensed in OR
Phone: 503-555-5555
Email: Johndoe@NWHomeRealty.com

Northwest Home Realty
 1900 NW 167th Pl. Ste 110
 Beaverton, OR. 97006

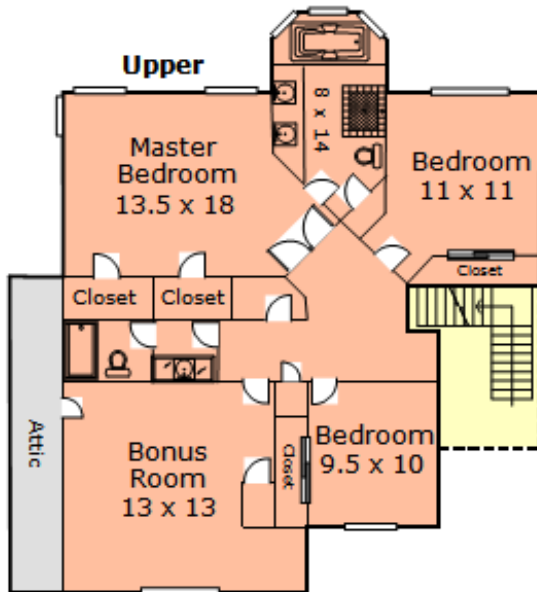
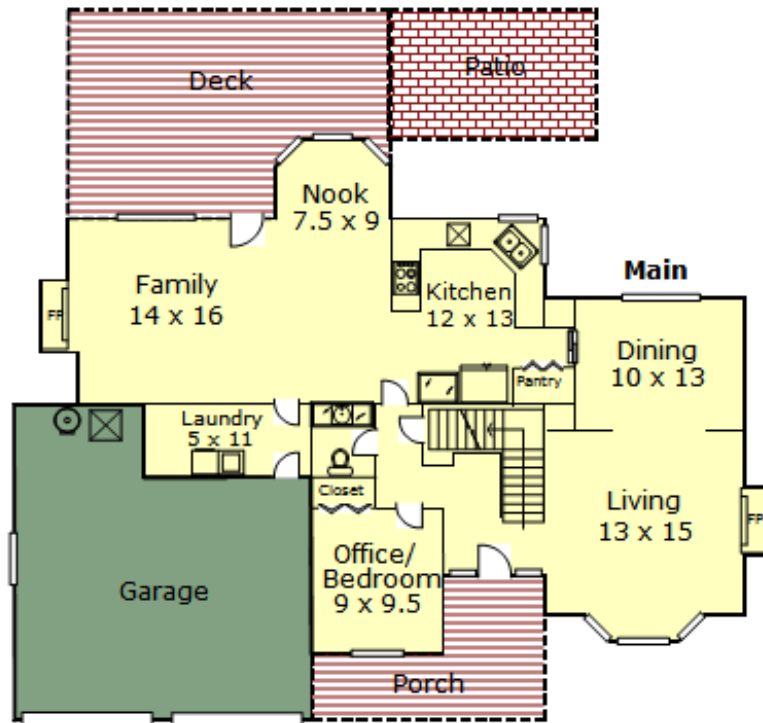
Each office is Independently owned & Operated



Disclaimer: Note this floor plan is for marketing purposes and is to be used as guide only. Stairwell(s) reflect areas that might appear twice on the floor plan, and measurements may have been altered to represent stairwells from being counted multiple times in the overall footage count. All parties involved with this real estate transaction should verify for themselves all measurements prior to the listing or sale of the property.

(DELUXE FLOOR PLAN)

15730 SW Warren Dr. Beaverton, OR 97007



Main	1331 Sq. Ft.
Upper	1224 Sq. Ft.
Total Area	2555 Sq. Ft.

Garage	484 Sq. Ft.
--------	-------------

Measurement provided by:



503-330-1514

John Doe, Broker Licensed in OR
Phone: 503-555-5555
Email: Johndoe@NWHomeRealty.com

Northwest Home Realty
 1900 NW 167th Pl. Ste 110
 Beaverton, OR. 97006

Each office is Independently owned & Operated



Disclaimer: Note this floor plan is for marketing purposes and is to be used as guide only. Stairwell(s) reflect areas that might appear twice on the floor plan, and measurements may have been altered to represent stairwells from being counted multiple times in the overall footage count. All parties involved with this real estate transaction should verify for themselves all measurements prior to the listing or sale of the property.



THIS HOME'S SCORE **4** OUT OF 10

THIS HOME'S ESTIMATED ENERGY COSTS

\$1,873 PER YEAR

HOME PROFILE

LOCATION:
3163 NE Regents Dr
Portland, OR 97212

YEAR BUILT:
1915

HEATED FLOOR AREA:
2,975 sq.ft.

NUMBER OF BEDROOMS:
5

ASSESSMENT

ASSESSMENT DATE:
12/02/2020

SCORE EXPIRATION DATE:
12/02/2028

ASSESSOR:
Brian Denne
HomeEnergyScore.com /
HealthyHabitat.org

PHONE:
503-330-1514

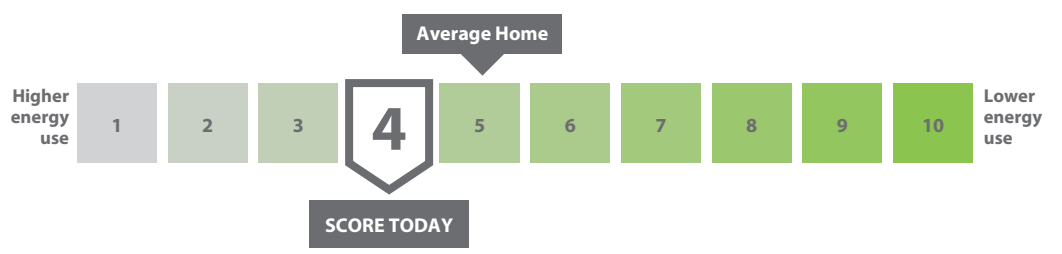
EMAIL:
Brian@
HealthyHabitat.org

LICENSE #:
224451

Flip over to learn how to improve this score and use less energy!



Home Energy Score



Official Assessment | ID# 327710

The Home Energy Score is a national rating System developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 10,665 kWh/yr. \$1,280
Natural Gas: 599 therms/yr. \$593
Other: \$0
Renewable Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR \$1,873

How much renewable energy does this home generate?
____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



What should my home's carbon footprint be? Between now and 2030, Portlanders should reduce carbon pollution per household to 3 metric tons per year to reach our climate goals.

- Actual energy use and costs may vary based on occupant behavior and other factors.
- Estimated energy costs were calculated based on current utility prices (\$0.12/kwh for electricity; \$0.99/therm for natural gas; \$2.58/gal for heating oil; \$2.21/gal for propane).
- Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy.
- Relisting 2-7 years after the assessment date requires a free reprint of the Report from us.greenbuildingregistry.com to update energy and carbon information.
- **This report meets Oregon's Home Energy Performance Score Standard and complies with Portland City Code Chapter 17.108.**



HealthyHabitat.org

Caring for the places we live, work, and play.

A Nonprofit 501(c)(3) organization

RADON REPORT

0.2 Pci/L

Your Average Radon Reading
In Measured Volume

PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith

CODE:

B/S/R/C

REPORT NUMBER:

27000071632018083119401

REPORT DATE:

08/31/18

SERIAL NUMBER:

2700007163

MEASUREMENT START DATE:

08/28/18

MEASUREMENT END DATE:

08/30/18

LOCATION OF EQUIPEMENT:

Basement

MEASUREMENT BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

EMAIL:

info@healthyhabitat.org

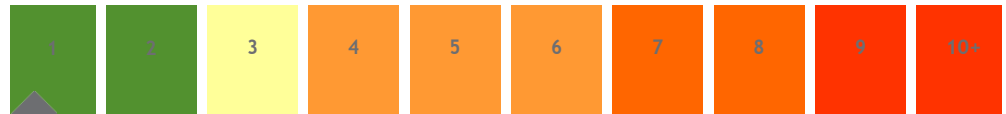
CCB LICENSE #:

224451

*Flipover to learn
more about reducing
Radon levels for this
property!*



E.P.A.'s Take Action Level



Your Average 48 Hour Reading

Notice regarding Radon measurement levels:

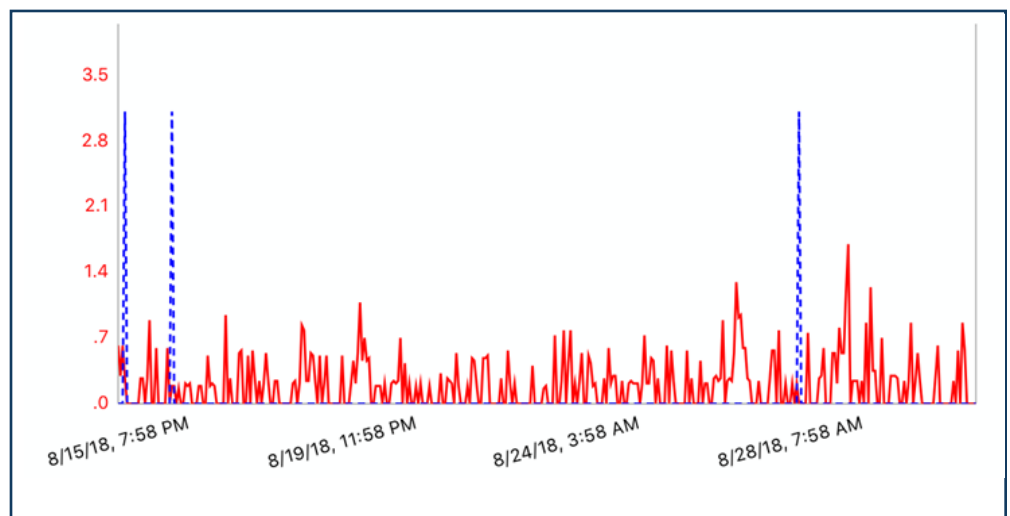
The Environmental Protection Agency's (E.P.A.) recommended "Take Action Level" is 4.0 pCi/L and above. At this level, or above this level, it recommends that you take immediate steps towards reducing the Radon present in the building. The average indoor Radon level is estimated at about 1.3 pCi/L, and roughly 0.4 pCi/L of radon is normally found in the outside air. Note that Radon levels below 4 pCi/L still pose a risk, and that the E.P.A. has stated that there is no true safe levels of Radon, and that you may want to consider reducing Radon levels in a building that has measured readings between 2 and 4 pCi/L.

DETAILED MEASUREMENT DATA:

	Min	Max	Average
Radon [pCi/L]	0.0	1.7	0.2
Temperature [°F]	65.5	79.2	70.2
Humidity [%rH]	43	56	49
Pressure [kPa]	100.57	101.94	101.19

RADON MEASURED / MOTION EVENTS:

— Radon [pCi/L] — Motion events (dotted line)





PROPERTY PROFILE

ADDRESS:

1625 NW Johnson St.
Wilsonville, OR 97070

REPORT CREATED FOR:

Thomas Smith
Phone: 971-246-0487
Email:
Thomas.Smith@Cenlink.net

CODE:

Choose an item.

COLLECTION DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

YEAR BUILT:

1953

PURPOSE OF THE REPORT:

Property Inspection

SAMPLE COLLECTED BY:

Brian Denne
Healthy Habitat.Org
503.330.1514

PHONE:

503.330.1514

EMAIL:

brian@healthyhabitat.org

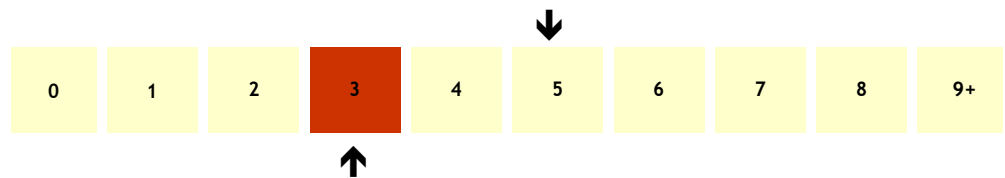
CCB LICENSE #:

216961

Flipover to learn more about LEAD AND COPPER levels in the Potable Drinking Water supply from this property!



Number of different samples collected at this location



Number of samples that tested above the recommended Take Action Level

	Household Tap Water		Well Water Testing
	Includes the following: Coliform Bacteria, Arsenic, pH Levels, Nitrate, Iron, Hardness, Manganese, Total Dissolved Solids, Silica, Lead, Sodium		Includes the following: Coliform Bacteria, Arsenic, Nitrate

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

- List of Collected Material Samples and Results
- The Completed Chain of Custody for the Materials
- A complete Copy of the Laboratory Report including:
 - Laboratory Name, Address, Phone Number, Analyst's Name
- Recommendations and response action (if Lead or Copper are found present)

Results Overview

Number of samples that tested above the recommended Take Action Level	3
Further Action Recommended	YES



PROPERTY PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith
Phone: 503-246-0487
Email:

Thomas.Smith@Cenlink.net

CODE:

B/S/R/C

SURVEY DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

AREA SQUARE FOOTAGE:

1,872 SQ. FT.

NUMBER OF FLOORS UNDER CONSTRUCTION:

1

CONSTRUCTION BEGINS ON:

09/12/2018

PURPOSE OF THE SURVEY:

Renovation

SURVEY CREATED BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

EMAIL:

infor@healthyhabitat.org

CCB LICENSE #:

224451



Flipover to learn more about removing Asbestos from this property!

Number of different materials that tested Positive for Asbestos



Number of rooms that tested Positive for Asbestos

What is Asbestos?

Asbestos is the name given to a number of naturally-occurring fibrous minerals that are very strong, heat-resistant and extremely durable. Because of these properties, asbestos has been used in construction materials to make items such as roofing shingles, ceiling and floor tiles, insulation, adhesives, cement siding, sheetrock, vinyl materials, and much more.

FURTHER REQUIRED DOCUMENTS NEEDED FOR THIS PROJECT:

Document Name	Required	Provide by	Deliver to
Asbestos Survey Report	Yes	Health Habitat.org	Property Owner or Improvement Contractor
ASN 1 DEQ Notification	Yes	Property Owner, Operator, or Abatement Contractor	Oregon State Department of Environmental Quality
ASN 6 DEQ Notification	No	N/A	N/A
ASN 8 DEQ Notification	No	N/A	N/A

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

- List of Collected Material Samples and Results
- The Completed Chain of Custody for the Materials
- A complete Copy of the Laboratory Report including:
 - Laboratory Name, Address, Phone Number, Analyst's Name
 - Unique Sample Identification Number
- Recommendations and response action (if the property contains Asbestos)
- Detailed description of any limitations of the Asbestos Survey, or inaccessible areas at the time of the Survey
- Certificate of the Accredited Asbestos Inspector who performed the Survey
- Sketch of area under construction, and location of found Asbestos Materials