



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 3870 Ashford Dr, Eugene, OR 97405
2 _____ (the "Property")

INSTRUCTIONS TO THE SELLER

3 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
4 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
5 this disclosure statement and each attachment.

6 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](#)
7 [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)
8 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.

9 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
10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
11 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

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

13 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
14 of this form completely.

15 *Initial only the exclusion you wish to claim.*

16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
17 _____, issued by _____.

18 _____ 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.

19 _____ Seller is a court appointed (*select only one*) receiver, personal representative, trustee, conservator, or guardian.

20 _____ This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion:

22 Seller _____ Print _____ Date _____ a.m. p.m. ←

23 Seller _____ Print _____ Date _____ a.m. p.m. ←

24 Signature(s) of Buyer(s) to acknowledge Seller's claim:

25 Buyer _____ Print _____ Date _____ a.m. p.m. ←

26 Buyer _____ Print _____ Date _____ a.m. p.m. ←

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

27 **Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**
28 (NOT A WARRANTY) ([ORS 105.464](#))

29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
30 PROPERTY LOCATED AT 3870 Ashford Dr, Eugene, OR 97405 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials CC / SC Date 04/21/2025



SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # 3870 Ashford Dr, Eugene, OR 97405
32 _____ (the "Property")

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

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

42 Seller (select one) is is not occupying the Property.

I. SELLER'S REPRESENTATIONS

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

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

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

47 1. TITLE

- 48 A. Do you have legal authority to sell the Property? Yes No Unknown
- 49 B. **Is title to the Property subject to any of the following?*..... Yes* No Unknown
50 First right of refusal Option Lease or rental agreement Other listing Life estate
- 51 C. **Is the Property being transferred an unlawfully established unit of land?* Yes* No Unknown
- 52 D. **Are there any encroachments, boundary agreements, boundary disputes or*
53 *recent boundary changes?* Yes* No Unknown
- 54 E. **Are there any rights of way, easements, licenses, access limitations or claims*
55 *that may affect your interest in the Property?* Yes* No Unknown
- 56 F. **Are there any agreements for joint maintenance of an easement or right of way?* Yes* No Unknown
- 57 G. **Are there any governmental studies, designations, zoning overlays, surveys or*
58 *notices that would affect the Property?* Yes* No Unknown
- 59 H. **Are there any pending or existing governmental assessments against the Property?* Yes* No Unknown
- 60 I. **Are there any zoning violations or nonconforming uses?* Yes* No Unknown
- 61 J. **Is there a boundary survey for the Property?* Yes* No Unknown
- 62 K. **Are there any covenants, conditions, restrictions or private assessments that affect*
63 *the Property?* Yes* No Unknown
- 64 L. **Is the Property subject to any special tax assessment or tax treatment that may*
65 *result in levy of additional taxes if the Property is sold?* Yes* No Unknown

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2. WATER

A. Household water

(1) The source of the water is (select ALL that apply): [X] Public [] Community [] Private [] Other (specify) _____

(2) Water source information:

a. *Does the water source require a water permit? [] Yes* [] No [X] Unknown
If yes, do you have a permit? [] Yes [] No [X] Unknown [] N/A

b. Is the water source located on the Property? [] Yes [X] No [] Unknown [] N/A
If not, are there any written agreements for a shared water source? [] Yes [] No [] Unknown [X] N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? [] Yes* [] No [X] 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 [X] N/A
[] Flow test [] Bacteria test [] Chemical contents test

e. *Are there any water source plumbing problems or needed repairs? [] Yes* [X] No [] Unknown

(3) Are there any water treatment systems for the Property? [] Yes [X] No [] Unknown
[] Leased [] Owned

B. Irrigation

(1) Are there any [] water rights or [] other irrigation rights for the Property? [] Yes [X] No [] Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period? [] Yes* [] No [] Unknown [X] N/A

(3) *Is there a water rights certificate or other written evidence available? [] Yes* [] No [] Unknown [X] N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? [X] Yes [] No [] Unknown

(2) Has a back flow valve been installed? [] Yes [] No [X] Unknown [] N/A

(3) Is the outdoor sprinkler system operable? [] Yes [] No [X] Unknown [] N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? [X] Yes [] No [] Unknown

B. Are there any new public or community sewage systems proposed for the Property? [] Yes [] No [X] Unknown

C. Is the Property connected to an on-site septic system? [] Yes [X] No [] Unknown

(1) If yes, when was the system installed? _____ [] Unknown [X] N/A

(2) *If yes, was the system installed by permit? [] Yes* [] No [] Unknown [X] N/A

(3) *Has the system been repaired or altered? [] Yes* [] No [] Unknown [X] N/A

(4) *Has the condition of the system been evaluated and a report issued? [] Yes* [] No [] Unknown [X] N/A

(5) Has the septic tank ever been pumped? [] Yes [] No [] Unknown [X] N/A
If yes, when? _____ [X] N/A

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- 104 (6) Does the system have a pump?..... Yes No Unknown N/A
- 105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?..... Yes No Unknown N/A
- 106 (8) *Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
- 107 (9) Are all components of the system located on the Property?..... Yes No Unknown N/A
- 108 D. *Are there any sewage system problems or needed repairs?..... Yes* No Unknown
- 109 E. Does your sewage system require on-site pumping to another level?..... Yes No Unknown

4. DWELLING INSULATION

- 111 A. Is there insulation in the:
- 112 (1) Ceiling? Yes No Unknown
- 113 (2) Exterior walls?..... Yes No Unknown
- 114 (3) Floors? Yes No Unknown
- 115 B. Are there any defective insulated doors or windows?..... Yes No Unknown

5. DWELLING STRUCTURE

- 117 A. *Has the roof leaked?..... Yes* No Unknown
- 118 If yes, has it been repaired? Yes No Unknown N/A
- 119 B. Are there any additions, conversions or remodeling?..... Yes No Unknown
- 120 If yes, was a building permit required?..... Yes No Unknown N/A
- 121 If yes, was a building permit obtained?..... Yes No Unknown N/A
- 122 If yes, was final inspection obtained?..... Yes No Unknown N/A
- 123 C. Are there smoke alarms or detectors? Yes No Unknown
- 124 D. Are there carbon monoxide alarms?..... Yes No Unknown
- 125 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 126 *If yes, what is the make? Heat n Glo gas insert
- 127 *If yes, was it installed with a permit? Yes* No Unknown N/A
- 128 *If yes, is a certification label issued by the United States Environmental Protection
- 129 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? Yes* No Unknown N/A
- 130 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
- 131 last three years?..... Yes* No Unknown
- 132 G. *Are there any moisture problems, areas of water penetration, mildew odors or
- 133 other moisture conditions (especially in the basement)?..... Yes* No Unknown
- 134 *If yes, explain on attached sheet the frequency and extent of problem and any insurance
- 135 claims, repairs or remediation done.
- 136 H. Is there a sump pump on the Property? Yes No Unknown
- 137 I. Are there any materials used in the construction of the structure that are or have been
- 138 the subject of a recall, class action suit, settlement or litigation?..... Yes No Unknown
- 139 If yes, what are the materials? Addendum
- 140 (1) Are there problems with the materials?..... Yes No Unknown N/A

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LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE



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- 143 (2) Are the materials covered by a warranty? Yes No Unknown N/A
- 144 (3) Have the materials been inspected? Yes No Unknown N/A
- 145 (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
- 146 If yes, when? Addendum N/A
- 147 (5) Was money received? Yes No Unknown N/A
- 148 (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

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?

- 151 A. Electrical system, including wiring, switches, outlets and service Yes No Unknown
- 152 B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
- 153 C. Water heater tank Yes No Unknown
- 154 D. Garbage disposal Yes No Unknown N/A
- 155 E. Built-in range and oven Yes No Unknown N/A
- 156 F. Built-in dishwasher Yes No Unknown N/A
- 157 G. Sump pump Yes No Unknown N/A
- 158 H. Heating and cooling systems
 - 159 (1) Heating systems Yes No Unknown N/A
 - 160 (2) Cooling systems Yes No Unknown N/A
- 161 I. Security system Owned Leased Yes No Unknown N/A
- 162 J. Are there any materials or products used in the systems and fixtures that are or have
 - 163 been the subject of a recall, class action suit settlement or litigation? Yes No Unknown
 - 164 If yes, what product? _____
 - 165 (1) Are there problems with the product? Yes No Unknown N/A
 - 166 (2) Is the product covered by a warranty? Yes No Unknown N/A
 - 167 (3) Has the product been inspected? Yes No Unknown N/A
 - 168 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown N/A
 - 169 If yes, when? _____
 - 170 (5) Was money received? Yes No Unknown N/A
 - 171 (6) Were any of the materials or products repaired or replaced? Yes No Unknown N/A

7. COMMON INTEREST

- 173 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
- 174 Name of Association or Other Governing Entity: Sumerset Hills HOA
- 175 Contact Person: Unknown.
- 176 Address: Unknown
- 177 Phone Number: Unknown

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- 180 B. Regular periodic assessments: \$ Addendum per [] Month [X] Year [] Other
181 C. *Are there any pending or proposed special assessments? [] Yes* [] No [X] Unknown
182 D. Are there shared "common areas" or joint maintenance agreements for facilities
183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
184 undivided interest with others? [] Yes [] No [X] Unknown
185 E. Is the Home Owners' Association or other governing entity a party to pending
186 litigation or subject to an unsatisfied judgment? [] Yes [X] No [] Unknown [] N/A
187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
188 violation of other bylaws or governing rules, whether recorded or not? [] Yes [X] No [] Unknown [] N/A

8. SEISMIC

- 190 A. Was the house constructed before 1974? [] Yes [X] No [] Unknown
191 If yes, has the house been bolted to its foundation? [] Yes [] No [] Unknown [X] N/A

9. GENERAL

- 193 A. Are there problems with settling, soil, standing water or drainage on the Property
194 or in the immediate area? [X] Yes [] No [] Unknown
195 B. Does the Property contain fill? [] Yes [] No [X] Unknown
196 C. Is there any material damage to the Property or any of the structure(s) from fire,
197 wind, floods, beach movements, earthquake, expansive soils or landslides? [] Yes [X] No [] Unknown
198 D. Is the Property in a designated floodplain? [] Yes [X] No [] Unknown
199 Note: Flood insurance may be required for homes in a floodplain.
200 E. Is the Property in a designated slide or other geologic hazard zone? [] Yes [] No [X] Unknown
201 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
202 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
203 soil or water? [] Yes* [] No [X] Unknown
204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
205 etc.) on the Property? [] Yes [X] No [] Unknown
206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? [] Yes [X] No [] Unknown
207 *If yes, was a Certificate of Fitness issued? [] Yes* [] No [] Unknown [X] N/A
208 I. *Has the Property been classified as forestland-urban interface? [] Yes* [] No [X] Unknown

10. FULL DISCLOSURE BY SELLER(S)

- 210 A. *Are there any other material defects affecting this Property or its value that a
211 prospective buyer should know about? [] Yes* [X] No
212 *If yes, describe the defect on attached sheet and explain the frequency and extent
213 of the problem and any insurance claims, repairs or remediation.

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214 Property Address or Tax ID # 3870 Ashford Dr, Eugene, OR 97405
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VERIFICATION

216 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
217 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
218 their agents.

219 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 0

220 Seller Christopher Cardani Print Christopher Louis Cardani, Cardani Revoc Date 04/21/2025, 09:35:09 PM PDT a.m. p.m. ←

221 Seller Sheryl Cardani Print Sheryl Kaye Cardani, Cardani Revocable Date 04/21/2025, 09:36:00 PM PDT a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT

222 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

229 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
230 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

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

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

237 Buyer _____ Print _____ Date _____ a.m. p.m. ←

238 Buyer _____ Print _____ Date _____ a.m. p.m. ←

239 Agent receiving disclosure statement on Buyer's behalf to sign and date:

240 Real Estate Agent _____ ← Real Estate Firm (identify) _____

241 Date received by Agent _____