



PROPERTY INSPECTION REQUEST

FEE: \$175 – DUE PRIOR TO INSPECTION

TO BE PAID BY  SELLER or  BUYER (check one)

Credit card, check or cash accepted

GL # 31500-61

DATE: \_\_\_\_\_

Sunriver Lot # \_\_\_\_\_ Lane \_\_\_\_\_

Seller Name \_\_\_\_\_ Email \_\_\_\_\_

Paper copy will be sent to SELLER as required. BUYER and REALTOR will be notified by email unless no email address is provided.

Buyer Name \_\_\_\_\_ Email \_\_\_\_\_

Realtor Name \_\_\_\_\_ Email \_\_\_\_\_

Property inspections must be authorized by the recorded owner (seller). Written authorization or a copy of a signed contract may be substituted for this request form. All parties are advised, however, that the criteria listed below will govern this inspection regardless of the manner in which the request has been made.

The subject property may have existing conditions, violations or hazards that are unknown to SROA. SROA shall, for a fee of \$175, inspect the property to determine if all construction and landscaping improvements were performed in accordance with the Design Committee rules applicable at the time of construction, in accordance with any conditions of approval imposed at the time of approval, or if subsequent improvements were made without Design Committee approval. Additionally, this inspection will verify if the property is currently in compliance with SROA ladder fuels reduction and noxious weed standards. The inspection fee will provide for an initial inspection with one (1) follow up re-inspection (should it be deemed necessary). There will be a fee of \$50 per inspection for any additional inspections relevant to the current transaction, beyond the first two.

All decisions by the Design Review Planner relative to a Property for Sale Inspection will be made based on the files of record. The Code Enforcement Officer does not have the discretionary decision making authority of the Design Committee, and therefore, confines the inspection to decisions previously made by the Design Committee, and whether any improvements were constructed, changed and/or modified without first receiving Design Committee approval.

All interested parties should note the following:

- Owners should be aware that if and/or when they submit plans for future improvements, the Design Committee may, in its sole discretion, require owners to bring into compliance with current standards, additional items that were not noted in a previous Property for Sale Inspection, upon finding that the items in question are not in compliance with applicable provisions of the current Design Committee Manual of Rules and Procedures.
• The scope of this inspection is not intended to usurp the Design Committee's authority regarding future decisions, nor does it include any review or analysis of civil, mechanical, structural, geotechnical or other engineering, building, surveying or zoning code compliance or similar considerations.
• As it may pertain to siting/surveying errors and encroachments, this inspection only includes a cursory review of the relationship of improvements to setbacks and property lines due to the fact that a survey of the property is not required and the SROA staff member performing the inspection is not a licensed surveyor. Therefore, discrepancies between the approved plans and actual as built conditions relative to the site, property lines and established setbacks may not be obvious or noted in the inspection report.
• Neither the Design Committee, the SROA and the Community Development Department, nor any member or staff thereof, shall be liable for any encroachment into established setbacks, easements, neighboring property or SROA-owned property. Buyers are advised to have a property survey done by either a licensed surveyor or engineer.
• Buyers need to be aware that SROA will hold the record owner responsible for any violations. Thus, SROA will hold the NEW owner (buyer) responsible for any violations that exist at the time of closing and thereafter, regardless of any agreement between buyer and seller.

Neither the Design Committee, SROA, Community Development Department, nor any member or staff thereof, shall be liable to any owner, occupant, builder, developer, or real estate licensee for any damage, loss or prejudice suffered or claimed due to any action or failure to act by the Design Committee, SROA or Community Development Department relative to this inspection.

BUYER: \_\_\_\_\_

Date: \_\_\_\_\_

\*Recorded owner must sign below or written authorization from recorded owner must accompany this request.

I, the Seller (recorded owner), request this inspection of my property and do hereby agree to the terms of this inspection as described above.

SELLER: \_\_\_\_\_

Date: \_\_\_\_\_