

MANUFACTURED DWELLING BUYER'S DISCLOSURE FORM

PERMITTED USE: Manufactured dwellings are designed to be used as single-family dwellings only. With a few exceptions, most commercial uses of manufactured dwellings are prohibited by Oregon Law. If the manufactured dwelling is intended to be used for other than single-family dwelling use, it is the buyer's responsibility to obtain prior approval from the local building and planning departments before purchasing the manufactured dwelling.

WIND AND FLOOD PROTECTION: All manufactured dwellings, both initial and secondary installations, must be anchored against the wind. Some areas in Oregon are regarded as flood hazard areas and require manufactured dwellings to be elevated and anchored. Check with your local building department to find out whether the manufactured dwelling must be elevated or anchored in flood hazard areas. Anchoring device installations require a permit and inspection. This should be accomplished before the skirting is installed. Anchoring device installations may only be made by a licensed manufactured dwelling installer or the homeowner. It is the buyer's responsibility to assure approved anchoring devices are installed when required by the Oregon Manufactured Dwelling Installation Specialty Code.

SEISMIC PROTECTION: Some areas in Oregon are susceptible to seismic activity and require the installation of either an earthquake-resistant bracing system or other approved anchoring methods. Check with your local building department to find out whether seismic anchoring is required. The installation of earthquake-resistant bracing systems and other anchoring methods require a permit and inspection. This should be accomplished before the skirting is installed. Earthquake-resistant bracing systems and other anchoring methods may only be installed by a licensed manufactured dwelling installer or the homeowner. It is the buyer's responsibility to assure approved anchoring methods are used when required by the Oregon Manufactured Dwelling Installation Specialty Code.

SNOW AND ICE PROTECTION: Manufactured dwellings are constructed to a minimum 20 pound-per-square-foot roof live load. If the manufactured dwelling is going to be sited in a heavier snow load area, it is the buyer's responsibility to protect the dwelling from excessive snow loads by ordering a stronger roof from the manufacturer, building a ramada over the dwelling, or manually removing the snow after each snow fall. Check with your local building department for the snow load at your site. Check with your manufactured dwelling dealer for available roof load options. If building a ramada, permits and inspections are required from your local building department.

DISCLOSURE LIMITATION: This disclosure document is not intended to provide the buyer with a comprehensive statement of all disclosures related to the manufactured dwelling being purchased. It has been prepared by the State of Oregon Building Codes Division and must be provided to the buyer by the seller according to Oregon Revised Statute 446.260. This disclosure is limited to permissible uses, roof snow loads, anchoring, and bracing of manufactured dwellings. It is not intended to cover disclosures related to the contract terms, defects, or limitations of the particular manufactured dwelling, or any and all other matters between the seller and buyer. Buyers should inquire about other disclosures, and should not rely on the disclosures herein as comprehensive.

BUYER'S STATEMENT: I acknowledge that I have read and understand all aspects of the above disclosure prior to purchase.

Dealer's Name: _____

DCBS Dealer License No.: _____

Dealer's Address: _____

Buyer's Name: _____

(Please print)

Buyer's Signature: _____

Date: _____