

# Pacific Northwest Home Inspection Due Diligence Guide

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## 1. Continuous 48-Hour Radon Gas Testing

- **Radon Threshold:** EPA and Oregon Health Authority set action threshold at 4.0 picocuries per liter (pCi/L).
- **High-Risk Regions:** Multnomah, Clackamas, and Polk counties exhibit elevated radon levels due to Missoula Flood gravel soils.
- **Mitigation Request:** If test exceeds 4.0 pCi/L, request seller to install active radon mitigation system (\$1,500-\$2,500) prior to closing.

## 2. Fiber-Optic Video Sewer Scope Inspection

- **Older Pipe Vulnerability:** Homes built before 1970 frequently feature clay tile or cast-iron lines vulnerable to root intrusion or collapse.
- **Scope Testing:** Hire specialized sewer technician to scope entire lateral line to city main (\$250 cost).
- **Repair Contingency:** Identify cracks, bellies, or collapses before waiving contract inspection contingencies.

## 3. Crawlspace, Foundation & Moisture Control

- **Vapor Barrier Coverage:** Verify minimum 6-mil black plastic ground cover across 100% of crawlspace soil.
- **Drainage Systems:** Inspect foundation grading, sumps pumps, and French drains to manage winter rain runoff.
- **Wood-Destroying Organisms (WDO):** Inspect structural floor joists for carpenter ants, subterranean termites, or wood rot.

## 4. Heating Oil Tank (HOT) Environmental Check

- **Underground Tanks:** Older Portland homes often had underground heating oil tanks.
- **DEQ Decommissioning:** Verify official Oregon DEQ decommissioning certificate or conduct soil matrix testing to avoid environmental cleanup liability.