



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

1. Seller(s) Name(s) _____

Property Address: _____

Approximate Age of Property: _____ Date Purchased: _____

SELLER'S EXPERTISE. Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the construction and conditions of the property and its improvements, except as follows:

2. OCCUPANCY.

Does Seller currently occupy this property? Yes No If no, please explain: _____

3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- (a) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes No
- (b) Is the property located in a flood zone or wetlands area? Yes No Unknown
- © Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes No
- (d) Do you know of any encroachments, boundary line disputes, or easements affecting the property or adjacent properties? Yes No

If any of your answers in this section are "Yes," please explain in detail: _____

4. ROOF

- (a) Age _____ years
- (b) Has the roof ever leaked during your ownership? Yes No
- © Has the roof been replaced or repaired during your ownership? Yes No
If "Yes" were the existing shingles removed? Yes No Unknown
- (d) Do you know of any problems with the roof or rain gutters? Yes No

If any of your answers in this section are "Yes," please explain in detail: _____

5. TERMITES, DRY ROT, PESTS.

- (a) Do you have any knowledge of termites, dryrot, or pests on or affecting the property? Yes No
- (b) Do you have any knowledge of any damage to the property caused by termites, dryrot, or pests? Yes No
- © Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
- (d) Do you know of any termite/pest control reports or treatments for the property in the last five years? Yes No

If any of your answers in this section are "Yes," please explain in detail: _____

6. STRUCTURAL ITEMS.

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes No
- (b) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes No
- © Are you aware of any past or present water leakage in the house? Yes No
- (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
- (e) Have there been any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of your answers in this section are "Yes," please explain in detail: _____

7. BASEMENTS AND CRAWL SPACES (Complete only if applicable).

- (a) Does the property have a sump pump? Yes No
- (b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawl space? Yes No
- © Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No

If any of your answers in this section are "Yes," please explain in detail: _____

8. ADDITION/REMODELS

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No
If "Yes," did you obtain all necessary permits and approvals and all work in compliance with the building codes? Yes No
If your answer is "No," explain: _____

- (b) Did any former owners of this property make any additions, structural changes, or other alterations to the property? Yes No Unknown
If "Yes," was all work done with all necessary permits and approvals in compliance with building codes? Yes No Unknown
If your answer is "No," explain: _____

9. PLUMBING-RELATED ITEMS.

- (a) What is your drinking water source: Public Well on Property
- (b) If your drinking water is from a well, when was your water last tested and what was the result of the test? _____
- (c) Do you have a water softener? Yes No Leased Owned
- (d) What is the type of sewage system: Public Sewer Septic System
- (e) Is there a sewage pump? Yes No
- (f) When was the septic system last serviced? _____
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?
Yes No If "Yes," please explain in detail: _____

10. HEATING AND AIR CONDITIONING.

- (a) Air Conditioning: Central Electric Central Gas Window (#) Units Included in Sale. # _____ Units
- (b) Heating: Electric Fuel Oil Natural Gas Propane None Other: _____
- (c) Hot Water: Electric Gas Solar Other: _____
- (d) List any areas of the house that are not air conditioned and/or heated: _____
- (e) Is the same air conditioning and/or heating system used throughout the house? If not, please explain in detail: _____
- (f) Are you aware of any problems regarding these items? Yes No If "Yes," please explain in detail: _____

11. ELECTRICAL SYSTEM.

Are you aware of any problems with the electrical system? Yes No
If "Yes," please explain in detail: _____

12. OTHER EQUIPMENT AND APPLIANCES BEING SOLD.

Mark the items included in the sale of your property:

- Electric Garage Door Opener _____
 - Security Alarm System _____ (Owned _____ Leased _____)
 - Lawn Sprinklers _____ (Automatic Timer _____) Smoke Detectors _____ (How many _____.)
 - Swimming Pool _____ (Pool Heater _____) Spa/Hot Tub _____ (Pool/Spa Equipment _____ List: _____)
 - Refrigerator _____ Stove _____ Microwave Oven _____ Washer _____ Dryer _____
 - Dishwasher _____ Trash Compactor _____ Intercom _____ Ceiling Fans _____ Other: _____
- Are any of these in need of repair or replacement? Yes No If "Yes," please explain in detail: _____

13. TOXIC SUBSTANCES.

- (a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) included but not limited to asbestos, PCB'S, radon, lead paint, or others? Yes No
If "Yes," please explain in detail: _____
- (b) Has the property been tested for radon or any other toxic substances? Yes No
If "Yes," please explain in detail: _____

14. CONDOMINIUM AND OTHER HOMEOWNER'S ASSOCIATIONS.

- (a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC&R's) of a homeowner's association? Yes No
(if your answer is "No," you may ignore the remainder of this section).
- (b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? Yes No Unknown
- (c) Is there any condition or claim which may result in an increase in assessments or fees? Yes No Unknown
If your answer to (b) or (c) is "Yes," explain in detail: _____

15. OTHER MATTERS.

- (a) Is there any existing or threatened legal action affecting the property? Yes No
- (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes No
If your answer to (a) or (b) is "Yes," explain in detail: _____

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes listing broker to provide this information to prospective buyers of the property and to real estate brokers and salespeople. Seller understands and agrees that Seller will notify listing broker in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller: _____ Date: _____

Seller: _____ Date: _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete the Disclosure Statement.

Date: _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

Date: _____
Date: _____