SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller's Name: _____

Property Address: _____

Notice to Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property for purchase. The listing real estate agent, the selling real estate agent and their respective agents will also rely upon this information when marketing and presenting the property to prospective Buyers. Completion of this Disclosure should be done in accordance with State law.

Notice to Buyer: The information provided is the representation is of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection and you may wish to obtain such an independent home inspection company. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer.

Buyer's Initials _____ / _____

I. OWNERSHIP.

Property Type: _____ (ex. single family, condo, etc.)

Year Built: _____

Ownership Length: _____ (ex. 5 years)

Accurate Survey of the Property? ☐ No, ☐ Yes, ☐ N/A

Dates Lived on the Property: _____, 20___ to _____, 20___

Other Comments: _____

II. WATER SUPPLY.

Type: ☐ - Public ☐ - Well ☐ - Other _____

Any Issues with the Water? ☐ No, ☐ Yes, the issues are:

_____

Any Water Treatment Systems? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A, ☐ Leased

Any Fire Sprinkler Systems? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A, ☐ Leased

Fire Sprinklers in Operating Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

III. SEWAGE DISPOSAL.

Type: ☐ Public, ☐ Septic, and approved for ____ (#) of Bedrooms.

Septic Systems Functioning Properly? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Last Time the Septic System was Pumped? _____, 20___

Other Comments: _____

IV. HEATING.

Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☐ Propane, ☐ Other: _____

Is Heat Supplied to All Finished Rooms? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Are the Systems in Operating Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

V. AIR CONDITIONING.

Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☐ Propane, ☐ Other: _____

Is AC Supplied to All Finished Rooms? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Is the AC System in Operating Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

VI. HOT WATER.

Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☐ Other: _____

Age: _____ (ex. 5 years)

Other Comments: _____

VII. FOUNDATION.

Any Settlement or other Problems? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

VIII. BASEMENT / CRAWLSPACE / CELLAR.

Any Leaks or Excessive Moisture? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

IX. ROOF.

Any Leaks or Evidence of Moisture? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Any Existing Fire-Retardant Treated Plywood? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

X. PLUMBING SYSTEM.

Is the Plumbing System in Operating Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Are there any Known Issues with the Plumbing System? ☐ No, ☐ Yes, Explain:

_____

Other Comments: _____

XI. ELECTRIC SYSTEMS.

Any Known Issues with the Electrical System? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XII. INSULATION.

In Exterior Walls? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

In Ceiling/Attic? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Under the Floor? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

In any Other Areas? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XIII. EXTERIOR DRAINAGE.

Water Stand on the Property after a Heavy Rain? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Are Gutters and Downspouts in Operating Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XIV. WOOD-DESTROYING INSECTS.

Any Known Infestations and/or Prior Damage? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XV. CARBON MONOXIDE ALARM.

Is a Carbon Monoxide Alarm on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XVI. HAZARDOUS OR REGULATED MATERIALS.

Are there any Hazardous or Regulated Materials located on the Property, including, but not limited to, mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, any mining operations or other past contamination on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XVII. FIRE.

Any Fireplaces, Woodstoves, or Chimneys? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

How Many? ____

Are they in Working Condition? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XVIII. ZONING VIOLATIONS.

Are there any Zoning Violation, nonconforming uses, violation of building restrictions or set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XIX. IMPROVEMENTS.

Have you or a Contractor made Improvements on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XX. FLOOD ZONE.

Is the Property located in a Flood Zone? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXI. RESTRICTIONS.

Are there any Restrictions on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXII. MINERAL RIGHTS.

Are there any Mineral Rights on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Do you Own the Mineral Rights? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXIII. MURDER / SUICIDE.

To your knowledge, has there ever been a murder or suicide within the boundaries of the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXIV. ILLEGAL DRUG OR CRIMINAL ACTIVITY

To your knowledge, has there ever been illegal drug or criminal activity within the boundaries of the subject property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXV. MATERIAL DEFECTS.

Are there any Material Defects, including latent defects, affecting the physical condition of the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXVI. STRUCTURAL SYSTEMS.

Are there any defects with other Structural Systems on the Property? (including but not limited to, exterior walls, floors, driveways, sidewalks, etc.) ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: _____

XXVII. ADDITIONAL DISCLOSURES.

XXVIII. SIGNATURE AREA

Buyer's Signature _____ Date _____
Print Name _____

Buyer's Signature _____ Date _____
Print Name _____

Seller's Signature _____ Date _____
Print Name _____

Seller's Signature _____ Date _____
Print Name _____

Agent's Signature _____ Date _____
Print Name _____

Agent's Signature _____ Date _____
Print Name _____