

SELLER'S PROPERTY DISCLOSURE STATEMENT

NOTE TO BUYER(S) AND REALTORS ALL REPRESENTATIONS MADE BY SELLER(S) IN THIS PROPERTY DISCLOSURE STATEMENT ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE MADE TO AS TO THE BEST OF THE SELLER(S) KNOWLEDGE AS OF THE DATE OF THIS PROPERTY DISCLOSURE STATEMENT AND NOTHING CONTAINED HEREIN IS INTENDED TO SERVE AS A REPLACEMENT, SUPPLEMENT OR SUBSTITUTE FOR A REPORT ISSUED BY A LICENSED, INDEPENDENT HOME INSPECTOR. THIS PROPERTY DISCLOSURE STATEMENT IS DELIVERED BY THE SELLER(S) TO THE BUYER(S) PURSUANT TO THE LAWS OF THE STATE OF _____.

A. OWNERSHIP

1. Date property was purchased: [Month] [Year]
2. Property type: [House/Apartment/Condominium/Room/Townhouse/Duplex/Semi-detached House]
3. Date property was constructed: [Month] [Year]
4. Does Seller currently occupy the Property? [Yes/No]
5. Has the Seller ever occupied the Property ?[Yes/No]
6. Date Seller vacated the Property: [Month] [Year]
7. Is any portion of the Property used as a rental? [Yes/No]
8. Was the property constructed on or before December 31, 1977? [Yes/No]
9. Are you aware of the presence of lead-based paint on any part of the Property? [Yes/No]

B. APPLIANCES

1. Are existing major appliances and heating, cooling, mechanical, electrical, security and sprinkler systems in working condition? [YES/NO]
2. Are any appliances leased? [refrigerator/washer/dryer/dishwasher/disposal/freezer/gas grill/hood/microwave oven/oven/range/trash compactor/sprinkler system/security system/water softener/central vacuum]

C. ELECTRICAL

1. Have you aware of any problems with electrical switches, outlets or any other part of the electrical system for the Property? [YES/NO]
2. Are there solar panels installed on the Property? [YES/NO]



3. Is there a contract with any company for financing or lease of the solar panels or any of its components? [YES/NO]
4. Do you know of any problems with the solar panels or any of its components? [YES/NO]
5. Do you know if there is aluminum wiring in any place on the Property other than the primary service line? [YES/NO]

D. STRUCTURAL

1. Does the property have a sump pump? [YES/NO]
2. Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? [YES/NO]
3. Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components? [YES/NO]
4. Are you aware of any problems with the driveways, walkways, patios or retaining walls on the property? [YES/NO]
5. Have you made any additions, structural changes or major alterations to the Property since you purchased the Property? [YES/NO]
6. Is there a pool/spa on the Property? [YES/NO]
7. Are there any problems with the structure, wall, liner or equipment for the pool/spa? [YES/NO]

E. TERMITE; OTHER WOOD-DESTROYING ORGANISMS; PESTS

1. To your knowledge are there termites, other wood-destroying organisms, including fungi; or pests present on the property? [YES/NO]
2. To your knowledge has any portion of the property been damaged by termites, other wood-destroying organisms, including fungi; or pests [YES/NO]
3. Has the Property been treated for termites, other wood-destroying organisms, including fungi; or pests? [YES/NO]
4. If the Property has been treated for termites, other wood-destroying organisms, including fungi; or pests what was the last date of treatment? [MONTH] [YEAR]
5. Is the property currently under contract for treatment with a licensed pest control company? [YES/NO]

F. WATER AND SEWER SYSTEMS

1. What is the source of drinking water for the Property? [public/community system/well on property/other]



2. To your knowledge when was the last date the water was tested? [MONTH] [DATE]/[UNKNOWN]?
3. Do you know the results of the last water testing date? [YES/NO]
4. Is a softener, filter or other purification system installed on the Property? [YES/NO]
5. What type of sewage system is on the Property? [PUBLIC SEWER/PRIVATE SEWER/SEPTIC TANK/CESSPOOL/OTHER]
6. Do you know if the sewage system is shared? [YES/NO]
7. Have you ever experienced any problem with the quality, supply or flow of the water? [YES/NO]
8. When was the last date of inspection of the septic tank? [MONTH] [YEAR]]/[NOT APPLICABLE].
9. When was the last date the septic tank was serviced? [MONTH][YEAR]/[NOT APPLICABLE].

G. HEATING & COOLING SYSTEMS

1. How is the Property heated? [CENTRAL ELECTRIC/CENTRAL GAS/WALL/OIL/PROPANE GAS/NONE]
2. Is the Property air conditioned? [CENTRAL ELECTRIC/CENTRAL GAS/WALL/NONE]
3. Are there any rooms on the Property that are not heated? [YES/NO]
4. Are there any rooms on the Property that are not air conditioned? [YES/NO]
5. Does the Property have a fireplace? [YES/NO]
6. Number of fireplaces _____
7. Date of last inspection of fireplace(s) [MONTH][YEAR]

H. ROOF

1. Is there any problem with the roof? [YES/NO]
2. Has the roof been replaced or repaired during your ownership? [YES/NO]
3. Were the existing shingles removed? [MONTH] [YEAR]
4. Is the roof currently under a warranty with a roofing company? [YES/NO]
5. Is there more than one layer of shingles on the roof? [YES/NO]

I. PLUMBING SYSTEM



1. Are there any plumbing leaks that have not been repaired? [YES/NO]
2. Are there any septic tanks or drain fields or wells that are not in use on the Property? [YES/NO]

J. HAZARDOUS CONDITIONS

1. Are there any substances, materials, or products which may be an environmental hazard such as but not limited to asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water, or soil on the Property? [YES/NO]
2. Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold, urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel or propane? [YES/NO]
3. Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed above? [YES/NO]
4. Is there an abandoned underground oil or chemical storage tank on the Property? [YES/NO]
5. Has the property been tested for radon gas? [YES/NO]
6. Do you wish to have the results of the testing and treatment for radon gas to be kept confidential until such time as you enter into a contract with the Buyer(s)? [YES/NO]
7. Do you waive your right to keep the results of radon testing and/or treatment confidential? [YES/NO]

K. USE, ZONING & LEGAL ISSUES

1. Are there any existing or pending claims or litigation concerning the property that has been filed by a governmental entity ? [YES/NO]
2. Are there any zoning violations or nonconforming uses? [YES/NO]
3. Are there any active permits on the Property that have not yet been closed by final inspection? [YES/NO]
4. Are you aware of any past or present non-conforming or illegal uses of the Property (such as renting the Property in violation of local zoning laws, or renting the Property without a business license where such license is required)?
5. Do you know of any fence, deck or improvement that extends beyond the boundary lines for the Property? [YES/NO]
6. Has anyone threatened to sue or file a claim involving a boundary dispute concerning the Property? [YES/NO]
7. Do you know of any easements affecting the Property that have not been recorded? [YES/NO]
8. To your knowledge has a murder or suicide occurred on the Property? [YES/NO]

L. ENVIRONMENTAL CONDITIONS



1. Is any portion the Property located in a special flood hazard zone? [YES/NO]
2. Are you aware of an accumulation of mold on the walls, floors, ceilings or any other interior portion of the Property? [YES/NO]
3. Are you aware of any reports concerning the quality and/or possible contamination of the soil on the Property? [YES/NO]
4. Has there been a problem with water drainage on the Property? [YES/NO]

M. COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY

1. Is the Property part of an homeowner's association? [YES/NO]
2. Are you aware of any special assessments or increases in regular assessments that have been approved by the [common interest community/homeowner's association] but not yet implemented? [YES/NO]
3. Are the [common interest community/homeowner's association] declaration and bylaws available? [YES/NO]
4. Are there any periodic or recurring [common interest community/homeowner's association] fees? [YES/NO]
5. Are you aware of any litigation related to the property or the common areas filed against the [common interest community/homeowner's association]? [YES/NO]
6. During the time you were the owner of the Property, have you done any construction, modification, alterations to the Property without the required approval of the [common interest community/homeowner's association] board or committee? [YES/NO]
7. Are you aware of any transfer fees that the [common interest community/homeowner's association] will charge the buyer upon transfer of the Property?

N. OTHER DISCLOSURES

1. Additional Issues: [TYPE HERE]

By signing below the Seller(s) acknowledge that all representations made in this Property Disclosure Statement are to the best of [HIS/HER/THEIR] knowledge as of the date of this Property Disclosure Statement.

Seller Name

Seller Signature

Date



By signing below the Buyer(s) indicate that they understand that all representations contained herein are to the best of the Seller's knowledge as of the date of this Property Disclosure Statement and Buyer(s) have received a copy of this Property Disclosure Statement. Buyer is advised to obtain an inspection report for the Property from a licensed, independent home inspector and this Property Disclosure

_____	_____	_____
Buyer Name	Buyer Signature	Date

Statement does not serve as a substitute or replacement for a report from an independent, licensed home inspector.

