

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the Date. Broker may deliver a copy of this Disclosure to prospective buyers.

Date: _____

Property Address: _____

Seller: _____

Date Original Building Permit Issued: _____

A. APPLIANCES		IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Built-in Vacuum Sys. & Accessories						
2	Clothes Dryer						
3	Clothes Washer						
4	Dishwasher						
5	Disposal						
6	Freezer						
7	Gas Grill						
8	Hood						
9	Microwave Oven						
10	Oven						
11	Range						
12	Refrigerator						
13	Room Air Conditioner						
14	T.V. Antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15	Satellite System or DSS Dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
16	Trash Compactor						
17							
18							
B. ELECTRICAL SYSTEM		IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Air Purifier						
2	Security System <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
3	Ceiling Fan(s) # _____						
4	Garage Door Opener						
5	Garage Door Control(s) # _____						
6	Inside Telephone Wiring and Blocks/Jacks						
7	Intercom						
8	In-Wall Speakers						
9	Smoke/Fire Detector						
10	Light Fixtures						
11	Switches & Outlets						
12	Interior 110 Volt Aluminum Wiring <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
13	Vent Fan(s)						
14	Sauna						
15	220 Volt Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
16							
17							

C.	HEATING AND COOLING	IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Attic/Whole House Fan						
2	Central Air Conditioning						
3	Evaporative Cooler						
4	Heating System: Type(s) _____ Fuel(s) _____						
5	Fireplace: Fuel(s) _____						
6	Fireplace Insert						
7	Stove: Fuel(s) _____						
8	When was fireplace/wood stove, chimney/flue last cleaned: Date _____ <input type="checkbox"/> Do Not Know						
9	Humidifier						
10	Propane Tank <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
11	Radiant Heating System <input type="checkbox"/> Interior <input type="checkbox"/> Exterior HoseType _____						
12							
13							

D. WATER SYSTEMS	
1	Type of Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by a well, supply to Buyer a copy of the well permit. Well Permit # _____
2	Other Water Rights included: <input type="checkbox"/> Yes <input type="checkbox"/> No
3	Type of Sanitary Sewer Service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by an on site septic system, supply to Buyer a copy of the permit. <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon

		IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
4	Water Heater: Fuel Type _____						
5	Hot Tub or Spa						
6	Plumbing						
7	Polybutylene Pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
8	Galvanized Pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
9	Pool						
10	Sump Pump						
11	Underground Sprinkler System						
12	Fire Sprinkler System						
13	Water Purifier						
14	Water Softener <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15							
16							

E.	ROOF	Yes	No	Do Not Know	COMMENTS
	Age, if known: _____ years				
1	Roof leak? Past Present				
2	Damage to the roof? Past Present				
3	Roof under warranty? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know				
4	Warranty transferable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know				
5	Expiration Date of Warranty: _____				
6	Roof material _____				
7					
8					

F.	ENVIRONMENTAL CONDITIONS Does Seller have any knowledge that the following conditions Now Exist or Have Existed:	Yes	No	Do Not Know	COMMENTS
1	Methane Gas				
2	Radon Gas (EPA encourages all buyers to test for radon.)				
3	Radioactive Materials				
4	Toxic Materials				
5	Urea Formaldehyde Foam Insulation (UFFI)				
6	Asbestos Type _____ Location _____				
7	Underground Storage Tank(s)				
8	Underground Transmission Lines				
9	Pets kept on the Property				
10	Dead or diseased trees or shrubs				
11	Designated Noxious Weeds				
12					
13					
G.	STRUCTURAL CONDITIONS Does Seller have any knowledge that the following conditions Now Exist or Have Existed:	Yes	No	Do Not Know	COMMENTS
1	Landfill				
2	Mineshaft or Tunnel				
3	Within designated Flood Plain Area				
4	Sliding, settling, upheaval, movement or instability of earth, expansive soil				
5	Structural problems				
6	Any additions or alterations made without a required building permit				
7	Moisture and/or water problems in basement or crawl space				
8	Damage due to termites, other insects or rodents				
9	Damage due to wind, fire or flood				
10					
11					
H.	OTHER DISCLOSURES Does Seller have any knowledge that the following conditions Now Exist:	Yes	No	Do Not Know	COMMENTS
1	Encroachments, boundary disputes, unrecorded easements				
2	Shared or common areas with adjoining properties				
3	Zoning Violations				
4	Building Code Violations				
5	Violation of restrictive covenants or owners' association rules or regulations				
6	Non-conforming use				
7	Notice of any adverse conditions about the Property from any governmental or quasi-governmental agency which have not been resolved				
8	Legal action related to the Property				
9	Property is part of an owners' association				
10	Special assessments or increases in regular assessments approved by the owners' association, but not yet implemented				
11	Special improvements approved but not yet installed, which may become a lien against the Property				
12	Exterior Artificial Stucco				
13					
14					

Advisory to Buyers: The location and ownership of fences, hedges, etc., may become matters of dispute. A survey can be used to determine such matters.

Seller and Buyer understand that _____ (Broker's Company Name) in no way warrants or guarantees the above information on the Property. Property inspection services and/or home warranties may be purchased. This form is not intended as a substitute for an inspection of the Property.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE. Any changes will be disclosed by Seller to Buyer prior to closing. Seller hereby receipts for a copy of this Disclosure.

Seller
Seller's Email Address _____

Date
Seller's Email Address _____

Seller
Seller's Email Address _____

Date
Seller's Email Address _____

Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes or use of the Property. Buyer hereby receipts for a copy of this Disclosure.

Buyer
Buyer's Email Address _____

Date
Buyer's Email Address _____

Buyer
Buyer's Email Address _____

Date
Buyer's Email Address _____