

# SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning \_\_\_\_\_ (Property Address)

**Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.**

**TO THE SELLER:** Your truthful disclosure of the history and condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing material defect(s), lead-based paint, use as a site for methamphetamine production and/or any other disclosure required by law. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

## **SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)**

- a) Name \_\_\_\_\_ Assessment: \$ \_\_\_\_\_ per: ( ) month ( ) quarter ( ) half-year ( ) year
- b) Type of Ownership: ( ) Fee-Simple ( ) Condominium ( ) Co-op
- c) Assessment includes:
- ( ) entrance sign/structure ( ) street maintenance ( ) common ground ( ) snow removal of common area
  - ( ) snow removal specific to this dwelling ( ) landscaping of common area ( ) landscaping specific to this dwelling
  - ( ) clubhouse ( ) pool ( ) tennis court ( ) exercise area ( ) reception facility ( ) water ( ) sewer
  - ( ) trash removal ( ) doorman ( ) cooling ( ) heating ( ) security ( ) other common facility \_\_\_\_\_
  - ( ) assigned parking space(s): how many \_\_\_\_\_ identified as: \_\_\_\_\_ ( ) some insurance
  - ( ) real estate taxes ( ) other specific items(s) \_\_\_\_\_
  - ( ) Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- d) Are you aware of any existing or proposed special assessments? ( ) yes ( ) no
- e) Are you aware of any condition or claim which may cause an increase in assessment or fees? ( ) yes ( ) no
- f) Are you aware of any material defects in any common or other shared elements? ( ) yes ( ) no
- g) Are you aware of any existing indentures/restrictive covenants? ( ) yes ( ) no
- h) Are you aware of any violation of the indentures/restrictions by yourself or by others? ( ) yes ( ) no
- i) Is there a recorded street/road maintenance agreement? ( ) yes ( ) no
- j) Please explain any "yes" answer you gave for questions d) through i) above: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## **HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale)**

- a) Type of air conditioning: ( ) Central Electric ( ) Central Gas ( ) Window/Wall (Number of window units \_\_\_\_\_) ( ) Other \_\_\_\_\_
- b) Source of heating: ( ) Electric ( ) Natural Gas ( ) Propane ( ) Fuel Oil ( ) Other \_\_\_\_\_
- c) Heating Equipment: ( ) Forced Air ( ) Hot Water Radiators ( ) Steam Radiators ( ) Radiant ( ) Baseboard ( ) Other \_\_\_\_\_
- d) Areas of house not served by central heating/cooling: \_\_\_\_\_
- e) Additional: ( ) Humidifier ( ) Electronic Air Filter ( ) Media Filter ( ) Attic Fan ( ) Other \_\_\_\_\_
- f) Are you aware of any problems or repairs needed with any item in this section? ( ) yes ( ) no If "yes", please explain: \_\_\_\_\_
- \_\_\_\_\_

## **FIREPLACE(S)**

- a) Type of fireplace: ( ) Wood Burning ( ) Vented Gas Logs ( ) Vent Free Gas Logs ( ) Wood Burning Stove
- b) Type of flues/venting:
- ( ) Functional (properly vented for wood burning and vented gas logs). Number of fireplace(s) \_\_\_\_\_ Location \_\_\_\_\_
  - ( ) Non Functional: Number of fireplace(s) \_\_\_\_\_ Location \_\_\_\_\_ Please Explain \_\_\_\_\_

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- c) Are you aware of any problems or repairs needed with any item in this section?  yes  no If "yes", please explain: \_\_\_\_\_

### PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

- a) Water Heater:  Gas  Electric  Other: \_\_\_\_\_
- b) Ice maker supply line:  yes  no
- c) Jet Tub:  yes  no
- d) Lawn Sprinkler System:  yes  no If "yes", date of last backflow inspection certificate: \_\_\_\_\_
- e) Are you aware of any problems or repairs needed with any item in this section?  yes  no If "yes", please explain: \_\_\_\_\_

### APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

- a) Electrical Appliance and Equipment:  Electric Stove/Range/Cook top  Oven  Built-in Microwave Oven  
 Dishwasher  Garbage Disposal  Trash Compactor  Wired smoke alarms  Electric dryer "hook up"  
 Ceiling Fan(s)  Intercom System  Central Vacuum System  Other \_\_\_\_\_
- b) Gas Appliances and Equipment:  Gas Stove/Range/Cook top  Oven  Exterior Lights  Barbecue  
 Water Heater  Gas Dryer "hook up"  Trash Compactor  Other \_\_\_\_\_
- c) Other Equipment:  TV Antenna  Cable TV Wiring  Electric Garage Door Opener- Number of transmitters: \_\_\_\_\_  
 Security Alarm System -  Owned  Leased - Lease information: \_\_\_\_\_  
 Swimming Pool  Pool Heater  Spa/Hot Tub  Sauna/Pool/Spa Equipment (list) \_\_\_\_\_  
 Satellite Dish -  Owned  Leased - Lease information: \_\_\_\_\_  
 Electronic Pet Fence System - Number of collars: \_\_\_\_\_  Other \_\_\_\_\_
- d) Are you aware of any problems or repairs needed with any item in this section?  yes  no If "yes", please explain: \_\_\_\_\_

### ELECTRICAL

- a) Type of service panel:  Fuses  Circuit Breakers
- b) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
- c) Are you aware of any problems or repairs needed with any item in this section?  yes  no If "yes", please explain: \_\_\_\_\_

### ROOF, GUTTERS AND DOWNSPOUTS

- a) What is the approximate age of the roof? \_\_\_\_\_ years. Documented?  yes  no
- b) Has the roof ever leaked during your ownership?  yes  no If "yes", please explain \_\_\_\_\_
- c) Has the roof been repaired, recovered, or any portion of it replaced or recovered during your ownership?  yes  no  
If "yes", please explain \_\_\_\_\_
- d) Are you aware of any problems with the roof, gutters, or downspouts?  yes  no If "yes", please explain \_\_\_\_\_

### WATER

- a) What is the source of your drinking water?  Public  Community  Well  Other (explain) \_\_\_\_\_
- b) Do you have a softener, filter or other purification system?  yes  no  Owned - Leased/Lease information: \_\_\_\_\_
- c) Are you aware of any problems relating to the water system including the quality or source of water?  yes  no If "yes", please explain \_\_\_\_\_

### SEWERAGE

- a) What is the type of sewerage system to which the house is connected?  Public  Private  Septic  Aerator  
 Other (explain) \_\_\_\_\_
- b) Is there a sewage lift system?  yes  no If "yes", is it in good working condition?  yes  no
- c) When was the septic/aerator system last serviced? \_\_\_\_\_
- d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?  yes  no  
If "yes", please explain \_\_\_\_\_

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## CONSTRUCTION

- a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?  yes  no  
If "yes", please describe in detail: \_\_\_\_\_  
\_\_\_\_\_
- b) Are you aware of any repairs to any of the building elements listed in (a) above?  yes  no If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort: \_\_\_\_\_  
\_\_\_\_\_
- c) Are you aware of any work in (b) above that was completed without required permits?  yes  no
- d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: \_\_\_\_\_  
\_\_\_\_\_
- e) Were required permits obtained for the work in (d) above?  yes  no

## BASEMENT AND CRAWL SPACE (Complete only if applicable)

- a)  Sump pump  Sump pit and pump
- b) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?  yes  no  
If "yes", please describe in detail: \_\_\_\_\_  
\_\_\_\_\_
- c) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  
 yes  no If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort: \_\_\_\_\_  
\_\_\_\_\_

## TERMITES/WOOD DESTROYING INSECTS, PESTS

- a) Are you aware of any termites/wood destroying insects, or pests affecting the property?  yes  no
- b) Are you aware of any uncorrected damage to the property caused by termites/wood destroying insects, or pests?  yes  no
- c) Is your property currently under a warranty contract by a licensed pest control company?  yes  no
- d) Are you aware of any termites/pest control reports for the property?  yes  no
- e) Are you aware of any termites/pest control treatments for the property?  yes  no
- f) Please explain any "yes" answers you gave in this section: \_\_\_\_\_  
\_\_\_\_\_

## SOIL AND DRAINAGE

- a) Are you aware of any fill, expansive soil or sinkholes on the property?  yes  no
- b) Are you aware of any soil, earth movement, flood, drainage, or grading problems?  yes  no
- c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations that affect or might affect the property?  yes  no
- d) Please explain any "yes" answers you gave in this section: \_\_\_\_\_  
\_\_\_\_\_

## HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- a) Lead (Note: Production of lead based paint was banned in 1978)
- 1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc) on the property?  
 yes  no
- 2) Are you aware if it has ever been covered or removed?  yes  no
- 3) Are you aware if the property has ever been tested for lead?  yes  no If "yes", please give date performed, type of test and test results: \_\_\_\_\_  
\_\_\_\_\_
- 4) Please explain any "yes" answers you gave in this section: \_\_\_\_\_  
\_\_\_\_\_

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b) Asbestos Materials

- 1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc? ( ) yes ( ) no
- 2) Are you aware of any asbestos material that has been encapsulated or removed? ( ) yes ( ) no
- 3) Are you aware if the property has been tested for the presence of asbestos? ( ) yes ( ) no
- 4) Are you aware of any fill, expansive soil or sinkholes on the property? ( ) yes ( ) no If "yes", please give date performed, type of test and test results: \_\_\_\_\_
- 5) Please explain any "yes" answers you gave in this section: \_\_\_\_\_

c) Mold

- 1) Are you aware of the presence of any mold on the property? ( ) yes ( ) no
- 2) Are you aware of anything with mold on the property that has ever been covered or removed? ( ) yes ( ) no
- 3) Are you aware if the property has been tested for the presence of mold? ( ) yes ( ) no If "yes", please give date performed, type of test and test results: \_\_\_\_\_
- 4) Please explain any "yes" answers you gave in this section: \_\_\_\_\_

d) Radon

- 1) Are you aware if the property has been tested for radon gas? ( ) yes ( ) no If "yes", please give date performed, type of test and test results: \_\_\_\_\_
- 2) Are you aware if the property has ever been mitigated for radon gas? ( ) yes ( ) no If "yes", please provide the date and name of the person/company who did the mitigations \_\_\_\_\_

e) Methamphetamine

Are you aware if the property is or was used as a site for methamphetamine production? ( ) yes ( ) no  
If "yes", please explain \_\_\_\_\_

f) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks unused septic or storage tanks, etc? ( ) yes ( ) no  
If "yes", please explain \_\_\_\_\_

## INSURANCE

Are you aware of any claims that have been filed for damages to the property in the last 5 years? ( ) yes ( ) no  
If "yes", please the following information: date of claim, description of claim, repairs and /or replacements completed:

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## MISCELLANEOUS

- a) The approximate age of the residence is \_\_\_\_\_ years. The seller has occupied the property \_\_\_\_\_ years.
- b) Has the seller continuously occupied the property during the last twelve months? ( ) yes ( ) no  
If "no", please explain \_\_\_\_\_
- c) Is the property located in an area that requires an occupancy (code compliance) inspection? ( ) yes ( ) no  
If "yes", please explain \_\_\_\_\_
- d) Are you aware if this property is located in an area that requires any specific disclosure(s) from the city or county? ( ) yes ( ) no  
If "yes", please explain \_\_\_\_\_
- e) Is the property designated as a historical home or located in a historic district? ( ) yes ( ) no  
If "yes", please explain \_\_\_\_\_
- f) Is any portion of the property located within the 100 year flood hazard area (flood plain)? ( ) yes ( ) no

