

**SELLER'S DISCLOSURE OF PROPERTY CONDITION
CONCERNING THE PROPERTY AT:**

(Street Address and City)

THIS NOTICE 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 THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [*choose one:*] _____ is _____ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [*Write Yes (Y), No (N), or Unknown (U)*]:

_____ Range	_____ Oven	_____ Microwave
_____ Dishwasher	_____ Trash Compactor	_____ Disposal
_____ Washer/Dryer Hookups	_____ Window Screens	_____ Rain Gutters
_____ Security System	_____ Fire Detection Equipment	_____ Intercom System
_____ TV Antenna	_____ Cable TV Wiring	_____ Satellite Dish
_____ Ceiling Fan(s)	_____ Attic Fan(s)	_____ Exhaust Fan(s)
_____ Central A/C	_____ Central Heating	_____ Wall/Window Air Conditioning
_____ Plumbing System	_____ Septic System	_____ Public Sewer System
_____ Patio/Decking	_____ Outdoor Grill	_____ Fences
_____ Pool	_____ Sauna	_____ Spa _____ Hot Tub
_____ Pool Equipment	_____ Pool Heater	_____ Automatic Lawn Sprinkler
_____ Fireplace(s)/Chimney (Wood)	_____ Fireplace(s)/Chimney (Mock)	_____ Gas Lines (Nat./LP)
_____ Gas Fixtures	Garage: _____ Attached _____ Not Attached	_____ Carport
Garage Door Opener(s):	_____ Electronic	_____ Control(s)
Water Heater:	_____ Gas	_____ Electric
Water Supply:	_____ City _____ Well _____ MUD	_____ Co-op
Roof Type: _____	Age: _____	(approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [*Choose one:*] _____ Yes _____ No _____ Unknown. If yes, then describe. (Attach additional sheets if necessary).

2. Are you (Seller) aware of any known defects/malfunctions in any of the following? [Write Yes (Y) if you are aware, write No (N) if you are not aware.]

- | | | |
|--|---|--|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Floors |
| <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Doors | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Foundation/Slab(s) | <input type="checkbox"/> Basement |
| <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Plumbing/Sewers/Septics | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Lighting Fixtures |
| <input type="checkbox"/> Other Structural Components (Describe): | | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

3. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware; write No (N) if you are not aware.

- | | | |
|---|--|--|
| <input type="checkbox"/> Active Termites (includes wood destroying insects) | <input type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input type="checkbox"/> Previous Termite Damage |
| <input type="checkbox"/> Previous Termite Treatment | <input type="checkbox"/> Previous Flooding | <input type="checkbox"/> Improper Drainage |
| <input type="checkbox"/> Water Penetration | <input type="checkbox"/> Located in 100-Year Floodplain | <input type="checkbox"/> Present Flood Insurance |
| <input type="checkbox"/> Prior Structural/Roof Repair | <input type="checkbox"/> Hazardous or Toxic Waste | <input type="checkbox"/> Asbestos Components |
| <input type="checkbox"/> Urea-formaldehyde Insulation | <input type="checkbox"/> Radon Gas | <input type="checkbox"/> Lead Based Paint |
| <input type="checkbox"/> Aluminum Wiring | <input type="checkbox"/> Previous Fires | <input type="checkbox"/> Unplatted Easements |
| <input type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | <input type="checkbox"/> Subsurface Structure or Pits | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets as necessary).

5. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware; write No (N) if you are not aware.

____ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

____ Homeowners' Association or maintenance fees or assessments.

____ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

____ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

____ Any lawsuits directly or indirectly affecting the Property.

____ Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

Date

Signature of Seller

Date

Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Date

Signature of Purchaser

Date

Signature of Purchaser