

RESIDENTIAL PROPERTY DISCLOSURE FORM

TO BE COMPLETED BY OWNER

Property Address:

Owners Name(s):

Date:

Owner is is not occupying the property.

If owner is occupying the property, since what date?

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by law. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property.

THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent.

THE FOLLOWING STATEMENTS OF THE OWNER

ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the property and its improvements, except as follows:

A) **WATER SUPPLY:** The source of water supply to the property is (mark appropriate boxes):
Public Water Service Private Water Service Well Holding Tank
Cistern Spring Pond Unknown Other

If owner knows of any current leaks, backups or other material problems with the water supply system or quality of the water, please describe:

B) **SEWER SYSTEM:** The nature of the sanitary sewer system servicing the property is (mark appropriate boxes):
Public Sewer Private Sewer Septic Tank Leach Field
Aeration Tank Filtration Bed Unknown Other

If not a public or private sewer, date of last inspection:
If owner knows of any current leaks, backups or other material problems with the sewer system servicing the property, please describe:

C) **ROOF:** Do you know of any current leaks or other material problems with the roof or rain gutters?
Yes No
If "yes", please describe:

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years) please describe and indicate any repairs completed:

D) **BASEMENT/CRAWL SPACE:** Do you know of any current water leakage, water accumulation, excess dampness or other defects with the basement/crawl space? Yes No
If "yes", please describe:

If owner knows of any repairs, alterations or modifications to the property or other attempts to control any water or dampness problems in the basement or crawl space since owning the property (but not longer than the past 5 years) please describe:

E) STRUCTURAL COMPONENTS (FOUNDATION, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any movement, shifting, deterioration, material cracks (other than visible minor cracks or blemishes) or other material problems with the foundation, floors, or interior/exterior walls? Yes No

If "yes", please describe:

If you know of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years) please describe:

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the mechanical systems? By answering "No," the purchaser may assume that all such systems are in operating condition. Yes No

If "yes", please describe:

For purposes of this section, mechanical systems include electrical, plumbing (pipes), central heating and air conditioning, sump pump, fireplace/chimney, lawn sprinkler, water softener, security systems, central vacuum, or other mechanical systems that exist on the property.

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No

If "yes", please describe:

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years) please describe:

H) PRESENCE OF HAZARDOUS MATERIALS: Do you have actual knowledge of the presence of any of the below identified hazardous materials on the property? Yes No Unknown

If "yes", place a mark in the area that corresponds to the appropriate material below, and please describe here:

- 1) Lead-Based Paint:
- 2) Asbestos:
- 3) Urea-Formaldehyde Foam Insulation:
- 4) Radon Gas:

If "YES", indicate level of Gas if known:

5) Other toxic substances:

If "YES", specify substance:

I) **DRAINAGE:** Do you know of any current flooding, drainage, settling or grading problems affecting the property?

Yes No

If "yes", please describe:

To your knowledge, is this property or part of it located in a flood zone or wetlands area? Yes No

If "yes", please describe:

Do you know of any past drainage or flooding problems affecting the property?

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling or grading problems since owning the property (but not longer than the past 5 years) please describe:

J) **CODE VIOLATIONS:** Have you received notice of any building or housing code violations currently affecting the use of the property? Yes No

If "yes", please describe:

K) **UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks, oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? If so, please describe:

L) **LAND (SOILS AND BOUNDARIES):**

Are you aware of any fill or expansive soil on the property? Yes No

Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property? Yes No

Note to Buyer: Your property may be subject to mine subsidence damage.

Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?

Do you know of any encroachments, boundary line disputes or easements? Yes No

NOTE TO BUYER: Almost all properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the office of the recorder of deeds for the county in which the property is located before entering into an agreement of sale.

Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? Yes No

M) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects currently in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that would inhibit a person's use of the property.

N) SYSTEMS: (Answer all that apply)

Garbage Disposal Yes No Age

Dishwasher Yes No Age

Central Air Conditioning Yes No Age

Water Treatment System Yes No Age

Heating Oil Natural Gas Electric Other

Is heat supplied to all finished rooms? Yes No

Is there a heat pump? Yes No

Hot Water Oil Natural Gas Electric Other

Insulation

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In other areas? Yes No Unknown Where?

Is the property subject to any restriction imposed by a home owners association or any other type of community association? Yes No Unknown

If "yes", please describe:

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner.

Owner Date		Owner Date
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RECEIPT AND ACKNOWLEDGMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so at any time. Pursuant to the law, if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may have certain rights granted to you according to state law, which *may* include the right to rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered in a timely manner according to law.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNER'S ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER. My/Our signature below does not constitute approval of any disclosed condition as represented herein by the owner.

Purchaser Date		Purchaser Date
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