
SELLER DISCLOSURE FORM

Property:

Seller(s):

Buyer(s):

General Information

What year did you acquire the property?	
What year was the home built?	
How old are the roof shingles on the house and attached garage, if applicable?	
How old are the roof shingles on the detached garage, if applicable?	
Have you occupied the home continuously for the past year	Yes / No
Have any previous inspections been done on the property in the past 12 mo.? <i>If the answer is yes, a copy of said report must be provided within 10 days.</i>	Yes / No

Homeowner's Association

Is the home included in an HOA or COA or similar organization	Yes / No
What are the current dues for the association?	
How often are these fees due?	
Is there any reason the Current Assessments may change in the next year?	Yes / No

Condition of the Property

Are you aware of any of the following, now or in the past?

Soil or settling problems	Yes / No
Diseased trees	Yes / No
Animal or Insect infestations	Yes / No
Flooding	Yes / No
Wet floors or wet walls	Yes / No
Water leakage or seepage anywhere in the building	Yes / No
Problems with drainage	Yes / No
Foundation cracks, settling, deterioration, or other problems	Yes / No
Sewer Backups	Yes / No
Fire or Smoke Damage	Yes / No
Homeowner's Insurance Claims	Yes / No
Roof Replacements	Yes / No
Additions or structural alterations to the property	Yes / No
Boundary Disputes or Unrecorded Easements	Yes / No
Termite or other insect damage	Yes / No
Unpermitted work on the Property	Yes / No
Hazardous Conditions on the Property, include a previous meth lab	Yes / No

For any question you answered yes, please provide more detail:

Condition of the Mechanical Systems, Fixtures, and Appliances

To your knowledge, are each of the following in working order? “Working Order” means that the item functions for the purpose for which it is intended. It does not include cosmetic issues or signs of normal wear and tear.

Air Conditioning	Yes / No / N/A
Awnings	Yes / No / N/A
Ceiling Fans	Yes / No / N/A
Central Heat or Air	Yes / No / N/A
Dishwasher	Yes / No / N/A
Drain Tile System	Yes / No / N/A
Electrical System	Yes / No / N/A
Exhaust System	Yes / No / N/A
Fire Sprinkler System	Yes / No / N/A
Fireplace Flues, dampers or mechanism	Yes / No / N/A
Fireplace	Yes / No / N/A
Garage Door	Yes / No / N/A
Garbage Disposal	Yes / No / N/A
Gas Grill (built-in)	Yes / No / N/A
Hot Tub	Yes / No / N/A
Humidifier	Yes / No / N/A
Plumbing	Yes / No / N/A
Plumbing Fixtures	Yes / No / N/A
Range/Oven	Yes / No / N/A
Refrigerator	Yes / No / N/A
Satellite Dish	Yes / No / N/A
Security System	Yes / No / N/A
Smoke Detectors	Yes / No / N/A
Storm Doors	Yes / No / N/A
Storm Windows	Yes / No / N/A
Stove Hood	Yes / No / N/A
Sump Pump	Yes / No / N/A
Swimming Pool (or related-equipment)	Yes / No / N/A
Trash Compactor	Yes / No / N/A
Underground Irrigation System (Sprinklers)	Yes / No / N/A
Water Heater	Yes / No / N/A
Water Treatment System	Yes / No / N/A
Window, Window Screens or Coverings	Yes / No / N/A
Wood Burning Stove or Chimney	Yes / No / N/A

For any question you answered yes, please provide more detail:

Environmental Disclosures

Has the home ever been tested for radon? <i>If yes, a copy of the radon report will be provided within 10 days after the execution of this disclosure.</i>	Yes / No
Are you aware of any asbestos on the property?	Yes / No
Has the home ever been inspected for asbestos? <i>If yes, a copy of the radon report will be provided within 10 days after the execution of this disclosure.</i>	Yes / No
Has the well water or city water supply ever been inspected for contamination? <i>If yes, a copy of the radon report will be provided within 10 days after execution of this disclosure.</i>	Yes / No
Are you aware of any air pollution problems affecting the property?	Yes / No
Are you aware of any mold, mildew, moisture, or water inside the walls, ceiling, or roof of the property?	Yes / No

For any question you answered yes, please provide more detail:

Included Fixtures

Please indicate which of the following items will be staying with the property. If the item is staying with the property, but the condition is not guaranteed by the Seller, please indicate as such in the second column. If there is no such item or it is excluded from the sale, please leave both columns 1 and 2 blank below.

Staying with the Property	Condition not guaranteed	Item
		AC Window Units
		Attic Fan
		Ceiling Fan (provide # of fans)
		Central Vac
		Dishwasher
		Disposal
		Freezer
		Furnace/Heat Pump
		Garage Door Opener (provide # included)
		Humidifier
		Icemaker
		Laundry Machine - Washer
		Laundry Machine - Dryer
		Pool/Spa/Sauna
		Propane Tank
		Refrigerator
		Security System
		Smoke Detectors
		Sump Pump
		TV Antenna/Satellite Dish
		Water Softener

Please list any other furniture fixtures or appliances that **are** included with the sale:

Please list any other furniture fixtures or appliances that **are not** included with the sale:

By signing, the Seller represents that they have answered the above questions to the best of their knowledge and based on the condition of the property at the time of execution. This disclosure is not intended to provide a warranty to the Buyer for any of the items listed, but rather is being provided for the convenience of the Buyer.

The Buyer further acknowledges that this form is for informational purposes only and does not provide the Buyer with a cause of action for the failure to disclose defects for which the Seller did not know at the time of execution. Moreover, Buyer agrees that he or she has a responsibility to conduct inspections of the property as set forth in the Contract and that failure to conduct said inspections will waive the Buyer's ability to bring claims for any defects in the home. Buyer understands that Seller made no efforts to identify or discover any issues with the home before completing this disclosure.

Seller:

Name: _____ Date _____
Title: _____

Name: _____ Date _____
Title: _____

Buyer(s):

Name: _____ Date _____
Title: _____