



PROPERTY CONDITION DISCLAIMER

1. Property age:

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2. Date seller acquired the property:

2019-09-21

3. Does seller currently occupy the property?Any Contingencies?

- Seller occupies property Seller does not occupies property

4. If not currently seller-occupied, how long has it been since the seller did occupy the property, if ever?

2

5. The property is a

- site-built home non-site-built home(e.g. - modular, manufactured, mobile)

6. Roof type

types of Roof (e.g. - composition asphalt shingle, wood, metal, tile)



WOOD

Approx. age of roof:

2

7. Is there a Homeowners Association (HOA) which has any authority over the subject property?

Yes No

Name & address of HOA:

Monthly Dues:

Transfer Fees:

Special Assessments:

A. The property includes the items checked below:



- Range
- Spa/Whirlpool Tub
- Access to Public Streets
- Microwave
- Hot Tub
- Current Termite Contract
- Garbage Disposal
- Sauna
- Trash Compactor
- Water Softener
- 220 Volt Wiring
- Washer/Dryer Hookups
- Window Screens
- Fireplace (How many?)
- Gas Starter for Fireplace
- Gas Fireplace Logs
- Patio/Decking/Gazebo



- Irrigation System
- Installed Outdoor Cooking Grill
- Intercom
- Rain Gutters
- Sump Pump
- A key to all exterior doors
- Carport
- Smoke Detector/Fire Alarm
- Wall/Window Air Conditioning
- Central Heating
- All Landscaping and Outdoor Lighting
- Pool In-ground Above-ground
- Garage Attached Not Attached
- Garage Door Opener(s) and remotes. (How many remotes?)
- Burglar Alarm/Security System including components and controls
- TV Antenna/Satellite Dish excluding components
- Central Vacuum System and attachments



- Heat Pump (Approx. age:)
- Central Heating (Age:) Electric Gas Other:
- Central Air Conditioning (Age:) Electric Gas Other:
- Water Heater (Age:) Electric Gas Other:(solar, tankless, etc):
- Water Supply City Water Private Well Shared Well Other:
- Sewage Disposal CitySewer Septic Tank STEP System Other
- Gas Supply Utility Propane Tank Other:

Other items included:

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To the best of seller's knowledge, are any in Part A above NOT in operating condition:

- Yes No

If Yes, Please Explain:



B. Is Seller AWARE of any defects or malfunctions in any of the following?

	Yes	No	N/A
Interior Walls	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Ceilings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Floors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Windows	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Insulation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Plumbing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sewer/Septic	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>



	Yes	No	N/A
Electrical System	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Exterior Walls	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Roof	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Basement	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Slab	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Driveway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Central Heating	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heat Pump	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Central Air Conditioning	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

If any of the above in Part B are marked YES, please explain:



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Please describe any repairs made by you or any previous owners of which you are aware (attach separate sheets if necessary):

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C. Is Seller AWARE of any of the following:

	Yes	No	N/A
1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, methamphetamine, contaminated soil or water, and/or known existing or past mold presence on the subject property?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Features shared in common with adjoining land owners with joint rights and obligations for use and maintenance (e.g. - driveways, private roads, walls, fences, wells, septic systems, etc)?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Any changes since the most recent survey of the property was done? (Most recent survey of property: NA).	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>



	Yes	No	N/A
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Room additions, structural modifications, other alterations or repairs not in compliance with building codes?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
10. Flooding, drainage or grading problems?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
11. Any requirement that flood insurance be maintained on the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
12. Any of the property located in a designated flood hazard area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
13. Any past or present interior water intrusions(s), standing water within foundation and/or basement?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
14. Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm, or wood destroying organisms (such as termites, mold, etc.)?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
15. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
16. Neighborhood noise problems or other nuisances?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
17. Subdivision and/or deed restrictions or obligations?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
18. Any "common area" (pools, tennis courts, walkways, etc), co-owned in undivided interest with others?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>



	Yes	No	N/A
19. Any notices of abatement or citations against the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
21. Any system, equipment or part of the property that is being leased? (e.g. security system, water softener, satellite dish, etc.) Lease payoffs or assumptions should be addressed in the purchase contract.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
22. Any exterior wall covered with exterior insulation and finish systems (EIFS, or synthetic stucco)? If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage? [explain below]	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
23. Any finished rooms that are not supplied with heating and air conditioning?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
24. Any septic tank or other private disposal system that does not have adequate capacity and approved design to comply with present state and local requirements for the actual land area and number of bedrooms? If residence is on a septic system, the septic system is legally permitted for <input type="text"/> number of bedrooms.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
25. The property is affected by covenants, conditions, restrictions (CCR's), or Home Owner Association by-laws requiring approval for changes, use, or alterations to the property?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
26. The property is in an historical district or has been declared historical by a governmental authority and permission must be obtained before certain improvements or aesthetic changes to the property are made?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

If any of the above in Part C are marked YES, please explain:



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Seller certifies that this information is true and correct to the best of seller's knowledge as of the date signed.

Buyer understands that this Disclosure is not intended as a substitute for any inspection, and that buyer has a responsibility to pay diligent attention to and inquire about defects which are evident by careful observation. Buyer acknowledges receipt of a copy of this Disclosure.