

Real Estate Sales Disclosure

Also called Seller's Disclosure or Transfer Disclosure

The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects or warranties obtained on the property. The representations in this form are representations of the owner and are not representations of the agent, if any. This information is for disclosure only and is not intended to be a part of the contract between the buyer and owner.

Seller states that the information contained in this Disclosure is correct as of the date below, to the best of the Seller's current actual knowledge.

Date Property Address

The condition of the following Property is: **N/A, Defective, Not Defective** or **Unknown**

1. Electrical System

- a) Air filtration system:
- b) Burglar alarm:
- c) Cable TV wiring and connections:
- d) Ceiling fans:
- e) Garage door opener:
- f) Inside telephone wiring and jacks:
- g) Intercom:
- h) Kitchen range hood:
- i) Light fixtures:
- j) Sauna:
- k) Smoke/fire alarm:
- l) Switches and outlets:
- m) Amp services:
- n) Plumbing:
- o) Other:

2. Heating and Cooling

- a) Attic fan:
- b) Central air conditioning:
- c) Hot water heater:
- d) Furnace heater gas, electric, oil, solar:
- e) Fireplace:
- f) Humidifier:
- g) Ventilation:
- h) Propane tank:

The Condition of the Following Property Is: **Yes, No or Unknown**

3. Foundation & Structure

- a) Are there any problems with the foundation?
- b) Are there any structural problems with the building?
- c) Have any substantial additions or alterations been made without a required building permit?
- d) Are there any violations of zoning, building codes or restrictive covenants?
- e) Are there moisture or water problems?
- f) Is there termite, rodent or insect damage?
- g) Is there damage due to wind or flood?
- h) Is the property in a flood plain?
- i) Is the property located within 1 (one) nautical mile of an airport?
- j) Is there any threat of or pending litigation regarding the property?
- k) Are the furnace, wood stove, chimney/flue in working order?

4. Roof

- a) Age in years
- b) Are there any current leaks?
- c) Is roof currently damaged?
- d) Is there more than one roof on the structure?
If yes, how many?

Additional comments if necessary (attach additional pages if necessary):

5. Hazardous Conditions

Are there any existing hazards on the property such as methane gas, radioactive material, radon or lead paint in the house or well, or expansive soil, toxic materials, asbestos insulation, landfill, mineshaft or PCBs? If yes, explain:

6. Major Damage

Do you have any actual knowledge if there has ever been any material damage to the property or structures such as movement, shifting, crack in the floors, foundation, walls or ceilings? If yes, give details.

7. Termites/ Insects

Are you aware of any existence of any wood boring insects/termites currently in or on the property or any existing, unrepaired damage caused by same?

8. Water Service

Is there a well on the property? If yes, is it in working order? If no, has it been sealed? If so, when:

9. Sewer Service

Is the property serviced by a municipal sewer? If not, what is the date of installation of the private septic system? Date last pumped? List dates and describe any repairs to the system:

10. Lot

Is there an oil/fuel tank on the property? If yes, where is it located? Is the oil/fuel tank in use? Is the oil/fuel tank underground?

11. Structural

Are you aware of any code violations on the property? If yes, attach explanation. Is the exterior siding synthetic stucco, Exterior Insulating Finish System (EIFS) or hardboard siding? If yes, which type?

12. UFFT/Asbestos

Is there any urea-formaldehyde (UFFT) or asbestos material present?

13. Mold/Mildew

In the course of preparing your property for sale, did you clean up any mold or mildew? If yes, name where and the method of remediation:

14. Radon Gas

Has the property been tested for radon gas? If the property was tested for radon gas, the results of all tests known to seller(s) are attached. Tests disclose level of radon at any time prior to or after the test(s).

15. Roof

Have there ever been any material repairs or replacement made to the roof as the result of any water problems in the past 5 years? What is the roofing material?

16. Additional comments or explanations:

Seller and Buyer hereby acknowledge receipt of this Disclosure Form by signing below.

_____	_____	_____	_____
Seller's Signature	Date	Buyer's Signature	Date
_____	_____	_____	_____
Seller's Name	Date	Buyer's Name	Date