

Seller's Property Disclosure

(To be completed by Seller)

ALLIANCE

This report supersedes any list appearing in the MLS

Property Address:

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL				
None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
	Working	Not Working	Don't Know			Working	Not Working	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) Gas Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)	
				Built in (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell	
				Vented Outside (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: _____ Keypad Entry: (Circle One) YES NO				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill	_____ [] Service Panel Total Amps				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	(Circle One) Own Rent/Financed				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	_____ Company				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments:				
Comments:									

	WATER/SEWAGE SYSTEMS (See Part II Also)				HEATING & COOLING SYSTEMS							
	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.				
	None Does Not Transfer	Working Not Working	Don't Know		None Does Not Transfer	Working Not Working	Don't Know					
26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewage Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System	
27	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	_____	<input type="checkbox"/>	<input type="checkbox"/>	Type	
28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	_____	<input type="checkbox"/>	<input type="checkbox"/>	Age	
29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System	
30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ Type	_____	<input type="checkbox"/>	<input type="checkbox"/>	Type	
31	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect Gas	_____	<input type="checkbox"/>	<input type="checkbox"/>	Age	
32	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ Size & Age	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units	
33	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	
34	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	
35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Circle One) Own Rent/Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	
36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ Company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	
37	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove	
38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System	_____	<input type="checkbox"/>	<input type="checkbox"/>	Chimney/Flue - Date Last Cleaned	
39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ Backflow Device (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter	
40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ Date Last Tested or Inspected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan	
41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment	
42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank	
43	Comments:							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Circle One) Own Rent/Lease	
44								_____	Company			
45	MEDIA							<u>Comments:</u>				
46	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	TRANSFERS TO BUYER			Any Additional Comments For Part I:				
47	None Does Not Transfer	Working Not Working	Don't Know		None Does Not Transfer	Working Not Working	Don't Know					
48	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish					
49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ # of Rcvrs/Remotes					
50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennaes					
51	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks					
52	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s)					
53	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector(s)					
54	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)					
55	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers					
56	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound					
57	Comments:											
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PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

	YES	NO	DON'T KNOW	
				SECTION 1
				STRUCTURAL FOUNDATION/WALLS
68	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
69	If YES, are you aware of any adverse conditions? _____			
70	_____			
71	Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab			
72	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available?
73	If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO			
74	To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
75	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
76	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
77	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
78	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
79	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
80	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
81	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
82	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
83	Additional Comments:			
84				
85				
86				

	YES	NO	DON'T KNOW	
				SECTION 2
				ROOF/INSULATION
89	Age: _____ Type: _____			
90	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One)
91	If any, identify details below.			
92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One)
93	If YES, Date: _____ (Identify details below.)			
94	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
95	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
96	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
97	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
98	Additional Comments:			
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100				
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	YES	NO	DON'T KNOW	
				SECTION 3
				MOLD/MILDEW
104	According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
105				
106				
107	To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
108	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
109	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
110	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
111	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
112	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
113	Additional Comments:			
114				
115				

117 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

118 Attach all relevant documentation for further explanation, including any and all repair reports.

			SECTION 4	
YES	NO	DON'T KNOW	WATER/SEWAGE SYSTEMS	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)	
			<input type="checkbox"/> Drinking Well	<input type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system?	If shared lagoon/septic system, explain below.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system?	Date Last Pumped: _____
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system?	Location: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the main waste disposal line ever been snaked or scoped?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

			SECTION 5	
YES	NO	DON'T KNOW	WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.)	<input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.)	<input type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.)	<input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR
Additional Comments:				

			SECTION 6	
YES	NO	DON'T KNOW	PEST, WOOD INFESTATION & DRY ROT	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____ Warranty Expiration Date: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

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			SECTION 7
YES	NO	DON'T KNOW	ENVIRONMENTAL CONDITIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, is the property in compliance?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____
Groundwater contamination has been detected in several areas in the State of Kansas.			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)			
<input type="checkbox"/>	<input type="checkbox"/>		Asbestos
<input type="checkbox"/>	<input type="checkbox"/>		Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input type="checkbox"/>		Landfill or buried materials
<input type="checkbox"/>	<input type="checkbox"/>		Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input type="checkbox"/>		Radon gas in house or well Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>		Methane Gas
<input type="checkbox"/>	<input type="checkbox"/>		Oil sheers in wet areas
<input type="checkbox"/>	<input type="checkbox"/>		Radioactive material
<input type="checkbox"/>	<input type="checkbox"/>		Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input type="checkbox"/>		Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input type="checkbox"/>		EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input type="checkbox"/>		Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input type="checkbox"/>		Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
<input type="checkbox"/>	<input type="checkbox"/>		To your knowledge, are any of the above conditions present near your property?
Comments:			

			SECTION 8
YES	NO	DON'T KNOW	BOUNDARIES/LAND
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area?
(Mark all that apply.)			
		<input type="checkbox"/>	EXPANSIVE SOIL
		<input type="checkbox"/>	EARTH MOVEMENT
		<input type="checkbox"/>	FILL DIRT
		<input type="checkbox"/>	UPHEAVAL
		<input type="checkbox"/>	SLIDING
		<input type="checkbox"/>	EARTH STABILITY PROBLEMS
		<input type="checkbox"/>	SETTLING
Comments:			



228 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
 229 Attach all relevant documentation for further explanation, including any and all repair reports.

230 SECTION 9
 231 **SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION**

232 The law requires that the Seller disclose the existence of special assessments against a property.

233 YES NO DON'T KNOW Any current/pending bonds, assessments, or special taxes that apply to property?

234 YES NO DON'T KNOW The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).

235 Owner County Public Record Other: _____

236 YES NO DON'T KNOW Is the property subject to rules or regulations of an active Homeowner's Association?

237 Annual Dues? _____ Initiation Fee? _____

238 Homeowner's Association contact information: _____

239 YES NO DON'T KNOW Is the property subject to a right of first refusal?

240 YES NO DON'T KNOW Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?

241 YES NO DON'T KNOW Any violations of such covenants and restrictions?

242 Comments: _____

243 _____

244 _____

245 SECTION 10
 246 **MISCELLANEOUS**

247 YES NO DON'T KNOW Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property **without obtaining required permits**?

248 YES NO DON'T KNOW Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?

249 YES NO DON'T KNOW Is the present use of the property a non-conforming use?

250 YES NO DON'T KNOW Have you had any insurance claims in the past five years?

251 YES NO DON'T KNOW Were repairs made? If so, explain: _____

252 YES NO DON'T KNOW Is there any unrepaired damage due to hail, storm, wind, fire or flood?

253 YES NO DON'T KNOW Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?

254 YES NO DON'T KNOW Does a pet(s) reside or has a pet(s) ever resided in or on the property?

255 YES NO DON'T KNOW Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?

256 YES NO DON'T KNOW Do all window and door treatments remain? If NO, please list: _____

257 _____

258 YES NO DON'T KNOW Does any other personal property remain? If YES, please list: _____

259 _____

260 YES NO DON'T KNOW Does the property contain any of the following? (Mark all that apply.)

261 Swimming Pool Spa Hot Tub Sauna Water Feature

262 YES NO DON'T KNOW If YES, are either of the following heated? Swimming Pool Spa If yes, type of heat? _____

263 YES NO DON'T KNOW Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain:

264 _____

265 YES NO DON'T KNOW Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?

266 YES NO DON'T KNOW Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?

267 YES NO DON'T KNOW Are there any transferable warranties on the property or any of its components?

268 Comments: _____

269 _____

270 _____

271 _____

272 **Any Additional Comments For Part II:**

273 _____

274 _____

275 _____

276 _____

277 _____

279

SELLER'S ACKNOWLEDGEMENT

280 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best
281 of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's
282 Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this
283 Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of
284 the property from all liability, claims, loss, cost, or damage in connection with the information contained in this
285 Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate
286 brokers and agents and prospective buyers of the property.

287
288 Seller is occupant: [] YES [] NO
289

290 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date
291 signed by Seller.

292 **SELLER:** _____ **SELLER:** _____
293 Date Date

294

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

295 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with
296 Seller. Subject to any inspections, I agree to purchase the property in its present condition without
297 representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of
298 the property.

299 2. I agree to verify any of the above information that is important to me by an independent investigation of my
300 own. I have been advised to have the property examined by professional inspectors.

301 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or
302 repairing physical defects in the property. I state that no important representations concerning the condition of
303 the property are being relied upon by me except as disclosed above or as fully set forth as
304 follows: _____

305 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain
306 sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have
307 been advised that if I desire information regarding those registrants, I may find information on the home page of
308 the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

309 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military
310 Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch,
311 amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have
312 been informed that if I desire information regarding potential for noise caused by the aircraft operations
313 associated with McConnell Air Force Base and its operations, I may find information by contacting the
314 Metropolitan Area Planning Department.

315 **BUYER:** _____ **BUYER:** _____
316 Date Date

317 This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of
318 South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or
319 that its use is appropriate for all situations. Copyright January 2015.