Seller's Disclosure Statement

Property address: _____ _____
Street City,

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/Oven	☐	☐	☐	☐
Dishwasher	☐	☐	☐	☐
Refrigerator	☐	☐	☐	☐
Water softener/ conditioner	☐	☐	☐	☐
Disposal	☐	☐	☐	☐
TV antenna, TV rotor & controls	☐	☐	☐	☐
Electrical system	☐	☐	☐	☐
Garage door opener & remote control	☐	☐	☐	☐
Alarm system	☐	☐	☐	☐
Intercom	☐	☐	☐	☐
Central vacuum	☐	☐	☐	☐
Attic fan	☐	☐	☐	☐
Pool heater, wall liner & equipment	☐	☐	☐	☐
Microwave	☐	☐	☐	☐
Trash compactor	☐	☐	☐	☐
Ceiling fan	☐	☐	☐	☐
Sauna/hot tub	☐	☐	☐	☐
Washer	☐	☐	☐	☐

	Yes	No	Unknown	Not Available
Lawn sprinkler system	☐	☐	☐	☐
Water heater	☐	☐	☐	☐
Plumbing system	☐	☐	☐	☐
Hood/fan	☐	☐	☐	☐
Well & pump	☐	☐	☐	☐
Septic tank & drain field	☐	☐	☐	☐
Sump pump	☐	☐	☐	☐
City water system	☐	☐	☐	☐
City sewer system	☐	☐	☐	☐
Central air conditioning	☐	☐	☐	☐
Central heating system	☐	☐	☐	☐
Wall Furnace	☐	☐	☐	☐
Humidifier	☐	☐	☐	☐
Electronic air filter	☐	☐	☐	☐
Solar heating system	☐	☐	☐	☐
Fireplace & chimney	☐	☐	☐	☐
Wood burning system	☐	☐	☐	☐
Dryer	☐	☐	☐	☐

Explanations (attach additional sheets if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. **Basement/Crawlspace**: Has there been evidence of water? ..... yes ☐ no ☐
   If yes, please explain: _____
2. **Insulation**: Describe if known: _____
   Urea Formaldehyde Foam Insulation (UFFI) is installed? ..... unknown ☐ yes ☐ no ☐
3. **Roof**: Leaks? ..... yes ☐ no ☐
   Approximate age if known: _____
4. **Well**: Type of well (depth/diameter, age and repair history, if known): _____
   Has the water been tested? ..... yes ☐ no ☐
   If yes, date of last report/results: _____
5. **Septic tanks/drain fields**: Condition if known: _____
6. **Heating system**: Type/approximate age: _____

BUYERS INITIALS _____
SELLERS INITIALS _____