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## Residential Real Estate Disclosure Form

This statement is a disclosure of the Seller's current knowledge of the property's condition. This is not a warranty of any kind by the Seller and is not a substitute for any professional inspections or warranties that the Buyer may wish to obtain.

Property Address:

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Are you aware of any defects / problems with the following items? (Fill in Y - Yes, N - No or N/A)

### HOME FIXTURES / EXTERIOR

- Interior Walls
- Exterior Walls
- Ceiling
- Flooring
- Doors
- Windows
- Basement
- Roofing
- Porch / Deck
- Driveway
- Fences / Boundary Walls
- Sidewalks

### ELECTRICAL FIXTURES

- Electrical Switches and Outlets
- Light Fixtures
- Ceiling Fans
- Telephone Jacks and Wiring
- Smoke Alarm(s)
- Burglar Alarm
- Garage Door Opener(s)
- Central Vacuum
- Intercom
- TV Antenna / Satellite Dish

### WATER / SEWERAGE SYSTEM

- Plumbing System
- Sewerage System
- Taps / Sinks
- Shower(s)
- Bath Tub(s)

- Washer / Dryer Hookups
- Rain Gutters
- Lawn Sprinklers
- Cistern / Water Storage
- Water Purifier
- Pool
- Pool Equipment
- Well and Pump

**HEATING / COOLING SYSTEM**

- Central Air Conditioning
- Central Heating
- Gas Fixtures
- Furnace Heater
- Solar Heater
- Wood Stove Heater
- Water Heater(s)
- Fireplace

**ELECTRICAL APPLIANCES**

- Refrigerator
- Range / Cooking Stove / Oven
- Microwave
- Dishwasher
- Room / Portable Air Conditioner
- Air Purifier

If you answered "Yes" to any of the above, please provide further explanations and information (You may also attach additional information to this form):

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Are you aware of any of the following issues with the property? (Fill in Y - Yes, N - No or N/A)

- Environmental hazards including but not limited to lead-based paint, asbestos, radon gas, methane gas, formaldehyde, fuel / chemical storage tanks or contaminated water / soil.
- Water seepage, leakage, flooding or water damage.
- Property damage resulting from floods, earthquake, landslides or fire.
- Drainage, grading or soil stability problems.

- Present infestation of wood-destroying organisms or damage from past infestation.
- Room additions, structural modifications, repairs or alterations made without the required permits.
- Violation of building codes, zoning laws or land-use restrictions.
- Commercial, industrial, military noise or pollution that may affect the property.
- Lawsuits, foreclosures, bankruptcy, liens, government notices or lease agreements that may affect the property.
- Items shared in common with adjoining owners including but not limited to walls, fences and / or driveways, with joint rights for use and joint obligations for maintenance.
- Any common area including pools, tennis courts, walkways or other areas co-owned in undivided interest with others.
- Property is subject to the conditions or restrictions of a home owner's association.

If you answered "Yes" to any of the above, please provide further explanations and information (You may also attach additional information to this real estate disclosure form):

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The Seller hereby certifies that the information provided in this real estate disclosure form is true and correct to the best of his/her knowledge as of the date signed. Should any of the above conditions change before the property title is conveyed, these changes shall be disclosed to the Buyer in addendum to this document.

Seller Name: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Name: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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