

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER’S PROPERTY DISCLOSURE

- LAND Supplement to Residential)**
- LAND – With Improvements)**
- LAND – Without Improvements)**

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller’s **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not.

Note: The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: _____

Property Address: _____

Seller: _____

Year Built: _____

I. IMPROVEMENTS

If this box is checked, there are no structures or improvements on the Property; do not complete Parts A-E.

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the “Yes” column:	Yes	Comments
1	Structural problems		
2	Moisture and/or water problems		
3	Damage due to termites, other insects, birds, animals or rodents		
4	Damage due to hail, wind, fire, flood or other casualty		
5	Cracks, heaving or settling problems		
6			
7			

B.	ROOF If you know of any of the following problems EVER EXISTING check the “Yes” column:	Yes	Comments
1	Roof leak		
2	Damage to roof		
3	Skylight problems		
4	Gutter or downspout problems		

5	Other Roof problems		
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B-1.	ROOF – Other Information: Do you know of the following on the Property:	Yes	Comments
1	Roof under warranty until _____ Transferable _____		
2	Roof work done while under current roof warranty		
3	Roof material: _____ Age _____		
4			
5			

C.	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following check the “Yes” column:	Yes	Comments
1			
2			

C-1.	ELECTRICAL & TELECOMMUNICATIONS – Other Information: Do you know of the following on the Property:	Yes	Comments
1	220 volt service		
2	Aluminum wiring at the outlets (110)		
3	Electrical Service: Amps _____		
4	Garage door control(s) # _____		
5			
6			

D.	MECHANICAL If you know of any problems NOW EXISTING with the following check the “Yes” column:	Yes	Comments
1			
2			

E.	VENTILATION, AIR, HEAT If you know of any problems NOW EXISTING with the following check the “Yes” column:	Yes	Comments
1	Heating System		
2			
3			

E-1.	VENTILATION, AIR, HEAT - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Heating system: Type _____ Fuel _____ Type _____ Fuel _____			
2				
3				

F.	WATER SUPPLY Do you know of the following on the Property:
1	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.

G.	WATER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Water system (including lines and water pressure)		
2	Water heater(s)		
3	Water filter system		
4	Water softener		
5	Well		
6	Water System Pump		
9			
10			

G-1.	WATER – Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of _____ Fuel type _____ Capacity _____			
4	Well Metered			
5	Well – Date of last inspection _____			
6	Galvanized pipe			
7	Polybutylene pipe			
8				
9				

H.	SEWER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of _____		
4	Grey water storage/use		
5			

H-1.	SEWER – Other Information: Do you know of the following on the Property:
1	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon
2	If a septic system, date latest Individual Use Permit issued: _____
3	If a septic system, date of latest inspection: _____
4	If a septic system, date of latest pumping: _____
5	

6	
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I.	FLOODING AND DRAINAGE If you know of any problem EVER EXISTING on the Property check the "Yes" column:	Yes	Comments
1	Flooding or drainage		
2			

I-1.	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	Yes	Comments
1	Drainage, retention ponds		
2			

J.	OTHER DISCLOSURES – INCLUSIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors and sub-floors		
4			
5			

II. GENERAL

K.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		
2	Notice or threat of condemnation proceedings		
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	Building code, city or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or the designated approving body		
8	Any additions or alterations made		
9	Notice of ADA complaint or report		
10	Other legal action		
11	Current use of the Property		
12			
13			

L.	ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
1	Any access problems		
2	Roads, driveways, trails or paths through the Property used by others		
3	Public highway or county road bordering the Property		
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes or unrecorded easements		
6	Shared or common areas with adjoining properties		
7	Requirements for curb, gravel/paving, landscaping		
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M.	ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property check the "Yes" column:	Yes	Comments
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
6	Monitoring wells or test equipment		
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		
8	Mine shafts, tunnels or abandoned wells on the Property		
9	Within governmentally designated geological hazard or sensitive area		
10	Within governmentally designated flood plain or wetland area		
11	Dead, diseased or infested trees or shrubs		
12	Environmental assessments, studies or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Other environmental problems		
15			
16			

N.	OTHER DISCLOSURES – GENERAL If you know of any of the following NOW EXISTING check the "Yes" column:	Yes	Comments
1	Any part of the Property now leased to others (written or oral)		
2	Written reports of any building, site, roofing, soils or		

	engineering investigations or studies of the Property		
3	Any property insurance claim ever submitted for the Property (whether paid or not)		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		
7	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		
8	Signs: Government or private restriction problems		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
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11			

III. LAND – AGRICULTURAL

O.	CROPS, LIVESTOCK & LEASES If you know of any of the following conditions that NOW EXIST check the “Yes” column:	Yes	Comments
1	Crops being grown on the Property		
2	Seller owns all crops		
3	Livestock on the Property		
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other _____		
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P.	NOXIOUS WEEDS If you know of any of the following conditions NOW EXIST check the “Yes” column:	Yes	Comments
1	Have any noxious weeds on the Property been identified?		
2	Have there been any weed enforcement actions on the Property?		
3	Has a noxious weed management plan for the Property been entered into?		
4	Have noxious weed management actions been implemented?		
5	Have herbicides been applied?		
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6. Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

7. Buyer receipts for a copy of this Disclosure.

Buyer

Date

Buyer

Date