

# 2020 South Dakota Legislature

## House Bill 1178

Introduced by: Representative Chase

1	An Act to revise the seller's property condition disclosure statement.
2	BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF SOUTH DAKOTA:
3	Section 1. That § 43-4-44 be AMENDED:
4	43-4-44. Property condition disclosure statement.
5	The following form shall be used for the property condition disclosure statement:
6	SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
7	(This disclosure shall be completed by the seller. This is a disclosure
8	required by law. If you do not understand this form, seek legal advice.)
9	<del>Seller</del>
10	
11	
12	Property Address
13	
14	=
15	
16	
17	This Disclosure Statement concerns the real property identified above
18	situated in the City of County of, State of South
19	<del>Dakota.</del>
20	THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE
21	DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A
22	WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY
23	PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY
24	INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN. Seller
25	hereby authorizes any agent representing any party in this transaction to

1	provide a copy of this statement to any person or entity in connection with any
2	actual or anticipated sale of the property.
3	IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS
4	PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A
5	WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.
6	I. LOT OR TITLE INFORMATION
7	1. When did you purchase or build the home?
8 9	If the answer is yes to any of the following, please explain under additional
10	comments or on an attached separate sheet.
11	
12	
13	2. Were there any title problems when you purchased the property?
14	<del>Yes No</del>
15	3. Are there any recorded liens or financial instruments against the
16	property, other than a first mortgage?
17	<del>Yes No</del>
18	4. Are there any unrecorded liens or financial instruments against the
19	property, other than a first mortgage; or have any materials or services been
20	provided in the past one hundred twenty days that would create a lien against
21	the property under chapter 44-9?
22	<del>Yes No Unknown</del>
23	5. Are there any easements which have been granted in connection with
24	the property (other than normal utility easements for public water and sewer,

1	gas and electric service, telephone service, cable television service, drainage,
2	and sidewalks)?
3	Yes No Unknown
4	<ol><li>Are there any problems related to establishing the lot</li></ol>
5	<del>lines/boundaries?</del>
6	Yes No Unknown
7	<ol><li>7. Do you have a location survey in your possession or a copy of the</li></ol>
8	recorded plat? If yes, attach a copy.
9	<del>Yes No Unknown</del>
10	8. Are you aware of any encroachments or shared features, from or on
11	adjoining property (i.e. fences, driveway, sheds, outbuildings, or other
12	<del>improvements)?</del>
13	<del>Yes No</del>
14	9. Are you aware of any covenants or restrictions affecting the use of
15	the property in accordance with local law? If yes, attach a copy of the
16	<del>covenants and restrictions.</del>
17	<del>Yes No</del>
18	10. Are you aware of any current or pending litigation, foreclosure,
19	zoning, building code or restrictive covenant violation notices, mechanic's

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1	liens, judgments, special assessments, zoning changes, or changes that could
2	affect your property?
3	<del>Yes No</del>
4	11. Is the property currently occupied by the owner?
5	<del>Yes No</del>
6	12. Does the property currently receive the owner occupied tax reduction
7	pursuant to SDCL 10-13-39?
8	<del>Yes No</del>
9	13. Is the property currently part of a property tax freeze for any reason?
10	<del>Yes No Unknown</del>
11	14. Is the property leased?
12	<del>Yes No</del>
13	15. If leased, does the property use comply with local zoning laws?
14	<del>Yes No</del>
15	16. Does this property or any portion of this property receive rent? If
16	yes, how much \$ and how often?
17	<del>Yes No</del>
18	17. Do you pay any mandatory fees or special assessments to a
19	homeowners' or condominium association?
20	<del>Yes No</del>
21	If yes, what are the fees or assessments? \$ per (i.e. annually,
22	<del>semi-annually, monthly)</del>
23	Payable to whom:
24	
25	For what purpose?
26	
27	18. Are you aware if the property has ever had standing water in either
28	the front, rear, or side yard more than forty-eight hours after heavy rain?
29	<del>Yes No</del>
30	19. Is the property located in or near a flood plain?
31	Yes No Unknown
32	20. Are wetlands located upon any part of the property?
33	<del>Yes No Unknown</del>
34	21. Are you aware of any private transfer fee obligations, as defined
35	pursuant to § 43-4-48, that would require a buyer or seller of the property to

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1	pay a fee or charge upon the transfer of the property, regardless of whether
2	the fee or charge is a fixed amount or is determined as a percentage of the
3	value of the property?
4	<del>Yes No Unknown</del>
5	If yes, what are the fees or charges? \$ per (i.e. annually,
6	semi-annually, monthly)
7	
8	If the answer is yes to any of the following, please explain under additional
9	comments or on an attached separate sheet.
10	<ol> <li>Are you aware of any water penetration problems in the walls,</li> </ol>
11	windows, doors, basement, or crawl space?
12	<del>Yes No</del>
13	2. What water damage related repairs, if any, have been made?
14	If any, when?
15	
16	
17	3. Are you aware if drain tile is installed on the property?
18	<del>Yes No</del>
19	4. Are you aware of any interior cracked walls or floors, or cracks or
20	defects in exterior driveways, sidewalks, patios, or other hard surface areas?
21	<del>Yes No</del>
22	What related repairs, if any, have been made?
23	
24	<del></del>
25	5. Are you aware of any roof leakage, past or present?
26	<del>Yes No</del>
27	Type of roof covering:
28	
29	<del>Age:</del>
30	<del></del>
31	
32	What roof repairs, if any, have been made, when and by whom?
33	
34	Describe any existing unrepaired damage to the roof:
35	

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1	6. Are you aware of insulation in:
2	the ceiling/attic? Yes No
3	the walls? Yes No
4	the floors? Yes No
5	7. Are you aware of any pest infestation or damage, either past or
6	<del>present?</del>
7	<del>Yes No</del>
8	8. Are you aware of the property having been treated for any pest
9	infestation or damage?
10	<del>Yes No</del>
11	If yes, who treated it and when?
12	
13	9. Are you aware of any work upon the property which required a
14	building, plumbing, electrical, or any other permit?
15	<del>Yes No</del>
16	If yes, describe the work:
17	
18	Was a permit obtained? Yes
19	
20	Was the work approved by an inspector? Yes No
21	10. Are you aware of any past or present damage to the property (i.e.
22	fire, smoke, wind, floods, hail, or snow)?
23	<del>Yes No</del>
24	<del>If yes, describe</del>
25	
26	
27	Have any insurance claims been made?
28	Yes No Unknown
29	Was an insurance payment received?
30	<del>Yes No Unknown</del>
31	Has the damage been repaired?
32	<del>Yes No</del>
33	<del>If yes, describe in detail:</del>
34	

11. Are you aware of any problems with sewer blockage or backup, past
or present?
<del>Yes No</del>
12. Are you aware of any drainage, leakage, or runoff from any sewer,
septic tank, storage tank, or drain on the property into any adjoining lake,
<del>stream, or waterway?</del>
<del>Yes No</del>
If yes, describe in detail:

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1		NONE		NOT
2		<del>/NOT</del>		
3		<del>INCLU</del>	WOR	WOR
4		<del>DED</del>	KING	KING
5	1. 220 Volt Service			===
6			=	=
8	<del>2. Air Exchanger</del>	<del></del>		
9 10			=	=
11	<del>3. Air Purifier</del>			
13			=	=
14	4. Attic Fan			
18			=	=
17	5. Burglar Alarm and	<del></del>		
18	Security System		=	=
19	6. Ceiling Fan			
<del>2</del> 9			=	=
22	7. Central Air - Electric			
<del>2</del> 3			=	=
24 25	8. Central Air - Water			
26	<del>Cooled</del>		=	=
27	<del>9. Cistern</del>			
<del>2</del> 8			=	=
30	<del>10. Dishwasher</del>			
<u>31</u>			=	=
32 33	<del>11. Disposal</del>			
3.4			=	=
34 36	12. Doorbell			
			=	=
37 38 39	13. Fireplace		<u> </u>	
			_	_
40 42	14. Fireplace Insert		<u> </u>	
	2 i nopiace zibere			
44 45	15. Garage Door/Opener			_
46	Control(s)	<del></del>		
+0	<del>Control(s)</del>		=	=

1	16. Garage Wiring	 	
<sup>2</sup> / <sub>3</sub>	17. Heating System	 = :	= ===
<b>§</b> 7 8 <b>a</b>	18. Hot Tub, Whirlpool,	 = : == :	= ===
9	19. Humidifier	 	
19 12	<del>20. Intercom</del>	 = :	= ===
13 15	21. Light Fixtures	 = :	= ==
<del>19</del> 18	22. Microwave/Hood	 = :	= ==
20 21	23. Plumbing and Fixtures	 =	=
223 24	24. Pool and Equipment	 	= ===
26 27	25. Propane Tank	 = -	<del>-</del>
28 30	<del>26. Radon System</del>	 _ =	= ====
3½ 33	<del>27. Sauna</del>	 =	=
34 36	28. Septic/Leaching Field	 =	= ===
37 39	29. Sewer Systems/Drains	 = :	=
49 42	30. Smoke/Fire Alarm	 =	=
43 45	31. Solar House - Heating	 = ==	= ==
<del>49</del> 48	<del>32. Sump Pump(s)</del>	 = :	= ==
<del>3</del> 8		=	=

1	33. Switches and Outlets			===
<del>3</del>			=	=
4	34. Underground Sprinkler			
5	<del>and Heads</del>		=	=
6	<del>35. Vent Fan</del>			
8			=	=
9	<del>36. Water Heater - Electric</del>			
10	<del>or Gas</del>		=	=
11	<del>37. Water Purifier</del>			
13			=	=
14	38. Water Softener -			
15	<del>Leased or Owned</del>		=	=
16	39. Well and Pump			
18			=	=
19	40. Wood Burning Stove			
<del>2</del> 9			=	=
22		<del>NS</del>		
23	Are you aware of any existing haz	<del>zardous conditio</del>	ns of the prop	erty and are

you aware of any tests having been performed?

Catchlines are not law. (§ 2-16-13.1)

23

1	EXISTING CONDITIONS TESTS	<del>PERFORME</del>	Ð		
2		¥	N	¥	N
3		ES	0	ES	0
4	1. Methane Gas	=	=	=	=
5		=	===		
<del>8</del>		=			=
9	2. Lead Paint	=	=	=	=
10					
13		=			=
14	3. Radon Gas (House)	=	=	=	=
18		===			
18		=			=
19	4. Radon Gas (Well)	=	=	=	=
<del>2</del> 9		===			
22 23		=			=
24	5. Radioactive Materials	=	=	=	=
<del>2</del> 5		===			
27 28		=			=
29	6. Landfill, Mineshaft	=	=	=	=
<b>3</b> 0		==			
<del>3</del> 3		=			=
34	7. Expansive Soil	=	=	=	=
<b>3</b> 5		==			
<del>3</del> 7		=			=
39	8. Mold	=	=	=	=
49		=			
<del>43</del>		=			=
44	9. Toxic Materials	=	=	=	=
48		==	<del></del>		
48		=			=
49	10. Urea Formaldehyde Foam	=	=	=	=
50	<del>Insulations</del>				
<b>51</b>		=			=

1	11. Asbestos Insulation	=	=	=	=
3		<del></del>			
<del>4</del>		=			=
6	12. Buried Fuel Tanks	=	=	=	=
3		=			
9 10		=			=
11	13. Chemical Storage Tanks	=	=	=	=
13		==			==
13		=			=
16	14. Fire Retardant Treated	=	=	=	=
17	<del>Plywood</del>				===
18		=			=
20	15. Production of	=	=	=	=
21	<b>Methamphetamines</b>	==			===
<del>22</del> <del>23</del>		=			=
24	If the answer is yes to any of the q	<del>uestions ab</del>	<del>ove, pleas</del>	<del>e explain i</del>	n
25	additional comments or on an attached	d separate	<del>sheet.</del>		
26	V. MISCELLANEOUS INFORMA	<del>ATION</del>			
27	1. Is the street or road located	at the end	of the drive	eway to th	e
28	property public or private?				
29	Public Private				
30	2. Is there a written road maint	tenance ag	reement?		
31	If yes, attach a copy of the mainter	nance agree	ement.		
32	Yes No				
33	3. When was the fireplace/woo	<del>d stove/ch</del>	<del>imney flue</del>	last clean	ed?
34					
35	4. Within the previous twelve n	nonths prio	<del>r to signin</del> g	<del>, this doc</del> u	<del>ıment, are</del>
36	you aware of any of the following occ	<del>urring on t</del> l	<del>ne subject</del>	property?	-
37	a. A human death by homicide	<del>or suicide?</del>	If yes, exp	<del>lain:</del>	
38					
39	<del>Yes No</del>				
40	b. Other felony committed agai	nst the pro	perty or a	<del>person on</del>	the
41	property? If yes, explain:				
42					
43	<del>Yes No</del>				

1	5. Is the water source public or private (select one)?
2	6. If private, what is the date and result of the last water test?
3	
4	7. Is the sewer system public or private
5	<del>(select one)?</del>
6	8. If private, what is the date of the last time the septic tank was
7	<del>pumped?</del>
8	9. Are there broken window panes or seals?
9	<del>Yes No</del>
10	If yes, specify:
11	10. Are there any items attached to the property that will not be left,
12	such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window
13	coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans,
14	<del>basketball hoops, mail boxes, etc.</del>
15	<del>Yes No</del>
16	If yes, please list
17	11. Are you aware of any other material facts or problems that have not
18	been disclosed on this form?
19	<del>Yes No</del>
20	<del>If yes, explain:</del>
21	VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF
22	NECESSARY)
23	
24	
25	
26	CLOSING SECTION
27	The Seller hereby certifies that the information contained herein is true and
28	correct to the best of the Seller's information, knowledge, and belief as of the
29	date of the Seller's signature below. If any of these conditions change before
30	conveyance of title to this property, the change will be disclosed in a written
31	amendment to this disclosure statement.
32	SELLER DATE
33	SELLER DATE
34	THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE
35	AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE

1	CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE
2	PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE
3	SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND
4	INSPECTIONS.
5	I/We acknowledge receipt of a copy of this statement on the date appearing
6	beside my/our signature(s) below. Any agent representing any party to this
7	transaction makes no representations and is not responsible for any conditions
8	existing in the property.
9	BUYER DATE
10	BUYER DATE
11	RESIDENTIAL-SDCL 43-4-44
12	Seller(s)
13	Property Address
14	Property Legal Description
15	
16	This Disclosure Statement concerns the real property identified above and offered for sale.
17	This disclosure is required by law to be completed by sellers of real property and given to
18	potential buyers. This form can have important legal consequences. If you do not
19	understand this form, you should seek advice from a competent source.
20	
21	Seller states that the information contained in this disclosure fully reflects the Seller's
22	knowledge of the matters disclosed as of the date affixed to the form. If any material fact
23	changes prior to closing, the seller MUST disclose that change in a written amendment to
24	this disclosure statement and give the same to the buyer.
25	
26	This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED
27	PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY
28	KIND by the Seller or anyone representing any party in a transaction. It is NOT A
29	SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.
30	
31	Seller hereby authorizes any agent representing any party in this transaction to provide a
32	copy of this statement to any person or entity in connection with any actual or anticipated
33	sale of the property.
34	

If the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

### **I. LOT OR TITLE INFORMATION**

1. When did you purchase or build the home? /

=					Mont	<u>th</u> Year
	LOT OR TITLE INFORMATION	<u>Yes</u>	No	<u>Do Not</u>	N/A	<u>Comments</u>
				<u>Know</u>		
<u>2.</u>	Are there any recorded liens or					
	financial instruments against the					
	property, other than a first					
	mortgage?					
<u>3.</u>	Are there any unrecorded liens or					
	financial instruments against the					
	property, other than a first					
	mortgage; or have any materials					
	or services been provided in the					
	past one hundred twenty days					
	that would create a lien against					
	the property under chapter 44-9?					
<u>4.</u>	Are there any easements which					
	have been granted in connection					
	with the property (other than					
	normal utility easements for					
	public water and sewer, gas and					
	electric service, telephone					
	service, cable television service,					
	drainage, and sidewalks)?					
<u>5.</u>	Are there any problems related to					
	establishing the lot					
	lines/boundaries?					
<u>6.</u>	Do you have a location survey in					If yes, attach a copy.
	your possession or a copy of the					
	recorded plat?					
<u>7.</u>	Are you aware of any					
	encroachments or shared					
	features, from or on adjoining					
	property (i.e. fences, driveway,					
	sheds, outbuildings, or other					
	improvements)?					
<u>8.</u>	Are you aware of any covenants					If yes, attach a copy.
	or restrictions affecting the use of					

1		the property in accordance with			
2		<u>local law?</u>			
3	<u>9.</u>	Are you aware of any current or			
4		pending litigation, foreclosure,			
5		zoning, building code or			
6		restrictive covenant violation			
7		notices, mechanic's liens,			
8		judgments, special assessments,			
9		zoning changes, or changes that			
10		could affect your property?			
11	<u>10.</u>	Is the property currently occupied			
12		by the owner?			
13	<u>11.</u>	Does the property currently			
14		receive the owner-occupied tax			
15		reduction pursuant to SDCL 10-			
16		<u>13-39?</u>			
17	<u>12.</u>	Is the property currently part of a			
18		property tax freeze for any			
19		<u>reason?</u>			
20	<u>13.</u>	Is the property leased?			
21	<u>14.</u>	If leased, does the property use			
22		comply with applicable local			
23		ordinances?			
24	<u>15.</u>	Does this property or any portion		If yes, how m	uch \$
25		of this property receive rent?		and how ofter	1
26	<u>16.</u>	Do you pay any mandatory fees		If yes, what a	re the fees or
27		or special assessments to a		assessments?	<u>,                                     </u>
28		homeowners' or condominium		\$	<u>per</u>
29		association?			(i.e.
30				annually, sem	ni-annually,
31				monthly)	
32				Payable to wh	nom:
33				For what purp	ose:
34	<u>17.</u>	Are you aware if the property has			
35		ever had water in either the front,			
36		rear, or side yard more than			
37		forty-eight hours?			
38	<u>18.</u>	Is the property located in a flood			
39		plain?			
	<u> </u>		 1	 1	

1	<u>19.</u>	Are federally protected wetlands		
2		located upon any part of the		
3		property?		
4	<u>20.</u>	Are you aware of any private		If yes, what are the fees or
5		<u>transfer fee obligations, as</u>		charges? \$
6		defined pursuant to § 43-4-48,		per
7		that would require a buyer or		(i.e. annually, semi-annually,
8		seller of the property to pay a fee		monthly)
9		or charge upon the transfer of the		
10		property, regardless of whether		
11		the fee or charge is a fixed		
12		amount or is determined as a		
13		percentage of the value of the		
14		property?		
15				
16				
17	Addition	al Comments		
18				
19				
20				
21				
22				
23				

### II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	<u>No</u>	<u>Do</u> Not	N/A	<u>Comments</u>
				<u>Know</u>		
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?					
<u>2.</u>	Have any water damage related repairs been made?					
	Are there any unrepaired water-related damages that remain?					
<u>3.</u>	Are you aware if drain tile is installed on the property?					
<u>4.</u>	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?					
<u>5.</u>	Type of roof covering:					
<u>6.</u>	Are you aware of any roof leakage, past or present?					
<u>7.</u>	Is there any existing unrepaired damage to the roof?					

Are you aware of insulation in

Are you aware of any pest

Are you aware of the property having been treated or repaired for

any pest infestation or damage?

Was a permit obtained for work performed upon the property? Was the work approved by an inspector as required by local or

Are you aware of insulation in walls?

infestation or damage, either past or

Are you aware of any work upon the property which required a building, plumbing, electrical, or any other

Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or

Have any insurance claims been made for damage to the property?

Has the damage to the property

Are there any unrepaired damages to the property from the insurance

Are you aware of any problems with sewer blockage or backup, past or

Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake,

for damage to the property?

Was an insurance payment received

Are you aware of insulation in the

ceiling/attic?

floors?

present?

permit?

state ordinance?

snow)?

been repaired?

stream, or waterway?

claim?

present?

9.

10.

11.

12.

13.

14.

<u> 15..</u>

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36	
37	
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38 39 40	
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42	
43	
11	

43	Additional Comments
44	
45	
46	

47 48

#### III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	<u>Working</u>	<u>Not</u> Working	<u>None</u>	<u>Not</u> Included	<u>Comments</u>
1.	Air conditioning System					Age of System, if known:
<u>2.</u>	Air Exchanger					

If yes, who treated it and

when?

1 2 3 4 5	
6 7 8 9 10 11	
12 13 14 15 16 17	
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 33 33 33 33 33 33 33 33 33 33 33 33	
24 25 26 27 28	
30 31 32 33 34	
35 36 37 38 39 40	
41 42 43 44 45 46	
47 48 49 50 51	
52 53 54 55	

<u>3.</u>	Air Purifier			
<u>4.</u>	Attic Fan			
<u>5.</u>	Bathroom Whirlpool and			
	<u>Controls</u>			
<u>6.</u>	Burglar Alarm & Security			
	<u>System</u>			
<u>7.</u>	<u>Ceiling Fan</u>			
<u>8.</u>	Central Air - Electric			
<u>9.</u>	Central Air - Water Cooled			
<u>10.</u>	<u>Cistern</u>			
<u>11.</u>	<u>Dishwasher</u>			
<u>12.</u>	<u>Disposal</u>			
<u>13.</u>	<u>Doorbell</u>			
<u>14.</u>	<u>Fireplace</u>			
<u>15.</u>	Fireplace Insert			
<u>16.</u>	Garage Door(s)			
<u>17.</u>	Garage Door Opener(s)			
<u>18.</u>	Garage Door Control(s)			
<u>19.</u>	Garage Wiring			
<u>20.</u>	Home Heating System(s)			Age of System, if
	Type:			known:
<u>21.</u>	Hot Tub and Controls			
<u>22.</u>	<u>Humidifier</u>			
<u>23.</u>	<u>In Floor Heat</u>			
<u>24.</u>	<u>Intercom</u>			
<u>25.</u>	<u>Light Fixtures</u>			
<u>26.</u>	<u>Microwave</u>			
<u>27.</u>	Microwave Hood			
<u>28.</u>	Plumbing and Fixtures			
<u>29.</u>	Pool and Equipment			
<u>30.</u>	Propane Tank - Select One:			 
	<u>Leased Owned</u>			
<u>31.</u>	<u>Radon System</u>			
<u>32.</u>	<u>Sauna</u>			
<u>33.</u>	Septic/Leaching Field			
<u>34.</u>	<u>Sewer Systems/Drains</u>			
<u>35.</u>	Smart Home System			Smart Home System
				<u>includes:</u>
<u>36.</u>	Smoke/Fire Alarm		1	
<u>37.</u>	Solar House - Heating		1	
<u>38.</u>	Sump Pump(s)		1	
<u>39.</u>	Switches and Outlets		1	
<u>40.</u>	<u>Underground Sprinkler and</u>			
4.1	<u>Heads</u>		1	
41.	<u>Vent Fan – Kitchen</u>		1	
<u>42.</u>	<u>Vent Fan – Bathroom</u>			
<u>43.</u>	Water Heater, Select One:			Age of System, if
4.4	Electric Gas			known:
<u>44.</u>	Water Purifier, Select One:			
45	<u>Leased Owned</u>			
<u>45.</u>	Water Softener, Select One:			
16	Leased Owned		1	
<u>46.</u> <u>47.</u>	Well and Pump		1	
<u>4/.</u>	<u>Wood Burning Stove</u>		1	

<u> </u>	Additional Comments							
_								
		<u>IV</u>	. HAZ	ARDO	US C	ONDITIO	<u>ONS</u>	
Are	you aware of any existii	na haz	ardous	condi	itions (	of the pr	opertv	and are you av
	tests having been perfo					<u> р.</u>	<u> </u>	
ally	tests having been pend	<u>mileu:</u>						
If th	e answer is yes to any	of the	auestia	ns be	low. n	lease ex	ınlain ir	n additional con
	·		questio	110 00	ют, р	icase ch	рин п	T dadicional con
<u>011 a</u>	<u>in attached separate sh</u>	eet.						
ША	ZARDOUS CONDITIONS	Ev:	ctina	T -	s c t c			Comments
пА	TANDOUS CONDITIONS		<u>sting</u> litions		ests ormed			<u>comments</u>
		<u>Yes</u>	<u>No</u>	Yes	<u>No</u>			
1.	Methane Gas							
2.	<u>Lead Paint</u>							
3.	Radon Gas (House)							
4.	Radon Gas (Well)							
5.	Radioactive Materials							
	Landfill, Mineshaft							
	Expansive Soil			1				
	Mold							
	Toxic Materials							
	Urea Formaldehyde			1				
	Asbestos Insulation							
	Buried Fuel Tanks							
	Chemical Storage Tanks							
	Fire Retardant Treated							
	Production of							
	Use of			1				
	<del></del>	1	1	1	1	1		
	<u>,</u>	V. MIS	CELLA	NEOL	JS IN	FORMA	TION	
	MISCELLANEOUS INFO	ORMAT	<u>ION</u>	<u>Yes</u>	<u>No</u>	Do Not Know	N/A	Comme
1.	Is the street or road loc	ated at	the		+	KIIUW		
_	end of the driveway to t							
	public or private? Public		-					
	<u>Private</u>							
<u>2.</u>	Is there a written road r	nainter	nance					
	agreement?	- C L I						
	If yes, attach a copy of							
	maintenance agreeme						1	İ

Has the fireplace/wood   stove/chimney flue been cleaned? If yes, please provide date of service.			
stove/chimney flue been cleaned? If yes, please provide date of service.  4. Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?  5. Is the water source (select one) public or private date and result of the water test?  6. Is the sewer system (select one) If private, what is the date and result of the water test?  7. Are there broken window panes or seals?  8. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?  9. Are you aware of any other material facts which have not been disclosed on this form?  Additional Comments	3.	Has the fireplace/wood	
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4. Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?  5. Is the water source (select one) date and result of the water test?  6. Is the sewer system (select one) public or private date of the last time septic tank was pum  7. Are there broken window panes or seals?  8. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?  9. Are you aware of any other material facts which have not been disclosed on this form?  Additional Comments			
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Nomicide or suicide occurring on the property?   Solution   Solution			
Description			
5. Is the water source (select one) public or private  6. Is the sewer system (select one) public or private  7. Are there broken window panes or seals?  8. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?  9. Are you aware of any other material facts which have not been disclosed on this form?  Additional Comments			
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etc.?  9. Are you aware of any other material facts which have not been disclosed on this form?  Additional Comments			
9. Are you aware of any other material facts which have not been disclosed on this form?  Additional Comments			
facts which have not been disclosed on this form?  Additional Comments	9.		If yes, please explain
Additional Comments	<u> </u>		11 yes, piedse expidii
Additional Comments			
	-	VI. ADDITIONAL COMMENTS (ATTACH A	ADDITIONAL PAGES IF NECESSAE
	- -		
CLOSING SECTION	- - -	CLOSING	ECTION
CLOSING SECTION  The Seller hereby certifies that the information contained herein is true and correct	- - -		<del></del>
		The Seller hereby certifies that the information	contained herein is true and correct
The Seller hereby certifies that the information contained herein is true and correct	1	The Seller hereby certifies that the information the best of the Seller's information, knowledge,	contained herein is true and correct and belief as of the date of the Sel

property, the change will be disclosed in a written amendment to this disclosure

statement.

1						
2						
3						
4	Seller	Date	Seller		Date	
5						
6	THE SELLER AND THE E	BUYER MAY WI	SH TO OBT	AIN PROFESSION	AL ADVICE AND	
7	INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION					
8	OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY					
9	CONTRACT OF SALE AS	NEGOTIATED .	BETWEEN	THE SELLER AND	THE BUYER WITH	
10	RESPECT TO SUCH PRO	FESSIONAL A	DVICE AND	INSPECTIONS.		
11						
12	I/We acknowledge rece	eipt of a copy o	of this state	ment on the date	appearing beside	
13	my/our signature(s) be	<u>low. Any agen</u>	<u>t representi</u>	ng any party to t	his transaction makes	
14	no representations and	is not respons	ible for any	conditions existi	ng in the property.	
15						
16						
17						
18	Buyer	Date		Buyer	Date	