

# HOMEOWNER DISCLOSURE STATEMENT

Homeowner(s) Name(s): \_\_\_\_\_ Date: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Approximate Age of Property: \_\_\_\_\_ Date Purchased: \_\_\_\_\_

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

**1. HOUSE SYSTEMS**

Are there any problems affecting:		Yes	No			Yes	No
(a)	Electrical wiring?.....	___	___	(f)	Appliances?.....	___	___
(b)	Air conditioning/cooling system?.....	___	___	(g)	Floors?.....	___	___
(c)	Plumbing?.....	___	___	(h)	Water system (well)?.....	___	___
(d)	Heating?.....	___	___	(i)	Sprinkler system?.....	___	___
(e)	Pool/Hot tubs/Spa?.....	___	___	(j)	Chimneys/Fireplaces?.....	___	___

**2. LAND/FOUNDATION**

(a)	Is the property located on filled or expansive soil?.....	___	___
(b)	Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?.....	___	___
(c)	Are there any defects or problems relating to the foundation/basement?.....	___	___
(d)	Has a water or dampness condition ever existed in your basement/crawlspace?.....	___	___

**3. ROOF**

(a)	Age.....	_____	Years
(b)	Has the roof ever leaked during your ownership?.....	___	___
(c)	Has the roof been replaced or repaired during your ownership?.....	___	___
(d)	Are there any problems with the roof?.....	___	___

**4. SEWAGE**

(a)	Is the property connected to a public sewer system? (If yes, no explanation required.).....	___	___
(b)	Is there a septic tank/cesspool system serving this property? (If yes, when was it last serviced?.....?).....	___	___
(c)	Do you know of any problems relating to the septic tank/cesspool/sewer system?.....	___	___

**5. DRAINAGE/WATER**

(a)	Is this property located in a flood plain zone?.....	___	___
(b)	Has the property ever had a drainage or flooding problem?.....	___	___
(c)	Have any properties in the immediate neighborhood ever had a drainage or flooding problem?.....	___	___

**6. BOUNDARIES**

(a)	Have you ever had a survey of your property done? (No explanation required.).....	___	___
(b)	Are the boundaries of your property marked in any way? (If yes, please describe using additional sheets if necessary).....	___	___

**7. ADDITIONS/REMODELS**

(a)	Were any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and government approvals?.....	___	___
(b)	Have you made any structural additions, changes or repairs to the property?.....	___	___
(c)	Have you obtained all necessary permits and government approvals?.....	___	___

**8. HOMEOWNERS ASSOCIATION**

(a)	Is the property subject to rules and regulations of any homeowner's association? (No explanation required.).....	___	___
(b)	Are there any problems relating to any common area?.....	___	___
(c)	Are there any conditions which may result in an increase in taxes or assessments?.....	___	___
(d)	Are there any pending or threatened claims or lawsuits against the Homeowners Association.....	___	___

9. **NEIGHBORHOOD** Yes      No
- (a) Is there any unusual amount of noise from any source (for example, airplanes, traffic, schools, or business) that affects the property?.....
- (b) Are there any other neighborhood conditions or problems affecting the property? (Please explain.)

10. **MISCELLANEOUS**
- (a) Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint?            
If yes, where? \_\_\_\_\_
- (b) Does the property now contain or has it ever contained any underground tanks?.....            
If so, where? \_\_\_\_\_
- (c) Are there any violations of local, state or federal government laws or regulations relating to this property?.....
- (d) Have any termite/pest control reports on the property been prepared in the last five years?.....
- (e) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?.....
- (f) Are there any existing or threatened legal actions affecting this property?.....
- (g) Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties?.....
- (h) Is the property located on an earthquake fault? (No explanation required).....
- (i) Are there any bonds or assessments affecting this property?.....
- (j) Does the house have central air conditioning? (No explanation required).....
- (k) Is the residence equipped with an operable smoke detector? (No explanation required).....
- (l) Are any of the property's systems (alarm, water softener, etc.) leased or rented?.....
- (m) Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If yes, please describe using additional sheets if necessary).....
- (n) Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?.....
- (o) Has the property been tested for radon gas?.....

11. **REPORTS**

Please attach copies of all existing reports and documents relating to this property including:

- |                                  |  |
|----------------------------------|--|
| (a) Surveys                      | (j) Homeowner's Association Documents                |
| (b) Structural Inspection Report | 1. Conditions, Covenants & Restrictions (CC&R's)     |
| (c) Building Permits             | 2. Articles  |
| (d) Septic                       | 3. Bylaws  |
| (e) Soil Report                  | 4. Financial Statements of Homeowners' Association   |
| (f) Termite/Pest Control         | 5. Statement re: Assessments                         |
| (g) Engineering Reports          | (k) Pest control warranties or maintenance contracts |
| (h) Radon Inspection Report      | (l) Other: _____                                     |
| (i) Disclosure Statements        |  |

12. **GENERAL CONDITION**

- (a) Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? (If yes, please describe using additional sheets if necessary).....

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Homeowner \_\_\_\_\_

Homeowner \_\_\_\_\_