



**A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).**

**Seller elects to make no additional disclosures** (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**1. HEATING, VENTILATION AND COOLING (“HVAC”)**

- (a) Air Conditioning System:  Central electric  Central gas  Window/Wall (# of units: \_\_\_\_\_)  Solar  Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
  - (b) Heating System:  Electric  Natural Gas  Propane  Fuel Oil  Solar  Other: \_\_\_\_\_
  - (c) Type of heating equipment:  Forced air  Heat pump  Hot water radiators  Steam radiators  Radiant  Baseboard  Geothermal  Solar  Other \_\_\_\_\_ Approx. age: \_\_\_\_\_
  - (d) Area(s) of Property/structures not served by central heating/cooling: \_\_\_\_\_
  - (e) Safety Alerts:  Fire/ Smoke Alarms  CO Detectors  Other: \_\_\_\_\_
  - (f) Fire Suppression System: \_\_\_\_\_  Yes  No
  - (g) Insulation:  Known  Unknown (Describe type if known, include R-Factor): \_\_\_\_\_
  - (h) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? \_\_\_\_\_  Yes  No
  - (i) **Are you aware of any problem or repair needed or made for any item above?** \_\_\_\_\_  Yes  No
- Please explain any “Yes” answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

\_\_\_\_\_

\_\_\_\_\_

**2. ELECTRICAL SYSTEMS**

- (a) Electrical System:  Single-Phase  Three-Phase  
Voltage:  110/220  120/240  120/208  277/480 AMPS: \_\_\_\_\_
  - (b) Type of service panel:  Fuses  Circuit Breakers
  - (c) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
  - (d) Is there a Surveillance System? \_\_\_\_\_  Yes  No
  - (e) Type of Internet Available:  Fiber Optic  Cable  DSL  Satellite  Dial-up  Unknown  Other: \_\_\_\_\_
  - (f) Is there any other electronic system/component at the Property? (i.e., “smart” doorbells, thermostats, etc.) \_\_\_\_\_  Yes  No
  - (g) **Are you aware of any problem or repair needed or made for any item above?** \_\_\_\_\_  Yes  No
- Please explain any “Yes” answer in this section. Include any available repair history (attach additional pages if needed):

\_\_\_\_\_

\_\_\_\_\_

**3. PLUMBING & APPLIANCES**

- (a) Plumbing System:  Copper  Galvanized  PVC  PEX  Other: \_\_\_\_\_
  - (b) Water Heater:  Gas  Electric  Other: \_\_\_\_\_ Approx. Age: \_\_\_\_\_
  - (c) Specialized Equipment (check if present): \_\_\_\_\_  Yes  No
  - (d) Swimming pool/Hot Tub:  Yes  No If “Yes”, please attach DSC-8000D (“Pool/Hot Tub Disclosure Rider”)
  - (e) Lawn Sprinkler System:  Yes  No If “Yes”, date of last backflow device certificate (if required): \_\_\_\_\_
  - (f) **Are you aware of any problem or repair needed or made for any item above?** \_\_\_\_\_  Yes  No
- Please explain any “Yes” answer in this section. Include any available repair history (attach additional pages if needed):

\_\_\_\_\_

\_\_\_\_\_

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: [X] Public (e.g., City/Water District) [ ] Well (e.g., private, shared or community)
(b) Size of incoming water service line:
(c) Do you have a softener, filter or other purification system? [ ] Yes [X] No
(d) Are you aware of any problem relating to the quality or source of water? [ ] Yes [X] No
(e) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [X] No

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? [ ] Public (e.g., City/Sewer District) [ ] Septic [ ] Lagoon
(b) Size of outgoing sewer line:
(c) Is there a sewage lift system? [ ] Yes [X] No
(d) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [X] No

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? years. Documented? [ ] Yes [X] No
(b) Type and material of roof:
(c) Has the roof ever leaked during your ownership? [ ] Yes [X] No
(d) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? [ ] Yes [X] No
(e) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [X] No

7. EXTERIOR FINISH

- (a) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? [ ] Yes [X] No
(b) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [X] No

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? [ ] Yes [X] No
(b) Are you aware of any room addition, structural modification, alteration or repair? [ ] Yes [X] No
(c) Are you aware if any of the above were made without necessary permit(s)? [ ] Yes [X] No
(d) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [X] No

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure,
decks/porches or any other load bearing or structural component? [ ] Yes [X] No
(b) Are you aware of any repair or replacement made to any item listed in (a) above? [ ] Yes [X] No
(c) Are you aware of any fill, expansive soil or sinkhole on the Property? [ ] Yes [X] No
(d) Are you aware of any soil, earth movement, flood, drainage or grading problem? [ ] Yes [X] No

- (e) Do you have a sump pump or other drainage system?.....  Yes  No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?.....  Yes  No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition?.....  Yes  No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?....  Yes  No
- (i) Is any portion of the Property located within a flood hazard area?.....  Unknown..  Yes  No
- (j) Do you pay for any flood insurance?.....  Yes  No If "Yes", what is the premium? \_\_\_\_\_
- (k) Do you have a Letter of Map Amendment ("LOMA")?.....  Yes  No If "Yes", please provide a copy.  
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**10. TERMITES/WOOD DESTROYING INSECTS, DRYROT OR PESTS**

- (a) Are you aware of any termites/wood destroying insects, dryrot or pests affecting the Property?.....  Yes  No
  - (b) Are you aware of any uncorrected damage to the Property caused by any of the above?.....  Yes  No
  - (c) Is the Property currently under warranty or other coverage by a license pest control company?.....  Yes  No  
If "Yes," is it transferable?.....  Yes  No
  - (d) Are you aware of any termite/pest control report for or treatment of the Property?.....  Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

**11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- (a) Are you aware of the presence of any lead-based paint on the Property?.....  Yes  No
  - (b) Are you aware of the presence of any asbestos construction materials on the Property (e.g., shingles, siding, insulation, ceiling, floors, pipes)?.....  Yes  No
  - (c) Are you aware of any other environmental concern that may affect the Property, such as mold, radon gas, fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, or oil sheens in wet areas (e.g., commercial, farming), etc.?.....  Yes  No
  - (d) Are you aware whether the Property has underwent an EPA Phase 1 or 2 Study or has been tested for asbestos, mold, radon gas or ay other hazardous substances?.....  Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

**12. INSURANCE**

- (a) Are you aware of any casualty loss to the Property during your ownership?.....  Yes  No
  - (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?.....  Yes  No
  - (c) Have you received any insurance payments for damage to the property, which were not spent for repairs?  Yes  No
  - (d) Are you aware of any insurance application or prior coverage regarding all or any part of the Property that has been rejected or will not be renewed? .....  Yes  No
  - (e) Are you aware that any existing insurance coverage will be subjected to increased premium rates?.....  Yes  No
  - (f) Are you aware of anything that would adversely impact the insurability of the Property?.....  Yes  No
- Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

**13. ROADS, STREETS & ALLEYS**

- (a) The roads, streets and/or alleys serving the Property are.....  public  private
  - (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?.....  Yes  No
  - (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?.....  Yes  No
- Please explain any "Yes" answer in this section (attach additional pages if needed):

**14. PROPERTY OWNERS ASSOCIATIONS/CONDOMINIUMS/USE RESTRICTIONS**

- (a) Is The Property subject to covenants, conditions, and restrictions (CC&R's)? .....  Yes  No
  - (b) Is the Property part of a condominium, property owner's association, or other common ownership?.....  Yes  No
  - (c) Are you aware of any violation or alleged violation of the above by you or others?.....  Yes  No  
*If "Yes" is marked, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Disclosure Rider")*
  - (d) Are all association dues, fees, charges, and assessments related to the Property current?.....  Yes  No
  - (e) Are you aware of any existing or proposed special assessments?.....  Yes  No
  - (f) Are you aware of any condition or claim which may cause an increase in assessments or fees?.....  Yes  No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): \_\_\_\_\_

**15. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)**

*If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").*

**16. MISCELLANEOUS**

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?....  Unknown  Yes  No
  - (b) Is the Property designated as a historical property or located in a historic district?.....  Unknown  Yes  No
  - (c) Is the Property located in an opportunity zone?.....  Unknown  Yes  No
  - (d) Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes, or street changes affecting the Property?.....  Yes  No
  - (e) Do you have a survey that includes existing improvements of any kind regarding the Property?.....  Yes  No
  - (f) Do you know of any encroachments, title disputes, boundary line disputes, reservation of rights (i.e. water, air, mineral) or easements affecting the property?.....  Yes  No
  - (g) Are you aware of any:
    - Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?.....  Yes  No
    - Lease or other agreement for the use of the Property or any part thereof?.....  Yes  No
    - Right of First Refusal or Option to Purchase?.....  Yes  No
    - Existing or threatened legal action that would prevent Seller from conveying the Property or otherwise affecting the Property?.....  Yes  No
    - Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?...  Yes  No
    - Consent required of anyone other than the signer(s) of this form to convey title to the Property?.....  Yes  No
    - Any proceedings which might result in a special tax bill or assessment on the Property?.....  Yes  No
    - Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?) .....  Yes  No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): \_\_\_\_\_

(h) Current Utility/Service Providers:

**Note:** Please identify if any part of the systems below is leased:

- Electric Company: \_\_\_\_\_
- Water Service: \_\_\_\_\_
- Internet Service: \_\_\_\_\_
- Security System: \_\_\_\_\_
- Sewer: \_\_\_\_\_
- Telephone: \_\_\_\_\_
- Gas/Propane Tanks: \_\_\_\_\_
- Garbage: \_\_\_\_\_
- Fire District: \_\_\_\_\_

