



SELLER'S REAL PROPERTY DISCLOSURE STATEMENT
Hawaii Association of REALTORS® Standard Form
 Revised 7/23 For Release 11/23



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Information Obtained from Public Records
 (May Be Completed by Listing Broker)

Seller(s) Name(s) (All on Title): Mary Lou Pratt
 Property Reference or Address: 85-791 Farrington Highway, Waianae, HI 96792
 Tax Map Key: Div. 1 /Zone 8 /Sec. 5 /Plat 13 /Parcel(s) 1 /CPR(s) 000
 Project Name (if applicable): _____ Association Name (if applicable): _____
 County Zoning: B-2 State Land Use Designation: _____ [] Fee Simple [] Leasehold
 Flood Zone Designation(s) XS Sea Level Rise Exposure Area: [] Yes [] No
 Licensee(s): Vegod Dutt Brokerage Firm: Real Broker LLC

Purpose of Disclosure Statement: Pursuant to Hawaii Revised Statutes, Chapter 508D (for residential real property), a seller of residential real property is obligated to fully and accurately disclose in writing to a buyer all "material facts" concerning the property. For all other real estate transactions, including the sale of vacant land, sellers are also advised to uphold any common law duty to disclose all material facts necessary to prevent misleading representations. **"Material facts" are defined as "any fact, defect, or condition, past or present, that would be expected to measurably affect the value to a reasonable person of the residential real property being offered for sale."** Pursuant to Hawaii Revised Statutes, Chapter 508D-8, this Disclosure Statement may **exclude** information regarding: **"(1) An occupant of the residential real property was afflicted with acquired immune deficiency syndrome (AIDS) or AIDS related complex, or had been tested for human immunodeficiency virus; or (2) The residential real property was the site of an act or occurrence that had no effect on the physical structure or the physical environment of the residential real property, or the improvements located on the residential real property"**. This Disclosure Statement is intended to assist Seller in organizing and presenting all material facts concerning the Property. It is very important that Seller exercise due care in preparing responses to questions posed in the Disclosure Statement, and that all responses are made in good faith, are truthful and complete to the best of Seller's knowledge. Seller's agent, Buyer and Buyer's agent may rely upon Seller's disclosures. **SELLER IS ENCOURAGED TO OBTAIN PROFESSIONAL ADVICE AND/OR HAVE AN EXPERT INSPECT PROPERTY PRIOR TO PREPARING THE DISCLOSURE STATEMENT.**

MUST BE COMPLETED BY SELLER ONLY

Seller's Statement: This is a statement concerning information relating to the condition of Property that: (i) is within the knowledge or control of Seller; (ii) can be observed from visible, accessible areas; or (iii) which is required by Section 508D-4.5 and 508D-15, Hawaii Revised Statutes. Seller may not be aware of problems affecting Property, and there may be material facts of which Seller is not aware that qualified experts may be able to discover or time may reveal. Unless Buyer has been otherwise specifically advised, Seller has not conducted any inspections of generally inaccessible areas of Property. **BUYER SHOULD TAKE CARE TO PROTECT BUYER'S OWN INTEREST BY OBTAINING PROFESSIONAL ADVICE AND BY CONDUCTING THOROUGH INSPECTIONS AND OBTAINING EXPERT HELP IN EVALUATING PROPERTY AND BY OBTAINING BUYER'S OWN PUBLIC RECORDS.** The statements made below are made by Seller and are not statements or representations of Seller's agent unless specifically identified. The Disclosure Statement and the disclosures made by Seller are provided exclusively to Buyers involved in this transaction only, and do not apply to any subsequent sales not involving this Seller.

THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY SELLER OR BY ANY AGENT REPRESENTING SELLER AND IS NOT A SUBSTITUTE FOR ANY EXPERT INSPECTION, PROFESSIONAL ADVICE, OR WARRANTY THAT BUYER MAY WISH TO OBTAIN.

If not presently owner occupied, date of Seller's last visit 9/29/24.
 Has the property ever been rented during your term of ownership? [] Yes [] No If yes, Seller shall disclose all material facts obtainable from Property Manager(s). Name of Property Manager(s): _____

General Instructions to Seller: (1) Answer ALL questions in sections A and B. (2) If sections C, D, E, OR F apply to the subject property, even in part, that section shall be marked with an "X" as APPLICABLE and the entire section must be filled out in its entirety. If sections C, D, E or F do not apply to the subject property, then that section should be marked with "NA" as NOT APPLICABLE. (3) If any items are checked or answered "YES", explain all material facts known to you in Section G. (4) If additional space is needed to explain material facts, complete and attach additional pages as necessary. (5) All structures must be covered in the Disclosure Statement. Each separate structure shall be addressed by separate Disclosure Statement. (6) "NTMK" means NOT TO MY KNOWLEDGE. (7) "NA" means NOT APPLICABLE and cannot be answered by "YES", "NO", or "NTMK".

BUYER'S INITIALS & DATE

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 Seller's Real Property Disclosure Statement
 RR109 Rev. 7/23

Team Voyage Life Hawaii - Real Broker LLC RB-23337, 2176 Lauwiliwili St. #1 Kapolei HI 96707
 Vegod Dutt

MVP

09/29/2024

SELLER'S INITIALS & DATE



Mary Lou Pratt

Phone: 8087658040 Fax: _____
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

A. GENERAL: Do any of the following conditions exist? If checking "YES", reference the question number, and describe in Section G.

YES NO NTMK NA

- 1) Is the property subject to Covenants, Conditions and Restrictions (CC&Rs)?
- 1a) Are there any violations of the Covenants, Conditions and Restrictions covering the property?
- 2) Is the property currently used for transient accommodations (e.g. Short Term Vacation Rentals, B&B)?
- 2a) Does the property have a license for transient accommodations? If yes, please provide documents.
- 2b) If yes, are there any periodic re-licensing requirements?
- 2c) Are you aware of any violations past or present of the license or regulations?
- 2d) Has the property previously been used for transient accommodations?
- 3) Is the property subject to any recorded or unrecorded land lease (e.g. Pasture lease, Sandwich lease)?
- 3a) If yes, are there any violations of the land leases?
- 4) Is the property located in a Special Management Area?
- 4a) If oceanfront property, are there any past and existing State Shoreline Certification? If yes, please attach.
- 5) Is the property located in a tsunami evacuation zone?
- 6) Is the property located in volcanic hazard Zone 1 or 2?
- 7) Is the property subject to air pollution? (e.g., "VOG", Smog) If yes, clarify type of pollution.
- 8) Is the property located in a geothermal subzone or near a geothermal facility?
- 9) Is the property located in the regular path of aircraft and does it experience regular excessive aircraft noise?
- 10) Is the property located within the boundaries of the Air Installation Compatibility Use Zone (restricted air space) of any Air Force, Army, Navy, or Marine Corps airport as officially designated by military authorities?
- 11) Are you aware of the presence of or removal of unexploded military ordinance in this general area?
- 12) Is the property located in a Special Flood Hazard Area, as officially designated on flood maps promulgated by the National Flood Insurance Program of the Federal Emergency Management Agency for the purposes of determining eligibility for emergency flood insurance programs?
- 12a) Does the property have a Pre-Flood Insurance Rate Map structure built before the following: Honolulu County 9/3/1980, Maui County 6/1/1981, Kauai County 11/4/1981, Hawaii County 5/3/1982
- 12b) Is there an Elevation Certificate? If yes, please attach.
- 12c) Has the property ever received Federal Disaster Funds?
- 13) Does the property lie within the sea level rise exposure area designated by the Hawai'i Climate Change Mitigation and Adaptation Commission?
- 14) Does the property lie adjacent to the shoreline?
- 14a) If yes, does the property include any erosion control structure? If yes, disclose in section G every permitted and unpermitted erosion control structure on the property, expiration dates for each permitted erosion control structure on the property, and notices of alleged violations and fines for each expired permitted or unpermitted erosion control structure on the property.
- 15) Are there any easements affecting the property?
- 16) Are there any roadways, driveways, walls, fences, and/or other improvements which are shared with adjoining land owners?
- 17) Are there any known encroachments?
- 18) Are there any written agreements concerning items 15, 16, or 17?
- 19) Is access to the property restricted?
 Private Road By Easement Other
- 20) Are there any violations of government regulations/ordinances related to the property?
- 21) Are there any zoning or setback violations and/or citations?
- 22) Are there any restrictions on rebuilding?
- 23) Are there any nonconforming uses or unpermitted structures on the property?
- 24) Is the property exposed to other types of recurring excessive noise (e.g., night club, school, street traffic, animals, coqui frogs)?
- 25) Are there any additional material facts as defined above regarding the property?
- 26) Are there any other additional material facts related to the property concerning historic registers, Hawaii's Historic Preservation Program, archaeological surveys or historic features?
- 27) Is there any existing or past damage to the property or any of the structures (interior or exterior) from earthquake, fire, smoke, flooding, leaks, landslides, falling rocks, tsunami, volcanic activity, or wind?
- 28) Are there any additional material facts regarding the neighborhood that would be expected to measurably affect the value of the property (e.g., pesticides, soil problems, irrigation, odors, pending development in the area, road widening projects, zoning changes; rail, etc.)?
- 29) Have there ever been substances, materials, or products known to be an environmental or health hazard such as, but not limited to, asbestos, formaldehyde, by-products of methamphetamine manufacturing, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water?

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YES NO NTMK NA

- 30) [] [X] [] [] Is there filled land on the property?
31) [] [X] [] [] Has there ever been any settling or slippage, sliding, subsidence, or other soil problem?
32) [] [X] [] [] Has there ever been any drainage, water infiltration, seepage, flooding, or grading problems?
33) [] [X] [] [] Is there any damage caused by tree roots to/from the property or to/from another adjoining property?
34) [X] [] [] [] Were additions, modifications, and/or alterations made to the property without obtaining required approvals?
35) [] [X] [] [] Does any other party have an unrecorded interest in the property and/or a say in its disposition?
36) [] [X] [] [] Are there any lawsuits or foreclosure actions affecting the property?
37) [] [X] [] [] If you purchased the property as a foreclosure, was the foreclosure judicial or non-judicial?

B. UTILITIES AND SERVICES: Do any of the following exist? If checking "YES", reference the question number, and describe in Section G.

- 1) What is the source of water supply? [] None
a) [X] Public [] Private
Is the property separately metered? [] Yes [X] No
Is there a sub-meter? [] Yes [X] No [] NA
Is there a shared water supply? [X] Yes [] No
b) [] Catchment: Tank type _____ Capacity _____ Age _____ Condition _____
c) [] Other _____
2) Are you aware of any abandoned well(s) on the Property? [] Yes [] No [X] NTMK
a) If Yes, have they been sealed as required by law? [] Yes [] No
b) If any well has been abandoned and is unsealed, has the Hawaii's Water Resource Management Commission been notified? [] Yes [] No
3) What type of waste water/sewage system does the property have? [] None
a) [X] Public Sewer [] Private Sewer Connected? [X] Yes [] No
If no, is connection currently required? [] Yes [] No
Is there a separate sewer fee? [] Yes [X] No If yes, describe in Section G.
[] Individual Sewage Treatment Plant Vendor _____
[] Cesspool [] Septic System Location _____
Last Pumped _____ How Often? _____
Did any cesspool or septic system pumping/overflow generate a report to any governmental agency? [] Yes [] No
Was there a fine? [] Yes [] No
b) Does the cesspool serve more than one dwelling or living unit (A "dwelling" or, "living unit" is defined as having its own kitchen/food preparation area, bathroom and sleeping/living area), including "ohana" units? [] Yes [] No
c) [] Abandoned septic or cesspool Location _____ Filled? [] Yes [] No [] NTMK
4) What is the source of electrical power? [] None
[X] Public [] Photovoltaic [] Other: _____
a) Is the property subject to Special Subdivision Project Provision (SSPP) connection fees? [] Yes [] No [] NTMK
b) Hawaii law requires Sellers who pay their electricity bills directly to make a good faith declaration of electricity costs based upon the most recent three-month period that the property was occupied. In this context, answer the following:
Do you pay the electrical utility bill directly? [X] Yes [] No
If yes, please state the amount you paid for electricity for the most recent three-month period that the property was occupied.
Mon/Yr: 6/24 Amount: \$100 Mon/Yr: 7/24 Amount \$100 Mon/Yr: 8/24 Amount: \$100
Buyer's actual electricity costs may vary substantially based on usage or consumption. If Seller's usage is significantly lower or higher than normal usage would suggest, please describe in Section G.
c) If Seller's interest in a photovoltaic system is included in the sale, answer the following and attach ALL applicable documentation (i.e. leases/finance agreements, service/maintenance agreements, utility agreements net metering/buyback and/or credit agreements, user manuals, battery maintenance and warranties).
Is the system [] Leased [] Financed [] Owned outright [] Other _____
d) If there is a photovoltaic system, does it contain an energy storage system, such as batteries? [] Yes [] No
5) If a Solar Hot Water System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
Is the system [] Leased [] Financed [] Owned outright Year installed: _____
6) If a Security Alarm and/or Home Automation System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
Is the system [] Leased [] Financed [] Owned outright
7) Gas or Propane: [] Piped [] Tank Leased [] Tank Owned [] None [] Not available
8) Telephone Service: [] Traditional [] Cable [] Cell [] Satellite [] Not available
9) Television Service: [] Cable [] Satellite [] Antenna [] Not available
10) Internet [] DSL [] Cable [] Not available [] Other _____
11) Is trash collection available? [X] Public [] Private [] None [] NTMK

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- 12) Is recycling collection available? Public Private None NTMK
- 13) Is green waste collection available? Public Private None NTMK
- 14) US Postal Delivery: PO Box Community/Cluster None
 Individual Curbside Box Other: _____

C. CONDOMINIUM SPECIFIC: Answer the following.

- 1) Name of Association of Apartment/Unit Owners (AOAO/AOUO) _____
- 2) Management Company Name: _____ Phone: _____
- 3) Is membership mandatory? Yes No
- 4) AOAO/AOUO fee(s) and payment frequency: _____
What is included in the fee(s)? _____
- 5) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against your Association, describe. _____
- 6) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? _____
- 7) Are there any restrictions/prohibitions imposed upon pet ownership? _____
- 8) Is the Seller the developer of the CPR (Condominium Property Regime)? _____
a) If yes, has the Seller/developer sold one or more of the properties in the CPR? _____
b) If yes, what is the expiration date of the Public Report? _____
- 9) Are any parking spaces conveyed with the unit? If yes, how many? _____ Stall Number(s) _____
 Assigned Unassigned
 Covered Partial Uncovered Private Garage Carport
 Standard Compact Tandem

YES NO NTMK NA

- 10) Are there any issues or special arrangements with parking?
- 11) Are any storage unit(s), boat dock(s), or any additional improvement(s) conveyed with the unit?
- 12) Has there been any damage to the unit due to leakage or water intrusion from above or adjacent to the unit, or damage caused by leakage or water intrusion from the unit to areas or space below the unit?
- 13) Are you aware of any defects to the common or limited common elements affecting the unit?

D. ASSOCIATIONS (Condominium associations/CPR are described in Section C): Answer the following questions.

- 1) Name of Homeowner's Association (HOA)/Community Association (CA): _____
- 2) Management Company Name: _____ Phone: _____
- 3) Is membership mandatory? Yes No
- 4) HOA/CA fee(s) and payment frequency: _____
a) What is included in the fee(s)? _____
- 5) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against the Association, describe. _____
- 6) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? _____
- 7) Are there any restrictions/prohibitions imposed upon pet ownership? _____
- 8) Are there any additional associations? Yes No. If yes, please describe in Section G and include fees, special assessments, and amenities. _____

E. IMPROVEMENTS: Including but not limited to all dwellings, structures, additions, alterations, modifications, structural or otherwise in or on the Property. Answer the following questions. If checking "YES", reference the question number, and describe in Section G.

YES NO NTMK NA

- 1) Are there any improvements, additions, structural modifications or alterations that exist at the property **without** required building permits, association design committee or other governmental approvals?
- 2) Were any improvements, additions, structural modifications or alterations built/made with building permits, association design committee or other governmental approvals?
- 2a) For any improvement(s) subject to a mechanic's and materialman's lien, has Notice of Completion been published?
b) _____ → Date of publication 1979 Unknown
- 2c) Were any of the building permits not finalized (closed) by the permitting agency?
- 2d) Were any of the improvements to the property built under an owner-builder permit?
- 2e) _____ → Date of Final Inspection Approval by the County: 9/1/1979
- 3) Was any electrical or plumbing work done without a licensed electrician or plumber?
- 4) Is the Seller/Builder a licensed contractor who is providing warranties?

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YES NO NTMK NA

- 5) Have you given any release or waiver of liability, or release from a warranty to any government agency, contractor, engineer, architect, land surveyor, or landscape architect, for any defect, mistake, or omission in the design or construction of the Property?
- 6) Is the property sprinklered for fire protection?
- 7) Is the property equipped with smoke and/or carbon monoxide detectors? How many? Are they wired into the electrical system?
- 8) _____ → What is the age of the main roof and the roofing of any other addition(s)? 8 years
- 8a) _____ → Has the roof been replaced, repaired, or treated? If checked, describe in Section G.
- 9) Has there been any evidence or presence of mold, mildew, or fungus interior or exterior?
- 9a) _____ → If yes, has there been treatment? Yes No. If yes, describe when, how, and by whom in Section G.
- 10) Has there been any evidence or presence of any pest (e.g., roaches, fleas, bedbugs, mites, ticks, ants, rats, centipedes)?
- 10a) _____ → If yes, has there been treatment? Yes No. If yes, describe when, how, and by whom in Section G.
- 11) Has there been any evidence or presence of wood destroying organisms in the improvements (e.g., termites, powder post beetles, dry rot, carpenter ants, bees, etc.)?
- 11a) _____ → If yes, has there been treatment? Yes No. If yes, describe when, how, and by whom in Section G.
- 11b) Is there any known damage to the improvements caused by wood destroying organisms?
- 11c) Has the damage been repaired? If yes, list repairs.
- 12) Are there any transferable warranties (appliances, pest treatment, roof, photovoltaic, other)?

F. DEFECTS, REPAIRS OR REPLACEMENTS (Past or present): If you're aware of any past or present defects, repairs or replacements, check items listed below, use the same number and describe in Section G (dates, repairs made, vendors, etc.).

- | | | |
|---|--|---|
| (1) <input checked="" type="checkbox"/> Air Conditioning | (15) <input type="checkbox"/> Fire Sprinkler System | (29) <input type="checkbox"/> Solar Water Systems |
| (2) <input type="checkbox"/> Appliances | (16) <input type="checkbox"/> Fireplace/Chimney | (30) <input type="checkbox"/> Solar/Photovoltaic Systems |
| (3) <input type="checkbox"/> Bathtubs/showers | (17) <input type="checkbox"/> Floors/Floor Coverings | (31) <input type="checkbox"/> Spa/Hot Tub/Sauna |
| (4) <input type="checkbox"/> Ceilings | (18) <input type="checkbox"/> Foundations/Slabs | (32) <input type="checkbox"/> Swimming Pool |
| (5) <input type="checkbox"/> Ceiling Fans | (19) <input checked="" type="checkbox"/> Gutters | (33) <input type="checkbox"/> Toilets |
| (6) <input type="checkbox"/> Central Vacuum Systems | (20) <input type="checkbox"/> Heating Systems | (34) <input type="checkbox"/> Ventilation Systems (all types) |
| (7) <input type="checkbox"/> Counters/Cabinets | (21) <input type="checkbox"/> Lawn Sprinkler System | (35) <input type="checkbox"/> Walkways/Sidewalks |
| (8) <input type="checkbox"/> Decking/Railings/Lanai | (22) <input type="checkbox"/> Lighting Fixtures | (36) <input type="checkbox"/> Walls Exterior/Trim |
| (9) <input type="checkbox"/> Doorbells | (23) <input type="checkbox"/> Plumbing - Exterior | (37) <input type="checkbox"/> Walls Interior/Baseboards/Trim |
| (10) <input type="checkbox"/> Doors (all types) | (24) <input type="checkbox"/> Plumbing - Interior | (38) <input type="checkbox"/> Water Features |
| (11) <input type="checkbox"/> Driveways | (25) <input type="checkbox"/> Roofs/Eaves/Skylights | (39) <input checked="" type="checkbox"/> Water Heater |
| (12) <input type="checkbox"/> Electrical Systems Switches, etc. | (26) <input type="checkbox"/> Security Systems | (40) <input type="checkbox"/> Window Coverings/Awnings |
| (13) <input type="checkbox"/> Electronic Controls/Remotes | (27) <input type="checkbox"/> Sinks/Faucets | (41) <input type="checkbox"/> Windows/Screens |
| (14) <input type="checkbox"/> Fences/Walls/Gates | (28) <input type="checkbox"/> Smoke Detectors/Alarm | (42) <input type="checkbox"/> Other _____ |

G. Reference Question, Section, Number, and Explanation. List any additional material facts. List any attachments or exhibits:

- A (23) Bathroom and Kitchen in 2 Bedroom unit unpermitted.
- A (24) Traffic
- A (34) Bathroom and Kitchen in 2 Bedroom unit
- E (8a) Ground Treatment 10 years ago
- E (10) Bugs, Centipedes, Outdoor Cockroaches
- F (1) AC unit in 2 Bedroom unit replaced 1 year ago
- F (19) Gutters 8 years ago
- F (39) Water heater replaced 5 years ago

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