

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

PROPERTY: _____
(physical address)

(city) (county) Alabama.

LEGAL: _____
(Lot #) (Block) (Subdivision)

If owner has ever occupied property, list dates of occupancy? ___ / ___ / ___ to ___ / ___ / ___.

Residential real estate consumers, both purchasers and sellers, may benefit from a mechanism maximizing their ability to obtain information concerning a home purchase and sale. This uniform disclosure statement may aid both purchasers and sellers to identify aspects of properties which may require attention: health, safety, environmental, structural, mechanical or other potential problem areas.

This disclosure form is not intended to diminish the responsibility of buyers to carefully examine the property which they intend to purchase, and, in fact, highlights the importance of professional inspections and environmental tests. This disclosure form does not limit existing responsibilities by a seller, buyer or licensee concerning the condition of the property or potential liabilities or remedies at law, statute or in equity.

This disclosure may significantly improve the transfer process and better serve the interest of all parties to a property purchase. It may increase clarity regarding the nature of the property and provide greater certainty to contracts entered into by better-informed buyers and sellers.

Although under current Alabama law, the SELLER is under no duty to disclose a known defect or condition unless the defect or condition poses a threat to health and safety. By completing this Disclosure Form, SELLER acknowledges to BUYER that SELLER knows of no defects in the subject property, other than those deficiencies disclosed in this form.

Accordingly, SELLER(s) hereby authorize(s) licensee/broker to provide a copy of this Disclosure to any person(s) or entity(ies) in connection with any actual or anticipated sale of the property.

PROPERTY CONDITION DISCLOSURES

Seller's statement: This disclosure is based solely on the seller's observation and knowledge of the property's condition and improvements and without assistance or direction from the Seller's Agent/Broker/Licensee. This document shall **not** be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain.

Instructions to the seller: (1) Complete all numbered items. (2) If additional explanation is required please attach additional pages with your signature. (3) If any item does not apply to your property, check the "N/A" (not applicable) line. (4) If you do not know the answer to a question, check the "don't know" line.

1. Environmental Issues

YES NO DON'T KNOW N/A

- (a) Was the house built before 1978?
- (b) Are you aware of the use of urea formaldehyde, asbestos materials, or lead-based paint in or on this home?.....
- (c) Are you aware of any testing for radon gas?
Results, if tested _____
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, or abandoned wells on the property?

2. House Systems

Do you know of existing problems affecting:

- (a) Plumbing.....
- (b) Electrical System
- (c) Appliances
- (d) Floors and Walls
- (e) Doors and Windows
- (f) Ceiling and attic fans
- (g) Security system.....
- (h) Sump pump.....
- (i) Chimneys, fireplaces and inserts
- (j) Pool, hot tub, sauna.....
- (k) Sprinkler system
- (l) Heating - Age _____.....
- (m) Cooling/air conditioning - Age _____.....
Explain: _____

3. Foundation/Structure/Basement/Exterior Finish

- (a) Any defects or problems, current or past, to the foundation or slab?
- (b) Any defects or problems, current or past, to the structure or exterior veneer?.....
Explain: _____

- (c) Has the basement leaked since you owned or lived in the property?
- (d) Have you ever had any repairs done to the basement?
- Explain: _____

- (e) Does the house have an Exterior Finish and Insulation System (EIFS) siding?.....
- (f) Any defects or problems, current or past, to the EIFS siding?
- Explain: _____

Seller's Initials _____	Date _____	Buyer's Initials _____	Date _____
Seller's Initials _____	Date _____	Buyer's Initials _____	Date _____

4. Termites, wood destroying organisms, fungi, etc.	YES	NO	DON'T KNOW	N/A
(a) Are you aware of any active or previous signs of subterranean or dry wood termites, powder post or wood boring beetles or wood decaying fungus?	_____	_____	_____	_____
(b) Are you aware of any damage due to wood infestation?	_____	_____	_____	_____
(c) Have the house or other improvements ever been treated for wood infestation?	_____	_____	_____	_____
If yes, when, by whom, any warranties? _____				

5. Roof

(a) Age of the roof? _____				
(b) Has the roof leaked at any time since you have owned or lived in the property?	_____	_____	_____	_____
Explain: _____				

6. Land/Drainage

(a) Any soil stability problems?	_____	_____	_____	_____
(b) Has the property ever had drainage, flooding or grading problems?	_____	_____	_____	_____
(c) Is the property in a flood plain zone?	_____	_____	_____	_____
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining the property?	_____	_____	_____	_____
Explain: _____				

7. Boundaries

(a) Do you have a previous survey of the property?	_____	_____	_____	_____
(b) Have you made any improvements since the last survey?	_____	_____	_____	_____
(c) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	_____	_____	_____	_____
Explain: _____				
(d) Are you aware of any burial plots on the property?	_____	_____	_____	_____

Seller's Initials _____	Date _____	Buyer's Initials _____	Date _____
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	YES	NO	DON'T KNOW	N/A
8. Water				
(a) Source of water supply? Public <input type="checkbox"/> Well <input type="checkbox"/> Shared well <input type="checkbox"/> Lake/Pond <input type="checkbox"/>	_____	_____	_____	_____
(b) Are you aware of below normal water supply or water pressure?	_____	_____	_____	_____
9. Sewer System				
(a) Property is serviced by: Public sewer <input type="checkbox"/> Private sewer <input type="checkbox"/> Septic tank <input type="checkbox"/> none <input type="checkbox"/>	_____	_____	_____	_____
(b) Does your system require a pump/lift?	_____	_____	_____	_____
(c) Are you aware of any problems with the sewer system?	_____	_____	_____	_____
Explain: _____ _____				
10. Construction/Remodeling				
(a) Since you have owned the property, have there been any additions, structural modifications, or other alterations made? Explain: _____ _____	_____	_____	_____	_____
(b) Have you been notified of any building code violations?	_____	_____	_____	_____
11. Homeowner's/Condo Association(s)				
(a) Is the property/condo subject to rules or regulations of a homeowner's association?	_____	_____	_____	_____
(b) If yes, what is the yearly assessment? \$ _____	_____	_____	_____	_____
(c) Is the assessment voluntary <input type="checkbox"/> or required <input type="checkbox"/> ?	_____	_____	_____	_____
(d) Are you aware of any condition that may result in an increase in taxes or assessments?	_____	_____	_____	_____
(e) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Explain: _____ _____	_____	_____	_____	_____
12. Miscellaneous				
(a) Are you aware of any existing or threatened legal action affecting this property?	_____	_____	_____	_____
(b) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments, etc.)?	_____	_____	_____	_____
(c) Are you aware of any other conditions which are defective with regard to this property?	_____	_____	_____	_____
Explain: _____ _____				

Seller's Initials _____ Date _____	Buyer's Initials _____ Date _____
Seller's Initials _____ Date _____	Buyer's Initials _____ Date _____

Space for additional information _____

The information provided is true and correct to the best of my knowledge and I give permission to my broker to share this information with all prospective purchasers.

Seller

Seller

Date

Date

The Buyer acknowledges receipt of copy of this form.

Buyer

Buyer

Date

Date

THE USE OF THIS DISCLOSURE FORM IS VOLUNTARY AND IS MADE AVAILABLE BY AAR ONLY FOR USE BY THOSE MEMBERS WHO MAKE AN INDEPENDENT DETERMINATION FOR THE NEED FOR SUCH A FORM. BY MAKING AVAILABLE THIS DISCLOSURE FORM TO ITS MEMBERS, AAR DOES NOT RECOMMEND OR ENDORSE ITS USE OR NON-USE.