



**A Seller who is aware of an adverse material fact (e.g., a fact about the Property that is not easily discoverable or reasonably known to the Buyer, and that negatively impacts its value) may be required to disclose this knowledge. Adverse material facts can include (but are not limited to) issues such as environmental hazards, physical condition, and significant defects in the Property or its title. The SELLER IS STRONGLY ENCOURAGED to thoroughly complete this disclosure statement. FAILURE TO DO SO COULD RESULT IN LIABILITY. This form may not address all aspects of the Property. If you are aware of any other adverse material fact(s), you should disclose them (attach additional pages if necessary).**

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

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**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 house 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? \_\_\_\_\_  Yes  No
- (i) **Are you aware of any problem or repair made for any item above?** \_\_\_\_\_  Yes  No  
Please explain any "Yes" answer in this section. Include available repair history, identify the owner of leased equipment, describe financing terms, and provide any lease/finance documentation (attach additional pages if needed):

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**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 If "Yes", what type?  Audio  Video  Security Alarm
- (e) Type of Internet Available:  Fiber Optic  Cable  DSL  Satellite  Dial-up  Unknown  Other: \_\_\_\_\_
- (f) **Are you aware of any problem or repair needed or made for any item listed above?** \_\_\_\_\_  Yes  No  
Please explain any "Yes" answer in this section. Include available repair history (attach additional pages if necessary):

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**3. PLUMBING & APPLIANCES**

- (a) Plumbing System:  Copper  Galvanized  PVC  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 problems or repairs needed or made for any item listed above?** \_\_\_\_\_  Yes  No  
Provide an explanation for any "Yes" response, along with relevant repair history (attach extra pages if necessary):

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**4. WATER SOURCE/TREATMENT**

- (a) Water Systems/Source:  Public (e.g., City/Water District)  If "Well" is marked (e.g., private, shared, or community), attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
  - (b) Size of incoming water service line: \_\_\_\_\_
  - (c) Do you have a softener, filter or other purification system?  Yes  No If "Yes":  Owned or  Leased
  - (d) Are you aware of any issues concerning the quality or source of water?..... Yes  No
  - (e) **Are you aware of any issues or repairs needed or made for any item listed above?**..... Yes  No  
Please provide an explanation for any "Yes" response in this section. Include any available repair history and specify the owner of any leased equipment (attach additional pages if necessary):\_\_\_\_\_
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**5. SEWAGE**

- (a) Type of sewage system to which the Property is connected?  Public (e.g., City/Sewer District)  Septic or Lagoon (e.g., private, shared or community)  Other: \_\_\_\_\_  
If a non-public sewage system is present, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
  - (b) Size of outgoing sewer line: \_\_\_\_\_
  - (c) Is there a sewage lift system?..... Yes  No
  - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No  
Please provide an explanation for any "Yes" answer, along with available repair history (attach extra pages if necessary):\_\_\_\_\_
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**6. ROOF, GUTTERS, DOWNSPOUTS**

- (a) Approximate age of the roof? \_\_\_\_\_ years. Documented?..... Yes  No
  - (b) Type, age, and material of roof: \_\_\_\_\_
  - (c) Has the roof ever leaked during your ownership?..... Yes  No
  - (d) Has any part of the roof been repaired, replaced, or resurfaced since you've owned the property?..... Yes  No
  - (e) **Do you know of issues or repairs completed for any items mentioned above?**..... Yes  No  
Please provide details for any "Yes" answers, including available repair history (use additional pages if necessary):\_\_\_\_\_
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**7. EXTERIOR FINISH**

- (a) Are you aware of any claims against the manufacturer for defects in the siding/exterior finish?..... Yes  No  
If "Yes", was any money received for the claim?.....  Yes  No
  - (b) **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, including repair history (attach additional pages if needed):\_\_\_\_\_
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**8. ADDITIONS & ALTERATIONS**

- (a) Have you hired a contractor for any work in the past 180 days?  Yes  No If "Yes", did you receive a lien waiver from the contractor completing the work?.....  Yes  No If "Yes," please attach a copy.
  - (b) Do you know of any additions, structural changes, or repairs made?.....  Yes  No
  - (c) Are you aware if any of the above were made without necessary permit(s)?.....  Yes  No
  - (d) **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):\_\_\_\_\_
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**9. SOIL, STRUCTURAL AND DRAINAGE**

- (a) Are you aware of any issues with the footings, foundation, sub-floor, interior or exterior walls, or roof structure, decks/porches or any other load bearing or structural component?..... Yes  No
- (b) Are you aware of repairs or replacements made to any item listed in (a) above?..... Yes  No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes  No
- (d) Are you aware of any soil, earth movement, flood, drainage, or grading issues?..... Yes  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 attempt to address any water or dampness condition?.....  Yes  No
- (h) Are you aware of any past, current, or planned mining or excavation activity that impacts 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 provide details for any "Yes" answers in this section, including any known repair history (attach extra pages if needed):

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

- (a) Are you aware of any termites, wood-destroying insects, dry rot, or pests affecting the Property?..... Yes  No
- (b) Are you aware of any unresolved damage to the Property caused by any of the above?..... Yes  No
- (c) Is the Property covered by a warranty or protection from a licensed pest control company?..... Yes  No  
If "Yes," is it transferable?..... Yes  No
- (e) Are you aware of any termite or pest control report or treatment for the Property?..... Yes  No  
Please explain any "Yes" answer in this section, including repair history, dates, type of tests or treatments, results, and the name of the person or company (attach additional pages if needed):

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**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 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 concerns that may affect the Property, such as mold, radon gas, fuel, septic systems, underground or above-ground tanks and cisterns, polychlorinated biphenyls (PCBs), electromagnetic fields, soil or vegetation discoloration, or oil sheens in wet areas (e.g., commercial, farming), etc.?..... Yes  No
- (d) Are you aware if the Property has undergone an EPA Phase 1 or 2 Study or been tested for asbestos, mold, radon gas, or any other hazardous substances?.....  Yes  No  
Please explain any "Yes" answer in this section, including repair history, dates performed, type of tests or treatments, results, and the name of the person or company who conducted the testing or mitigation (attach additional pages if needed):

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**12. INSURANCE**

- (a) Are you aware of any casualty loss to the Property during your ownership?.....  Yes  No
- (b) Are you aware of any claims filed for damage to the Property during your ownership?.....  Yes  No
- (c) Have you received any insurance payments for damage to the property that were not used for repairs?  Yes  No
- (d) Are you aware of any insurance application or prior coverage for all or part of the Property that was rejected or will not be renewed? ..... Yes  No
- (e) Are you aware that any existing insurance coverage will have increased premium rates?..... Yes  No
- (d) Are you aware of anything that could negatively impact the insurability of the Property?..... Yes  No  
Please explain any "Yes" answer in this section, including the date and description of any casualty loss or claim, as well as all repairs and replacements completed (attach additional pages if needed): \_\_\_\_\_

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**13. ROADS, STREETS & ALLEYS**

- (a) The roads, streets and/or alleys serving the Property are..... public  private
- (b) Are you aware of any recorded or unrecorded road, street, or alley maintenance agreement?..... Yes  No
- (c) Are you aware of any recorded or unrecorded right of way, easement, or similar issue?..... Yes  No  
Kindly provide an explanation for any 'Yes' responses in this section (you may attach extra pages if necessary): \_\_\_\_\_

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

- (a) Does the property have covenants, conditions, or restrictions (CC&Rs) in place? .....  Yes  No
  - (b) Is the property part of a condominium, homeowners' association, or other shared ownership?.....  Yes  No
  - (c) Are you aware of any violations or alleged violations of the above by you or others?.....  Yes  No  
*If 'Yes' is selected, please attach DSC-8000C ('Condominium/Co-Op/Shared Cost Development Disclosure Rider')*
  - (d) Are all association dues, fees, charges, and assessments for the property up to date?.....  Yes  No
  - (e) Are you aware of any existing or proposed special assessments?.....  Yes  No
  - (f) Are you aware of any condition or claim that could lead to an increase in assessments or fees?.....  Yes  No
- Kindly provide an explanation for any 'Yes' responses in this section (additional pages may be attached if necessary):* \_\_\_\_\_
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**15. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)**

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

**16. MISCELLANEOUS**

- (a) Is the property situated in an area that requires an occupancy (code compliance) inspection?....  Unknown  Yes  No
  - (b) Is the property classified as a historic home or located within 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 rezoning, potential condemnation, zoning alterations, or changes to streets impacting the property?.....  Yes  No
  - (e) Do you currently possess a survey that shows all existing major improvements on the property?.....  Yes  No
  - (f) Are you aware of any encroachments, title disputes, boundary line conflicts, reserved rights (e.g., water, air, mineral), or easements impacting the property?.....  Yes  No
  - (g) Are you aware of any:
    - Shared features with any neighboring property(ies) (e.g., fence, retaining wall, driveway)?.....  Yes  No
    - Lease or other agreement granting the use of the property or any portion of it?.....  Yes  No
    - Right of First Refusal or Option to Purchase?.....  Yes  No
    - Existing or potential legal action that could prevent the seller from transferring the property or otherwise affecting the Property?.....  Yes  No
    - Violation of local, state, or federal laws, codes, regulations, including zoning, related to property?...  Yes  No
    - Consent required from anyone other than the signer(s) of this form to transfer title to the property?....  Yes  No
    - Any proceedings that could result in a special tax or assessment on the property?.....  Yes  No
    - Any other assessments not included with taxes? (e.g., fire dues, clean energy district, community improvement district, tax increment financing district, neighborhood improvement district payments?) .....  Yes  No
- Provide an explanation for any 'Yes' responses in this section (additional pages may be attached if necessary):* \_\_\_\_\_
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(i) 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: \_\_\_\_\_

