

Seller's Property Disclosure Statement

Virginia



THE MLS THAT DOES MORE

Seller's Property Disclosure Statement (Virginia)

This disclosure statement is a legally binding document. If not understood, seek competent legal advice.

This disclosure is made by the undersigned owner(s) ("Seller") concerning the real property located at ("Property"). This statement is a disclosure of the condition of the Property in compliance with the Virginia Residential Property Disclosure Act. It is not a warranty of any kind by the Seller or any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the purchaser ("Buyer") may wish to obtain.

1. SELLER INFORMATION

1.1 Seller Name: _____

1.2 Property Address: _____

1.3 City: _____

County: _____ State: VIRGINIA

Zip: _____

1.4 Occupancy Status: Owner-Occupied Tenant-Occupied Vacant

2. GENERAL PROPERTY INFORMATION

2.1 Year Built: _____

2.2 Length of Ownership: _____

2.3 Has the Property been used as: Primary Residence Rental Property Vacation
Property Other: _____

3. STRUCTURAL COMPONENTS

3.1 Are you aware of any defects or problems with the foundation? Yes No
Unknown

If yes, explain:

3.2 Are you aware of any defects, leaks, or problems with the roof? Yes No
Unknown

If yes, explain:

3.3 Are you aware of any defects or problems with the walls, ceilings, or floors? Yes
No Unknown

If yes, explain:

4. SYSTEMS AND UTILITIES

4.1 Are you aware of any defects or problems with the electrical system? Yes No
Unknown

If yes, explain:

4.2 Are you aware of any defects or problems with the plumbing system? Yes No
Unknown

If yes, explain:

4.3 Are you aware of any defects or problems with the heating system? Yes No
Unknown

If yes, explain:

4.4 Are you aware of any defects or problems with the cooling system? Yes No
Unknown

If yes, explain:

4.5 Water Source: Public Private Well Community Well Other:

4.6 Sewer System: Public Sewer Septic System Community System
Other:

5. ENVIRONMENTAL CONDITIONS

5.1 Are you aware of the presence of radon gas on the Property? Yes No
Unknown

If yes, explain: _____

5.2 Are you aware of any flooding, water intrusion, or moisture problems on the Property?
Yes No Unknown

If yes, explain: _____

5.3 Are you aware of the presence of mold on the Property? Yes No Unknown

If yes, explain: _____

5.4 Are you aware of any hazardous materials (e.g., asbestos, lead, underground storage tanks) on the Property? Yes No Unknown

If yes, explain: _____

6. LEGAL AND TITLE MATTERS

6.1 Are you aware of any boundary line disputes, encroachments, or unrecorded easements affecting the Property? Yes No Unknown

If yes, explain: _____

6.2 Is the Property subject to a Homeowners' Association (HOA) or Condominium Association? Yes No

If yes, Association Name: _____

Monthly/Annual Dues: \$ _____

7. IMPROVEMENTS AND REPAIRS

7.1 Have there been any additions, structural changes, or major renovations to the Property?
Yes No

If yes, describe: _____

7.2 Were permits obtained for all such improvements? Yes No Unknown
Not Applicable

If no, explain: _____

8. INSURANCE AND CLAIMS

8.1 Have you filed any insurance claims for damage to the Property within the last 5 years?

Yes No Unknown

If yes, explain:

9. ADDITIONAL DISCLOSURES (VIRGINIA SPECIFIC)

9.1 Military Air Installation: Is the Property located in a locality in which a military air installation is located? (Potential for aircraft noise and/or accident potential).

Yes No Unknown

9.2 Septic System Waiver: If the Property is served by a septic system, has the owner obtained a waiver from the Virginia Department of Health for repairs or modifications?

Yes No Unknown Not Applicable

If yes, a copy of the waiver should be provided to the Buyer.

9.3 Defective Drywall: Do you have actual knowledge of the existence of defective drywall on the Property? Defective drywall is defined as drywall that contains the same or similar sulfide compounds as found in certain drywall manufactured in China that emits corrosive gases.

Yes No Unknown

If yes, explain:

9.4 Lead-Based Paint: Was the Property built before 1978?

Yes No Unknown

If yes, Seller must provide the Buyer with the "Protect Your Family from Lead in Your Home" pamphlet and the federal lead-based paint disclosure form.

9.5 Historic District: Is the Property located within a designated historic district?

Yes No Unknown

9.6 Resource Protection Areas: Is the Property located wholly or partially within any area designated as a Chesapeake Bay Preservation Act resource protection area?

Yes No Unknown

9.7 Building or Zoning Violations: Do you have actual knowledge of any pending enforcement actions pursuant to the Uniform Statewide Building Code, or any pending violation of the local zoning ordinance that have not been abated?

Yes No Unknown

If yes, explain:

10. SELLER CERTIFICATION

Seller certifies that the information contained in this disclosure statement is true and correct to the best of the Seller's actual knowledge as of the date signed by the Seller. The Seller is not liable for any error, inaccuracy, or omission in this disclosure statement that was not within the Seller's actual knowledge.

SELLER: 1

SELLER SIGNATURE:

PRINTED NAME:

DATE:

SELLER: 2

SELLER SIGNATURE:

PRINTED NAME:

DATE:

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Seller's Property Disclosure Statement and understands that this is a disclosure of certain conditions and information concerning the Property known by the Seller. It is not a warranty or guarantee of any kind by the Seller or Seller's agents. Buyer is urged to obtain professional inspections.

BUYER: 1

BUYER SIGNATURE:

PRINTED NAME:

DATE:

BUYER: 2

BUYER SIGNATURE:

PRINTED NAME:

DATE:

*This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT. If you do not fully understand its terms, seek competent legal advice before signing.***