



SELLER'S PROPERTY CONDITION STATEMENT (to be completed by SELLER)



Property Address

209 2nd Ave SW

Date

7-12-11

The seller authorizes the Brokers or Salespersons to provide the following information to prospective Buyers. THIS IS NOT A WARRANTY OR GUARANTEE OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PARTY(S) AND IS NOT A SUBSTITUTE FOR INSPECTIONS OR WARRANTIES THE PARTY(S) MAY WISH TO OBTAIN. Information presented in this form is not intended to be part of any contract between Buyer(s) & Seller(s). BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE &/OR INSPECTIONS OF THE PROPERTY.

I. GENERAL INFORMATION:

When did you purchase or build the home?

Have you lived in this home for the past 12 months?

Yes

No

Has the structure been altered? (i.e. additions, altered roof lines, changes to load bearing walls)

Yes

No

Unk

If yes, please specify what was done, when and by whom (owner or contractor)

Red Roof Line into Garage

Date

Middle Feb

UNK = Unknown N/A = Not Applicable

II. STRUCTURAL INFORMATION:

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Is there or has there been basement water seepage and/or dampness? Explain amount of frequency and location.

Have waterproofing repairs, if any, been made?

Are there cracked or bulged floors or walls in the basement?

Is drain and/or sump installed and working properly? If yes, where does it drain to:

Are all structures located within the boundaries of the property?

Was the structure moved to this site?

Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas?

Does the roof leak? Has there been interior damage from condensation or ice buildup?

Is there damage to the roof or shingles? What repairs, if any, have been made?

Are you aware of dry rot in the building?

Have you performed work on the property within the last 5 years which require a building, plumbing, electrical or other permits?

Was a permit obtained?

Was the work approved by an inspector?

Has the property or its improvements been damaged? (i.e. fire, smoke, wind, floods, hail, snow, broken water line) If yes, was the damage repaired?

Do rain gutters and downspouts work?

Have damage claims been paid to you by insurance coverage?

Are the exterior and interior locks operable?

Will keys be provided for each?

Are all the window screens available?

Are there damaged screens?

Are all the storm windows available?

Are there broken windows or broken seals?

Are skylights in working condition? (i.e. leaking, condensation, or mechanical malfunctioning)?

Is the fireplace, woodburner, chimney, or flue in working order?

Has the fireplace/woodstove/chimney/flue been cleaned? If yes, when?

Are there additional property conditions that have not been described above? (i.e. slanted floors, sticking windows, settling, distorted door frames, sagging ceilings or siding irregularities)

III. WATER & SEWER SYSTEMS:

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Is there any water well(s) on the property?

What is the source of household water? (city, well, rural)

What is the type of sewer system? (i.e. city, septic tank, drain field)

Is there a sprinkler system and is it in working order?

Do you know the flow rate or capacity of the well? If yes, what is it?

Has the well water been tested? Test results attached?

Yes

No

Comments:

Contaminated Well: Is there a well on the property containing contaminated water?

IV. ENVIRONMENTAL CONDITIONS:

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Are there underground storage tanks?

Is urea-formaldehyde insulation present?

Are asbestos containing materials present?

Is lead based paint present? If yes, seller agrees to provide purchaser with all available records and reports pertaining to lead based paint/or lead based hazard pertaining to this property.

Has the property been tested for radon?

Is there any fill or expansive soil on the property?

Do you know of drainage or flood conditions?

Are you aware of diseased trees or shrubs?

Are you aware of rodent, animal or insect infestations?

Are there or have there been pets on the property?

V. LAND USE:

Are you aware of the following?

Covenants, deed restrictions, or reservations?

Zoning infractions, non-conforming uses, violations of setback requirements?

Encroachments, easements, life estate, right of first refusal, or existing lease?

Homeowners Association that has authority over the property?

Are there shared features with adjoining property such as walls, fences, and/or driveways?

VI. INSULATION:

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Is there insulation in the ceiling, attic, walls and floors?

Was insulation added during your ownership? If yes, Date installed:

Ceiling

Walls

Floor

Type

8 JULY 2005

Garage

Garage

Blow-in

80 Comments re line #: _____
81 _____
82 _____
83 _____

84 **VII. SYSTEMS/UTILITIES/APPLIANCES:**

	Not					Not			
	Included	Working	Working	Unknown		Included	Working	Working	Unknown
87 Dehumidifier					Drain Tile System	✓			
88 Ceiling Fan(s)		✓			Sump Pump	✓			
89 Bathroom Vent Fan(s)		✓			Electronic Air Purif	✓			
90 Dishwasher		✓			Fire Sprinkler System	✓			
91 Freezer	✓				Furnace Humidifier	✓			
92 Garbage Disposal	✓				Incinerator	✓			
93 Microwave Oven		✓			Intercom	✓			
94 Range		✓			Lawn Sprinkler System	✓			
95 Range Hood		✓			Pool & Equipment	✓			
96 Oven		✓			Hot Tub	✓			
97 Refrigerator		✓			Sauna	✓			
98 Trash Compactor	✓				Security System	✓			
99 Washer	✓				Smoke Detector(s) (Battery)		✓		
100 Dryer	✓				Smoke Det(s) (Hardwire)		✓		
101 Central Heating System		✓			Carbon Monoxide Detector(s)		✓		
102 Central Air Cooling		✓			Solar Collector(s)	✓			
103 Central Vacuum	✓				Supplemental Heater(s)	✓			
104 Air Exchanger	✓				Wall Air Conditioner(s)	✓			
105 Electrical Systems		✓			Window Air Conditioner(s)	✓			
106 Plumbing Systems		✓			Water Heater(s)		✓		
107 Plumbing Fixtures/Mechanisms		✓			Water Treatment Systems		✓		
108 Garage Door Openers		✓			Window Treatments	✓			
109 Gar. Door Controls		✓			Woodburning Stove		✓		
110 Gar. Door Auto Reverse		✓			Satellite Dish		✓		
111 Washer/Dryer Hookups		✓			Septic Tank	✓			
112 Attic Fan	✓				Other				
113 Exhaust Fan(s)	✓				Other				
114 Antenna & Cable	✓				Other				
115 Door Bells	✓				Other				

116
117 Comments re line #: _____
118 _____
119 _____
120 _____
121 _____
122 _____
123
124 Is there any money owed on these items? Yes _____ No ☒ _____ Comments: _____
125 _____
126 _____
127 _____
128 _____
129 _____

130 **ACKNOWLEDGEMENTS:**

131 The Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge as of the date listed below. This
132 information is based upon Seller's actual knowledge and, unless specifically stated otherwise in writing, upon the Seller's period of ownership of the property. If any of
133 the information becomes inaccurate after it is delivered to the Buyer and before closing, the Seller shall notify the Buyer and any real estate licensee representing any
134 party to the transaction in writing of such change.

135
136 Seller acknowledges receipt of a copy of this document.

137
138 Seller: Kevin P. Thompson Date: July 14/11 Seller: Sharon Shengfeld Date: July 14/11
139

140 At the time of acceptance of Purchase Agreement:

141 ☐ No change in property condition. Date: _____ Seller: _____
142 ☐ Changes are noted and initialed. Date: _____ Seller: _____
143

144 The Buyer/Prospective Buyer acknowledges receipt of this Property Condition Statement. Listing Broker and Agents make no representations and are not responsible
145 for any conditions existing in the property. The Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. THE
146 BUYER ACKNOWLEDGES AND UNDERSTANDS THAT THIS DOCUMENT IS NOT INTENDED TO BE A WARRANTY OF ANY KIND OR A
147 SUBSTITUTE FOR ANY INSPECTION OF THE PROPERTY THE BUYER MAY WISH TO OBTAIN.
148

Buyer _____ Date: _____ Buyer _____ Date: _____