

PROPERTY DISCLOSURE STATEMENT

This Property Disclosure Statement has been prepared by HomeTech, LLC to assist clients in obtaining information about a Property from the Property owner. The Property Owner should be asked to complete this Property Disclosure Statement and/or provide information as required under state law or local custom. **Please note that this Property Disclosure Statement is not a substitute for state-mandated seller's disclosure requirements.**

PROPERTY ADDRESS: _____

PROPERTY OWNER: _____ DATE: _____

INSTRUCTIONS: Please review the questions below and answer those that are applicable to the Property identified above. For any item identified as "YES," please describe on a separate sheet of paper and/or provide supporting documentation.

BUILDING SYSTEMS

- | | | |
|--|-----|----|
| 1. Are you aware of any problems affecting the: | | |
| • Electrical wiring? | YES | NO |
| • Air conditioning? | YES | NO |
| • Plumbing? | YES | NO |
| • Heating? | YES | NO |
| • Appliances? | YES | NO |
| • Structure? | YES | NO |
| • Floors? | YES | NO |
| • Pool/Hot Tubs/Spa? | YES | NO |
| • Well? | YES | NO |
| • Sprinkler system? | YES | NO |
| • Windows or doors? | YES | NO |
| 2. Are you aware of any past problems affecting the items in #1 above? | YES | NO |

STRUCTURE AND FOUNDATION

- | | | |
|---|-----|----|
| 1. Are you aware of any conditions or defects (e.g., settlement cracks, bulges, etc.) relating to the basement, foundation walls or support beams? | YES | NO |
| 2. Do you know if the property is located on filled or expansive soil? | YES | NO |
| 3. Are you aware of any earth/soils stability conditions or problems (e.g., sliding, shifting, upheaval, etc.) affecting your property or surrounding properties? | YES | NO |

ROOF AND ATTIC

- | | | |
|--|-----|----|
| 1. Are you aware of any roof or attic leaks occurring at any time during your ownership? | YES | NO |
| 2. Has the roof (shingles, sheathing, flashing, etc.) been repaired or replaced during your ownership? | YES | NO |

BASEMENT/CRAWL SPACE/FOUNDATION

- | | | |
|--|-----|----|
| 1. Are you aware of any water or dampness conditions in the basement or crawl space, or on foundation walls, during your ownership? | YES | NO |
| 2. Has a flood or drainage problem ever occurred in the building during your ownership? | YES | NO |
| 3. Have you ever noticed any signs of wood rot, mold, mildew, etc. in the basement, the crawlspace or other area(s) during your ownership? | YES | NO |

PLUMBING, HEATING AND COOLING

- | | | |
|--|-----|----|
| 1. Have any drainage, water pressure, or flow rate problems ever occurred during your ownership? | YES | NO |
| 2. Is the heat and/or air conditioning adequately supplied to all living spaces? | YES | NO |

MAINTENANCE AND IMPROVEMENT PROJECTS

- | | | |
|---|-----|----|
| 1. Have any improvement and/or painting projects been conducted within the last year? | YES | NO |
| 2. Have HV AC filters been replaced on a regular maintenance schedule? | YES | NO |
| 3. Have the gutters been cleaned on a regular maintenance schedule? | YES | NO |
| 4. Has any re-grading or foundation perimeter work been conducted during your ownership? | YES | NO |
| 5. Have any structural additions, changes or significant repairs been made to the building during your ownership? | YES | NO |
| 6. Have any electrical or plumbing repairs occurred during your ownership? | YES | NO |
| 7. Has the HVAC system been regularly serviced, and do you have the service records? | YES | NO |

MISCELLANEOUS

- | | | |
|---|-----|----|
| 1. Are you aware of any Polybutylene (PB) plumbing, aluminum wiring, urea-formaldehyde, asbestos or lead-based paint used in construction of the building or any additions? | YES | NO |
| 2. Is the property connected to an Underground Storage Tank (UST) or above-ground storage tank fuel source (oil, propane, etc.)? | YES | NO |
| 3. Have any pest, insect or animal problems ever occurred during your ownership? | YES | NO |
| 4. Is the property connected to a public water/sewer system? | YES | NO |
| 5. Is the property connected to private water/sewer (well and septic) systems? | YES | NO |
| 6. Have any water/sewer service problems ever occurred during your ownership? | YES | NO |