

R RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated:
February 2023



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MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing on page 9, you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&Rs, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

- As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto, plus fixtures and personal property described in the Contract.

3. LEGAL OWNER(S) OF PROPERTY: Gregory Theodore Hansen Date Acquired: 10-19-2022

5. PROPERTY ADDRESS: 8700 E University Dr Lot 632, Mesa, AZ 85207
(STREET ADDRESS) (CITY) (STATE) (ZIP)

6. Does the Property include any leased land? Yes No
7. Explain: The land is owned by ViewPoint Golf & RV Resort

8. NOTICE TO SELLER: Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Seller for a Subdivision Public Report. Information may be obtained by contacting the Arizona Department of Real Estate, A.R.S. 32-2101 (56) and (57).

- Are you aware if the Property is located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

13. The Property is currently (Check all that apply): Owner-occupied Rental/Leased Estate Vacant If vacant, how long? 1 mo

14. Other: _____ Explain: _____

15. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)

16. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____

18. Are you aware of any regulations surrounding length of time for rentals? Yes No Explain: _____

20. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?

21. Yes No If yes, consult a tax advisor; mandatory withholding may apply.

22. Is the Property located in a community defined as an age restricted community? Yes No

23. Explain: 55+ community

24. Approximate year built: 1989 If the Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

25. Are you aware if the Property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) Yes No

Initials >

BUYER BUYER

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NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov

26.
27.
28.

YES NO

29. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
30. Are you aware if there are any association(s) regulating the Property? If yes, Mandatory Voluntary (If no, skip to line 40.)
31. If yes, provide contact(s) information: Name: _____ Phone #: _____
32. Name: _____ Phone #: _____
33. If yes, are there any fees? How much? \$ _____ How often? _____
34. How much? \$ _____ How often? _____
35. Are you aware if the Property has any association(s) notices of potential violation(s) or unresolved violation(s)?
36. Explain: _____
37. Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
38. Explain: _____
39. Are you aware of any of the following recorded against the Property? (Check all that apply):
40. Judgment liens Tax liens Notice of Default Other non-consensual liens
41. Explain: _____
42. Are you aware of any assessments affecting the Property? (Check all that apply):
43. Paving Sewer Water Electric Other
44. Explain: _____
45. Are you aware of any of the following title issues affecting the Property? (Check all that apply):
46. Recorded easements Use restrictions Lot line disputes Encroachments Variance(s)
47. Unrecorded easements Use permits Other _____
48. Explain: _____
49. Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? (If no, skip to line 54.)
50. If yes, provide the name of the CFD: _____
51. If yes, are there any fees? How much? \$ _____ How often? _____
52. The CFD fees are Included in the Property Taxes Paid Separately
53. Are you aware of any public or private use paths or roadways on or across the Property? Explain: _____
54. Explain: _____
55. Are you aware of any problems with legal or physical access to the Property? Explain: _____
56. Explain: _____
57. The road/street access to the Property is maintained by the County City Homeowners' Association
58. Privately Not Maintained
59. If privately maintained, is there a road maintenance agreement? (Attach agreement if available.)
60. Explain: _____
61. Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following? (Check all that apply):
62. Zoning Building Codes Utility Service Sanitary health regulations Municipal Ordinances
63. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) if available.)
64. Explain: _____
65. Explain: _____

Initials >

BUYER	BUYER

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history, occupancy and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.

66. Are you aware of any homeowner's insurance claims having been filed against the Property?
 67. Explain: _____
 68. _____

BUILDING AND SAFETY INFORMATION

YES NO

ROOF / STRUCTURAL:

NOTICE TO BUYER: Contact a professional to verify the condition of the roof.

Approximate age of roof? unknown

71. Are you aware of any past or present roof leaks? Explain: Between the main building
 72. and the AZ room

73. Are you aware of any other past or present roof problems? Explain: _____

74. Are you aware of any roof repairs? Explain: _____

75. Is there a roof warranty? (Attach a copy of warranty if available.)

76. If yes, is the roof warranty transferable? Cost to transfer: _____

77. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____

78. Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain: _____

79. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____

80. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
 Flood Fire Wind Expansive soil(s) Water Hail Other _____

81. Explain: _____

WOOD INFESTATION:

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file. <https://agriculture.az.gov>

Are you aware of any of the following:

82. Past presence of termites or other wood destroying organisms on the Property?

83. Current presence of termites or other wood destroying organisms on the Property?

84. Past or present damage to the Property by termites or other wood destroying organisms?

85. Explain: _____

86. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms? (If no, skip to line 105.)

87. If yes, date last treatment was performed: _____

88. Name of treatment provider(s): _____

89. Is there a treatment warranty? (Attach a copy of warranty if available.)

90. If yes, is the treatment warranty transferable? Cost to transfer: _____

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YES NO

HEATING & COOLING:

105. Heating: Type(s) Heat Pump
 106. Approximate Age(s) 1 1/2 yrs
 107. Cooling: Type(s) Heat Pump
 108. Approximate Age(s) 1 1/2 yrs

109. Are you aware of any past or present problems with the heating or cooling system(s)?
 110. YES NO
 111. Explain: _____

PLUMBING:

112. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybutylene?
 113. YES NO
 114. If yes, identify: polybutylene & PEX
 115. Are you aware of any past or present plumbing problems? Explain: miscellaneous repairs to pipes & valves at all sinks. No present issues.
 116. YES NO

117. Are you aware of any water pressure problems? Explain: _____
 118. Type of water heater(s): Gas Electric Solar Tankless Approx. Age(s): _____

119. Are you aware of any past or present water heater problems? Explain: utility room water heater replaced in 2023. Main water heater replaced in 2024
 120. YES NO

121. Is there a landscape watering system? If yes, type: Automatic Timer Manual Both
 122. YES NO
 123. If yes, are you aware of any past or present problems with the landscape watering system? Explain: Watering system is controlled by ViewPoint

124. Are there any water treatment systems? (Check all that apply):
 125. Water Filtration Reverse Osmosis Water Softener Other _____
 126. Is water treatment system(s) Owned Leased (Attach a copy of lease if available.)

127. Are you aware of any past or present problems with the water treatment system(s)?
 128. YES NO
 Explain: _____

SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

129. Does the Property contain any of the following? (Check all that apply):
 130. Swimming pool Spa Hot tub Sauna Water feature
 131. If yes, are either of the following heated? Swimming pool Spa If yes, type of heat: _____

132. Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
 133. YES NO
 134. Explain: _____

135. Are you aware if a swimming pool was: Removed Capped/decked over Filled
 136. YES NO
 Explain: _____

137. Do you lease any pool equipment? Explain: _____
 138. YES NO

ELECTRICAL AND OTHER RELATED SYSTEMS:

139. Are you aware of the type of wiring? (Check all that apply): Copper Aluminum Other _____
 140. YES NO
 141. Are you aware of any past or present problems with the electrical system? Explain: _____

142. Is there a charging station for an electric vehicle? If yes, Owned Leased (Attach a copy of lease if available.)
 143. YES NO
 144. Is there a security system? If yes, is it (Check all that apply):
 145. Owned Leased (Attach a copy of lease if available.) Monitored Other _____

146. Are you aware of any past or present problems with the security system? Explain: _____
 147. YES NO



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148. YES NO Does the Property contain any of the following systems or detectors? (Check all that apply):
 149. Smoke/fire detection Fire suppression (sprinklers) Carbon monoxide detector
 150. If yes, are you aware of any past or present problems with the above systems? Explain: _____
 151. _____

MISCELLANEOUS:

152. Are you aware of any animals/pets that have resided in the Property? If yes, what kind: Dog
 153. _____
 154. _____
 155. Are you aware of or have you observed any of the following anywhere on the Property? (Check all that apply):
 156. Scorpions Rabid animals Bee swarms Rodents Reptiles Bed Bugs Other _____
 157. Explain: found a dead scorpion on the driveway
 158. Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____
 159. Name of service provider(s): _____ Date of last service: _____

160. NOTICE TO SELLER AND BUYER: A contractor's license is required for work performed on a property unless
 161. the aggregate contract price, including labor and material, is less than \$1,000, the work performed is of a
 162. "casual or minor nature," and no building permit is required. An unlicensed property owner may also perform
 163. work themselves if the property is intended for occupancy solely by the owner. If, however, the property is listed
 164. or offered for sale or rent within one year of the completed work, it is considered prima facie evidence that the
 165. owner performed the work for purposes of sale or rent. Owners of property who are acting as developers, who
 166. improve structures or appurtenances to structures on their property for the purpose of sale or rent, and who
 167. contract with a licensed general contractor must identify the licensed contractors' names and license numbers
 168. in all sales documents. (A.R.S. § 32-1121)

169. Are you aware of any work performed on the Property, such as building, plumbing, electrical or other improvements
 170. or alterations or room conversions? (If no, skip to line 186.)
 171. Are you aware if permits for the work were obtained? Explain: I'm not sure
 172. Was the work performed by a person licensed to perform the work? Explain: Paragon Home Services
 173. Was approval for the work required by any association governing the Property? Explain: VidaPoint approved
 174. If yes, was approval granted by the association? Explain: _____
 175. Was the work completed? Explain: The work was finished in July '23
 176. List the names and license numbers of all contractors and scope of work that has been performed on the Property in the past year:

Contractor Name	License Number	Scope of Work

183. Explain: _____
 184. _____
 185. _____

186. Are there any security bars or other obstructions to door or window openings? Explain: _____
 187. If there are security bars, are quick releases installed in the bedrooms? Explain: _____
 188. Are you aware of any past or present problems with any built-in appliances? Explain: _____
 189. _____

UTILITIES/SERVICES

190. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES	NO	NAME OF PROVIDER
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable / Satellite: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity: <u>SRP</u>
<input type="checkbox"/>	<input type="checkbox"/>	Fire: _____
		<input type="checkbox"/> Public <input type="checkbox"/> Private
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Irrigation: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil
		If propane tank, <input type="checkbox"/> Owned <input type="checkbox"/> Leased (Attach a copy of lease if available.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage Collection: <u>City of Mesa</u>
		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internet: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Source: _____
		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water _____
		<input type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach Domestic Water Well/Water Use Addendum.

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

203. Are you aware of any past or present drinking water problems? Explain: _____

204. _____

205. _____

206. _____

207. _____

208. _____

209. U.S. Postal Service delivery is available at: Property Post Office Other _____

210. _____

211. Cluster Mailbox, Box Number 632 Location main office complex, north side

212. _____

213. Are there any alternate power systems serving the Property? (If no, skip to line 224.)

214. If yes, indicate type (Check all that apply):

215. Solar Wind Generator Other _____

216. Are you aware of any past or present problems with the alternate power system(s)? Explain: _____

217. _____

218. Are any alternate power systems serving the Property leased? Explain: _____

219. _____

220. If yes, provide name and phone number of the leasing company (Attach copy of lease if available.): _____

221. _____

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

SEWER/WASTEWATER TREATMENT

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	224. Is the entire Property connected to a sewer?
<input type="checkbox"/>	<input type="checkbox"/>	225. If no, is a portion of the Property connected to a sewer? Explain: _____
		226. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	227. If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the sewer connection? If yes, how and when: _____
		228. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	229. Is there a lift pump? Explain: _____

230. **NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.**

231. YES NO
 Type of sewer: Public Private Planned and approved sewer system, but not connected

232. Name of Provider: _____

233. YES NO
 Are you aware of any past or present problems with the sewer? Explain: _____

234. YES NO
 Is the Property served by a septic/On-Site Wastewater Treatment Facility? (If no, skip to line 250.)

235. If yes, the Facility is: Conventional septic system Alternative system; type: _____

236. Number of Facilities: _____

237. YES NO
 If the Facility is an alternative system, is it currently being serviced under a maintenance contract?

238. If yes, name of contractor: _____ Phone #: _____

239. Approximate year Facility was installed: _____ (Attach copy of permit if available.)

240. YES NO
 Are you aware of any repairs or alterations made to this Facility since original installation?

241. Explain: _____

242. _____

243. Approximate date of last Facility inspection and/or pumping of septic tank: _____

244. YES NO
 Are you aware of any past or present problems with the Facility? Explain: _____

245. _____

246. YES NO
 Are you aware if a Facility was: Abandoned Capped Removed

247. Explain: _____

248. **NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.**

249. _____

ENVIRONMENTAL INFORMATION

250. YES NO
 YES NO
 Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):

251. Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other

252. Explain: _____

253. YES NO
 Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):

254. Soil settlement/expansion Drainage/grade Erosion Fissures Other

255. Explain: _____

256. _____

257. **NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.**

258. _____

259. YES NO
 Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):

260. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal

261. Odors Nuisances Sand/gravel operations Other

262. Explain: *Sirens and loud engines may be heard*

263. YES NO
 Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

264. _____

265. YES NO
 Are you aware if the Property is located in the vicinity of a public or private airport?

266. Explain: _____



YES NO

NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the Property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at www.azre.gov.

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Is the Property located in the vicinity of a military airport or ancillary military facility?

Explain: _____

273.

274.

Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):

Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage

275.

Explain: _____

276.

277.

Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):

Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces

278.

279.

Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?

280.

If yes, describe location: _____

281.

282.

Are you aware if any portion of the Property is in a flood plain/way? Explain: _____

283.

283.

Are you aware of any portion of the Property ever having been flooded? Explain: Prior to AZ room rebuild,

284.

AZ room flooded

285.

285.

Are you aware of any water damage or water leaks of any kind on the Property? Explain: Between the

286.

main building and the AZ room

287.

287.

Are you aware of any past or present mold growth on the Property? Explain: _____

288.

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

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301.
302.

OTHER CONDITIONS AND FACTORS

303. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Explain: _____

304.
305.

ADDITIONAL EXPLANATIONS

306.
307.
308.

Residential Seller's Property Disclosure Statement (SPDS) >>

309. _____
310. _____
311. _____
312. _____
313. _____

314. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as
315. of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior
316. to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential
317. Seller Disclosure Advisory titled *When in Doubt - Disclose*.

318.  
319. ^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

320. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual
321. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts
322. in regard to the Property. Buyer is encouraged to obtain Property Inspections by professional independent third parties and to
323. consider obtaining a home warranty protection plan.

324. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1)
325. the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV,
326. diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the
327. vicinity of a sex offender.

328. By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer
329. shall deliver to Seller written notice of the items disapproved as provided in the Contract.

330. _____
331. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

332. **NOTICE TO SELLER AND BUYER:** In the event Seller needs to update any disclosures contained herein, the Arizona
333. Association of REALTORS® Notice/Disclosure form is available for this purpose.

