

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address:

20948 S. Calhoun Hwy., Orma

Date:

06/24/2025

APPLIANCES

	None	working	Not working	Unknown
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Oven/Range				
Range Hood				
Microwave Oven				
Refrigerator				
Ice Maker				
Freezer				
Gas Grill				
Satellite System				
Window A/C				
Trash Compactor				
Mounted Appliances				

AS-IS

ROOF

	Age	years	Yes	No	Unknown
Does roof leak?					
Is there present damage?					
Is roof under warranty?					
Is Warranty transferable?					
Expiration date of warranty:					
HAZARDOUS CONDITIONS					
Are there current hazardous conditions on the property?					
Methane gas					
Lead paint					
Radon gas (house or well)					
Radioactive material					
Landfill					
Mineshaft					
Expansive soil					
Urea formaldehyde insulation					
Toxic materials					
Asbestos insulation					

AS-IS

ELECTRICAL SYSTEM

	none	working	Not working	Unknown
Air Purifier				
Security System				
Ceiling fan(s)				
Garage Door opener(s)				
Smoke Alarm(s)				
Intercom				
200 Amp Service				
Circuit Breakers				
Fuses				
Switches & Outlet				
Light Fixtures				
Vent Fan(s)				
Interior Tele. Wiring				
Sauna				

AS-IS

Are the improvements connected to:					
Public water system?					
Private water system?					
Public sewer system?					
Private sewer system?					
A. Do structures have aluminum wiring?					
B. Are trees/shrubs dead or diseased?					
C. Are there any encroachments?					
D. Are there any violations of zoning, building codes or restrictive covenants?					
E. Have you received notice from any governmental agency affecting the property?					
F. Are there any structural problems?					
G. Have there been any substantial additions or alterations made?					
H. Has there ever been moisture or water problems in basement or crawl space?					
I. Is there any damage due to wind, fire, pests or animals?					
J. When was fireplace/wd. burner/ Stove/chimney last cleaned?					
K. Has flooding occurred on property?					
L. Has water ever been inside any structures on property?					
M. Has flood occurred on access roads?					

AS-IS

HEATING/COOLING SYSTEMS

	none	working	Not working	Unknown
Attic Fan				
Central Air Cond.				
Evaporative Cooler				
Gas Fireplace				
Wood burning Fireplace				
Fireplace Insert				
Wood burning Stove				
Forced Air Electric				
Forced Air Gas Furn.				
Humidifier				
Floor Furnace				
Heat Pump				
Baseboard Elec.				
Solar Heat				
Propane Tank				
Power Roof Fan				

AS-IS

Comments:

Selling it in "As Is" condition.

Jeanette Dobbins-Joyner
Seller

Seller

Purchaser

Purchaser

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrant inspection reports and/or home protection plans may be purchased. The information contained in this disclosure has been provided by the seller, who certifies to the truth thereof based upon the seller's current actual knowledge, but is no warranty.