

**SELLER'S PROPERTY CONDITION DISCLOSURE**

*Please INITIAL each box.*

Property Address: 1158 Ripley Road Date: 1-29-20

**APPLIANCES**

None working Not working Unknown

Clothes Dryer			
Clothes Washer			
Dishwasher			
Disposal			
Oven/Range	AS		
Range Hood			
Microwave Oven			
Refrigerator			
Ice Maker			
Freezer			
Gas Grill			
Satellite System		IS	
Window A/C			
Trench Compactor			
Mounted Appliances			

**ROOF**

Age years Yes No Unknown

Does roof leak?				
Is there present damage?	AS			
Is roof under warranty?				
Is Warranty transferable?			IS	
Expiration date of warranty:				

**HAZARDOUS CONDITIONS**

Are there current hazardous conditions on the property?				
Methane gas				
Lead paint	AS			
Radon gas (house or well)	AS			
Radioactive material				
Landfill				
Mineshaft				
Expansive soils			IS	
Urea formaldehyde insulation				
Toxic materials				
Asbestos insulation				

**ELECTRICAL SYSTEM**

none working Not working Unknown

Air Purifier			
Security System			
Ceiling fan(s)			
Garage Door opener(s)	AS		
Smoke Alarm(s)	AS		
Intercom			
200 Amp Service			
Circuit Breakers			
Fuses			
Switches & Outlet		IS	
Light Fixtures			
Vent Fan(s)			
Interior Elec. Wiring			
Sauna			

**OTHER DISCLOSURES** Yes No Unknown

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?	AS		
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/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?			

**HEATING/COOLING SYSTEMS**

none working Not working Unknown

Attic Fan			
Central Air Cond.			
Evaporative Cooler			
Gas Fireplace			
Wood burning Fireplace	AS		
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			

Comments:  
*Owners have not occupied the property in some time.*

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrants or guarantees the above information on the property. Property 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.

Edward Moore  
 Seller  
 Matthew Moore  
 Seller  
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 Purchaser  
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 Purchaser