

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address:

13214 S. Calhoun Hwy.

Date:

April 6, 2026

APPLIANCES

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

ELECTRICAL SYSTEM

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

HEATING/COOLING SYSTEMS

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

ROOF

	Age	years	Yes,	No	Unknown
Does roof leak?				RT	
Is there present damage?				RT	
Is roof under warranty?				RT	
Is Warranty transferable?				RT	
Expiration date of warranty:				RT	

HAZARDOUS CONDITIONS

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

Are the improvements connected to?

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

Comments:

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Randall J. Jensen

Seller

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Seller

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Purchaser

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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.