

# STATE SPECIFIC PROPERTY DISCLOSURE STATEMENT

**Property:** [PROPERTY ADDRESS] **State:** [STATE] **Disclosure Date:**

This Residential Property Disclosure Statement (this "Disclosure") is delivered pursuant to the statutory and common-law disclosure obligations of the State of [STATE] by [SELLER NAME] ("Seller") to [BUYER NAME] ("Buyer"), concerning the real property commonly known as [PROPERTY ADDRESS] (the "Property").

This Disclosure is based on Seller's actual, personal knowledge of the Property as of the date signed below. It is **not a warranty** of any kind by Seller or by any agent representing Seller, and it is not a substitute for any inspection or warranty Buyer may wish to obtain. Buyer is strongly encouraged to conduct independent inspections.

## 1. Property Information

- **Property type:** Single Family
- **Year dwelling was built:** 2000
- **Occupancy status:** Seller Occupied
- **Water source:** Public
- **Sewage / waste disposal:** Public

## 2. Structure, Roof, Foundation

| Condition | Status | |---|---| | Foundation defects (cracks, settling, water intrusion) | No | | Roof leaks, damage, needed repairs | No | | Basement / crawl-space moisture, flooding | No |

## 3. Mechanical Systems and Utilities

| System | Status | |---|---| | Electrical defects | No | | Plumbing pipe material | Copper | | Heating system | Forced Air Gas | | Water source | Public | | Sewage / waste | Public |

## 5. Environmental and Health

| Condition | Status | |---|---| | Asbestos | Unknown | | Radon tested | No | | Mold | No | | FEMA Special Flood Hazard Area | No | | Prior flood damage | No | | Methamphetamine contamination | No |

## 7. Legal, Title, and Neighborhood

- **Unpermitted work:** None known.

- **HOA / condominium association:** None.
- **Boundary disputes / encroachments:** None known.
- **Pending litigation or code violations:** None known.
- **Death on Property within past 3 years:** No.
- **Pest / termite infestation:** No.

## 8. Additional Disclosures

Seller discloses no additional material facts beyond those stated elsewhere in this Disclosure.

## 9. Seller's Knowledge Limitation

This Disclosure reflects Seller's **actual knowledge** as of the date signed. It is not a warranty and is not a substitute for Buyer's independent inspections. Seller has no duty to investigate beyond current knowledge. **Seller is, however, liable for intentional non-disclosure or active concealment of any defect Seller knew about.**

## 10. Update Obligation

If, between the date of this Disclosure and closing, Seller becomes aware of any new material defect or change in previously disclosed information, **Seller shall promptly deliver a written amended Disclosure to Buyer.**

## 11. Seller Certification

Seller certifies that the information in this Disclosure is true and correct to the best of Seller's actual knowledge.

**Seller**

\_\_\_\_\_ PRINTED NAME

\_\_\_\_\_ SIGNATURE

\_\_\_\_\_ DATE

## 12. Buyer Acknowledgment of Receipt

Buyer acknowledges receipt of this Disclosure.

**Buyer**

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE