

# PROPERTY CONDITION REPORT

**Property:** [PROPERTY ADDRESS], [CITY], [COUNTY] County, [STATE] **Disclosure Date:** Year of Construction: 2000 **Property Type:** Single Family

This Property Condition Report (this "Report") is delivered by [SELLER NAME] (Owner), of [DISCLOSING PARTY MAILING ADDRESS] (the "Disclosing Party"), to [BUYER NAME] (the "Receiving Party"), concerning the property identified above (the "Property"). The Disclosing Party makes the following disclosures based solely on the Disclosing Party's actual knowledge as of the Disclosure Date and not as a warranty of any kind.

## 1. Nature of This Disclosure

This Report is a residential seller's disclosure of the physical condition of the Property and known material facts that may affect its value or desirability. It is based on the Seller's actual knowledge as of the Disclosure Date. It is **not** a substitute for any inspections or warranties the Buyer may wish to obtain, and it is **not** a warranty of any kind by the Seller. The Buyer is strongly encouraged to obtain independent professional inspections of the Property.

## 2. Condition of Structural Components and Systems

| Component | Known Defect? | |---|---| | Foundation | Unknown | | Roof | Unknown | | Plumbing / Water Heater | Unknown | | Electrical | Unknown | | HVAC (Heating / Cooling) | Unknown | | Water Source | Public | | Sewage Disposal | Public Sewer |

## 3. Environmental and Natural Hazards

- **Flood history:** No known flood damage or flood-insurance claims.
- **FEMA flood zone:** Unknown
- **Special Flood Hazard Area (SFHA):** No, to Seller's knowledge
- **Asbestos:** None known.
- **Mold:** None known.
- **Radon:** Not Tested
- **Underground Storage Tanks (USTs):** None known.
- **Methamphetamine / drug-manufacturing history:** No known history.

## 5. Legal, Permits, and HOA

- **Unpermitted work:** None known.
- **Outstanding code violations:** None known.

## 7. Duty to Update

The Seller acknowledges a continuing duty to deliver to the Buyer an amended disclosure if any new material condition affecting the Property becomes known to the Seller between the Disclosure Date and closing. Failure to update may defeat the Seller's reliance on the knowledge qualifier in this Report and may expose the Seller to post-closing liability.

### Seller's Certification

The Seller certifies that the foregoing disclosures are true and complete to the best of the Seller's actual knowledge as of . The Seller understands that this Report is not a warranty of any kind and is based solely on the Seller's actual knowledge. The Seller has not conducted any inspection beyond the Seller's ordinary awareness of the Property.

### Seller / Disclosing Party

\_\_\_\_\_ PRINTED NAME  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ SIGNATURE  
\_\_\_\_\_  
\_\_\_\_\_ DATE

### Buyer's Acknowledgment

The Buyer acknowledges receipt of this Report on . The Buyer understands that this Report is based on the Seller's actual knowledge, is not a warranty, and does not substitute for the Buyer's own independent inspection of the Property. The Buyer has been advised of the right to obtain professional inspections and of any applicable statutory right to rescind.

### Buyer / Receiving Party

\_\_\_\_\_ PRINTED NAME  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ SIGNATURE  
\_\_\_\_\_  
\_\_\_\_\_ DATE