

OWNER'S CONDITION REPORT

Instructions to the Landlord/Owner

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property, write "N/A". If the answer is "yes" to any asterisked (*) items, please explain below the question. For your protection you must date and initial each page of this disclosure statement and each attachment.

The following disclosures are made by the owner(s) concerning the condition of the property located at _____, city _____, county _____ ("the property"). Disclosures contained in this form are provided by the owner on the basis of owner's actual knowledge of the property at the time this disclosure form is completed by owner.

The following are disclosures made by the owner and are not the representations of any real estate licensee or other party. This information is for disclosure only and is not intended to be part of any written agreement between tenant and landlord.

OWNER'S DISCLOSURES	YES	NO	DON'T KNOW
I. TITLE			
A. Do you have legal authority to lease the property?			
B. Does any other person have interest in the property? If so, Whom?			
*C. Are there any encroachments, boundary agreements, or boundary disputes?			
*D. Are there any rights of way, easements, or access limitations that may affect the tenant's use of the property.			
*E. Are there any written agreements for joint maintenance of any easement or right of way?			
*F. Is there any study, survey project, or notice that would adversely affect the property?			
*G. Are there any zoning violations, non conforming uses, or any unusual restrictions on the subject property that would affect the tenant's use?			
*H. Are there any covenants, conditions, or restrictions which a tenant should know about?			

OWNER'S DISCLOSURES	YES	NO	DON'T KNOW
2. WATER			
A. <u>Household Water</u> (1) Source of the water is <input type="checkbox"/> public <input type="checkbox"/> community <input type="checkbox"/> private <input type="checkbox"/> shared			
(2) Water Source Information: *a. Are there any written agreements for the shared water source? *b. Are there any known problems or repairs needed? *c. Who is responsible for repairs for the shared water source? _____ *d. When was water last tested and by whom? _____ *e. Does the source provide adequate year round supply of potable water?			
*(3) Are there any water treatment systems for the property? <input type="checkbox"/> leased <input type="checkbox"/> owned			
B. <u>Irrigation</u>			
(1) Are there any water rights for the property? *(2) If they exist, to your knowledge, have the water rights been removed during the last five-year period? *(3) If so, is the certificate available?			
C. <u>Outdoor Sprinkler System</u> (1) Is there an outdoor sprinkler system on the property? * (2) Are there any defects in the outdoor sprinkler system? (3) Has the backflow test been performed? When and by whom?			
3. SEWER / SEPTIC TANK SYSTEM / BACKFLOW TEST			
A. The property is served by: <input type="checkbox"/> Public sewer main <input type="checkbox"/> Septic tank system <input type="checkbox"/> Other disposal system (describe)			
B. If the property is served by public or community sewer, is the house connected to the main?			
C. If the property is connected to a septic tank system: (1) When was it last pumped? Date _____ *(2) Are there any defects in the operation of the septic tank system? (3) When was it last inspected? Date _____ By whom: _____ (4) How many bedrooms was the septic tank approved for?			

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*D. Are there any plumbing fixtures, including laundry drain, not connected to the septic tank/sewer system? If not, explain:			
*E. Are you aware of any changes or repairs needed to the septic tank system?			
*F. Is there a sewage injection system on the property? If so, where is the pump located? Where is the tank alert located?			
4. STRUCTURAL			
*A. How old is the roof?			
*B. Is there a warranty? If so, by whom?			
*C. Has the roof leaked? If yes, has it been repaired			
D. Do you know if the house has been remodeled? If yes, year			
*E. Do you know of any settling, slippage, or sliding of either the house or the structures/improvements located on the property? If yes, Explain.			
F. Do you know of any defects with the following: (please check applicable) ___ Foundation ___ Decks ___ Exterior walls ___ Chimneys ___ Interior walls ___ Fire alarms ___ Doors ___ Windows ___ Patios ___ Ceilings ___ Slab floors ___ Driveways ___ Pools ___ Hot tub ___ Sauna ___ Sidewalks ___ Outbuildings ___ Fireplaces ___ Garage Floors ___ Walkways ___ Wood stoves ___ Other _____			
*G. Was a pest or dry rot, structural or "whole house" inspection done? When and by whom was the inspection completed?			
5. SYSTEMS AND FIXTURES			
If the following systems or fixtures are included, do they have any existing Defects:			
*A. Electrical system, including wiring, switches, outlets, and service 200 AMP source?			
*B. Plumbing system, including pipes, faucets, fixtures, and toilets			
*C. Hot tub			
*D. Sauna			
*E. Hot water tank			
*F. Garbage disposal			
*G. Refrigerator			
*H. Stove			
*I. Dishwasher			
*J. Trash compactor			
*K. Washer/dryer			
*L. Garage door opener			
*M. Sump pump			

OWNER'S DISCLOSURES	YES	NO	DON'T KNOW
<p data-bbox="196 304 391 333">B. Verification</p> <p data-bbox="240 340 1166 514">The forgoing answers and explanations are complete and correct to the best of the owner's knowledge and owner has received a copy hereof. owner agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate</p> <p data-bbox="155 596 1182 632">Owner: _____ Owner: _____</p> <p data-bbox="155 667 1182 703">Date: _____ Date: _____</p>			