

# PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a Property Condition Disclosure required by Sections 89-1-507 through 89-1-527 of the Mississippi Real Estate Brokers Act of 1954, as Amended, and made by the **SELLER(S)** concerning the condition of the **RESIDENTIAL PROPERTY** located at: \_\_\_\_\_

**SELLER(S):** \_\_\_\_\_ Approximate Age of the Residence \_\_\_\_\_

This Disclosure is not a warranty of any kind by the Seller or any Real Estate Agent of the Seller in this transaction and is not a substitute for any inspections or warranties the Purchaser may wish to obtain. This statement may be made available to other parties and **is to be attached to the Listing Agreement and signed by the SELLER(S).**

**TO THE SELLER(S):** Please complete the following form, including any past history of problems, if known. If the condition or question does not apply to your property, mark with "N/A".

**IF THE RESIDENCE IS NEW/PROPOSED RESIDENTIAL CONSTRUCTION,** the **BUILDER** should complete the Property Condition Disclosure Statement and reference specific plans/specifications, materials lists and/or change orders.

**DO NOT LEAVE ANY BLANK SPACES. ATTACH ADDITIONAL PAGES IF NECESSARY. THIS FORM MAY BE DUPLICATED BUT NOT ALTERED**

## STRUCTURAL ITEMS:

### A. BUILDING CODE:

Was the residence built in conformity with an approved building code? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
If yes, was it inspected by a City/County Code Enforcement Inspector? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Has a Mississippi Licensed Home Inspector completed a Home Inspection Report? Yes \_\_\_\_\_ No \_\_\_\_\_

### B. STRUCTURAL ITEMS:

Are you aware of any foundation repairs made in the past? Yes \_\_\_\_\_ No \_\_\_\_\_ Explain \_\_\_\_\_  
Are any foundation repairs currently needed? Yes \_\_\_\_\_ No \_\_\_\_\_ Explain \_\_\_\_\_

### C. HISTORY OF INFESTATION, IF ANY: TERMITES, CARPENTER ANTS, ETC:

Any evidence of rot, mildew, vermin, rodents, termites, carpenter ants, or other infestation? Yes \_\_\_\_\_ No \_\_\_\_\_  
Have you requested treatments for any type of infestations? Yes \_\_\_\_\_ No \_\_\_\_\_ Explain \_\_\_\_\_  
Are you aware of any Repaired Damage? Yes \_\_\_\_\_ No \_\_\_\_\_; If yes, please describe \_\_\_\_\_  
Is there currently an outstanding termite contract? Yes \_\_\_\_\_ No \_\_\_\_\_ Who is the contractor? \_\_\_\_\_

### D. ROOF:

Has the roof been replaced or repaired during your ownership? Yes \_\_\_\_\_ No \_\_\_\_\_; If yes, when? \_\_\_\_\_  
During your ownership have there been any leaks, water back ups, or problems with the roof? Yes \_\_\_\_\_ No \_\_\_\_\_  
The roof is \_\_\_\_\_ years old.

### E. LAND AND SITE DATA:

Is there an engineer's survey available? Yes \_\_\_\_\_ No \_\_\_\_\_ Date the survey was completed \_\_\_\_\_  
Are you aware of the existence of any of the following, to wit:  
Encroachments: Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Flood Zone: Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
Easements: Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Soil/Erosion: Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
Soil Problems: Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Subsoil Problem: Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
Standing Water: Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Land Fill: Yes \_\_\_ No \_\_\_ Unknown \_\_\_

Are you aware of any current zoning regulations which will cause the residence to be considered a nonconforming usage (lot size, set backs, etc) Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, please explain \_\_\_\_\_

Are there any rights-of-way, easements, eminent domain proceedings or similar matters which may negatively impact your ownership interest in the residence? Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, please explain \_\_\_\_\_

**FOR ANY REASON,** has any portion of the residence ever suffered water damage? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please explain in detail \_\_\_\_\_. Is the residence currently located in a FEMA Designated Flood Hazard Zone? Yes \_\_\_ No \_\_\_ Unknown \_\_\_\_; Is Flood Insurance required? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Is any portion of the property designated as a **WETLANDS AREA**? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

### F. ADDITIONS/REMODELS:

During your period of ownership, have there been any additions, remodeling, structural changes or alterations to the residence? Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, please explain \_\_\_\_\_  
Name of the Licensed Contractor \_\_\_\_\_ Were all work permits and approvals in compliance with the local building codes? Yes \_\_\_\_\_ No \_\_\_\_\_ Please Explain \_\_\_\_\_

### G. STRUCTURE/WALLS/ WINDOWS:

Has there been any damage to the structure as a result of fire, windstorm, tornados, hurricane or any other natural disaster? Yes \_\_\_ No \_\_\_ If YES, please explain \_\_\_\_\_  
Have you ever experienced ANY problems with walls, siding or windows? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_

### H. OTHER:

Are you aware of any problems which may exist with the property by virtue of prior usages such as, but not limited to, **Methamphetamine Labs**, Hazardous/Toxic waste disposal, the presence of asbestos components, Lead-Based Paint, Urea-Formaldehyde Insulation, Mold, Radon Gas, Underground Tanks or any past industrial uses of the premises? Yes \_\_\_ No \_\_\_ If "YES, please explain \_\_\_\_\_

SELLER'S INITIALS \_\_\_\_\_

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PURCHASER'S INITIALS \_\_\_\_\_

