

# PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a Property Condition Disclosure required by Sections 89-1-507 through 89-1-525 of the Mississippi Real Estate Brokers Act of 1954, as Amended, and made by the seller, concerning the condition of the residential property located at: \_\_\_\_\_

Seller(s): \_\_\_\_\_ Approximate Age of the Property \_\_\_\_\_

This Disclosure is not a warranty of any kind by the Seller or any 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 (signed by owner).

**TO THE SELLER:** 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".

**DO NOT LEAVE ANY BLANK SPACES. ATTACH ADDITIONAL PAGES IF NECESSARY.  
THIS FORM MAY BE DUPLICATED IN SIZE AND CONTENT 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 code enforcement inspector? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Was it inspected by someone other than a code enforcement inspector? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

### 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 \_\_\_\_\_  
Any infestation treatments? Yes \_\_\_\_\_ No \_\_\_\_\_ Any Repaired Damage? Yes \_\_\_\_\_ No \_\_\_\_\_  
If your answer is "YES", please describe \_\_\_\_\_  
Is the structure under a termite contract? Yes \_\_\_\_\_ No \_\_\_\_\_ Who is contractor? \_\_\_\_\_

### D. ROOF:

How old is the roof? \_\_\_\_\_ Years. Any repairs? \_\_\_\_\_  
Have there been any leaks, gutter back up, or other problems with the roof? Yes \_\_\_\_\_ No \_\_\_\_\_  
Has the roof been replaced or repaired during your ownership? Yes \_\_\_\_\_ No \_\_\_\_\_

### E. LAND AND SITE DATA:

Is there a 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 \_\_\_\_\_ Standing Water: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Easements: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_ Bluff/Erosion: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Soil Problems: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_ Subsoil Problem: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Flood Zone: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_ Land Fill: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Are there any specific zoning regulations which make the subject a non-conforming use (proper lot size, set backs, zoning, etc) Yes \_\_\_\_\_ No \_\_\_\_\_ If any of your answers in this section are "YES", please explain each in detail: \_\_\_\_\_  
Has the property ever flooded? Yes \_\_\_\_\_ No \_\_\_\_\_ Is flood insurance required? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Are there any rights-of-way, easements, or similar matters that may affect your ownership interest in the property? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_ If "YES", please explain: \_\_\_\_\_

### F. ADDITIONS/REMODELS:

Have there been any additions, remodeling, structural changes, or other alterations to property? Yes \_\_\_\_\_ No \_\_\_\_\_  
If "YES", was all work done with necessary permits and approvals in compliance with the local building codes? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_ If "YES", who did the work? \_\_\_\_\_  
If "NO", please explain \_\_\_\_\_

### G. WALLS/ WINDOWS:

Have there ever been any problems with interior or exterior walls or siding? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Any problems with the windows? Yes \_\_\_\_\_ No \_\_\_\_\_ If "YES", please explain \_\_\_\_\_

### H. OTHER:

Has there been major damage to the property or any of the structure from fire, windstorm, or any other disaster? Yes \_\_\_\_\_ No \_\_\_\_\_ Please describe: \_\_\_\_\_  
Are you aware of any problems which may exist with the property by virtue of prior usages such as, but not limited to, hazardous or toxic waste, asbestos components, lead based paint, urea-formaldehyde insulation, radon gas, underground tanks, naturally occurring radiation, or any past industrial uses of the premises? Yes \_\_\_\_\_ No \_\_\_\_\_ If the answer to any of these questions is "YES", please explain \_\_\_\_\_

## MECHANICAL ITEMS:

### A. ELECTRICAL SYSTEM/PLUMBING SYSTEM:

Are you aware of any problems or conditions that affect the value, desirability, or functionality of the Heating, Cooling, Electrical, Plumbing, or Mechanical Systems? Yes \_\_\_\_\_ No \_\_\_\_\_ If "YES", please explain all known problems in detail \_\_\_\_\_

SELLER(S) INITIALS \_\_\_\_\_

PURCHASER(S) INITIALS \_\_\_\_\_

**WATER, SEWER, & SEPTIC ITEMS:**

**A. WATER**

The water supply is: Public \_\_\_ Private \_\_\_ On-site Well \_\_\_ Neighbor's Well \_\_\_ Community \_\_\_  
 If your drinking water is from a well, when was your water last checked for safety, what were the results of the test, and who conducted the test? \_\_\_\_\_  
 Do you have a water softener? Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 The Sewage System is: Public \_\_\_ Private \_\_\_ Septic \_\_\_ Cesspool \_\_\_ Treatment Plant \_\_\_ Other \_\_\_  
 Is there a sewage pump installed? Yes \_\_\_ No \_\_\_ Any problems with Treatment Plant? Yes \_\_\_ No \_\_\_  
 Date of the last Septic Inspection or Clean-out \_\_\_\_\_  
 Are you aware of any leaks, back-ups, or other problems relating to any of the plumbing, water, sewage, or related items during your ownership? Yes \_\_\_ No \_\_\_ If "YES", please explain \_\_\_\_\_

**OTHER MATTERS/ITEMS:**

**A. MISCELLANEOUS:**

Is the subject situated on Leasehold or Sixteenth Section land? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_  
 Is there any existing or threatening legal action affecting the property? Yes \_\_\_ No \_\_\_  
 Are you aware of any violations of local/state/federal laws/regulations relating to the property? Yes \_\_\_ No \_\_\_  
 Are you aware of any defects or needed repairs about which the purchaser should be informed? Yes \_\_\_ No \_\_\_  
 If "YES", please explain in detail \_\_\_\_\_  
 What is the approximate square footage of the Heated and Cooled Living Area of the residence \_\_\_\_\_  
 How was the approximation of square footage determined? \_\_\_\_\_  
 Are there any finished wood floors beneath the floor coverings? Yes \_\_\_ No \_\_\_  
 Are there any Homeowner's Association Fees associated with ownership? Yes \_\_\_ No \_\_\_  
 If the property is a Condominium, the Maintenance Fees are \$ \_\_\_\_\_ per \_\_\_\_\_  
 What is the Total Real Estate Tax Bill? \$ \_\_\_\_\_ Homestead Exemption has been filed for \_\_\_\_\_  
 What is the average YEARLY Electric Bill? \$ \_\_\_\_\_ What is the average YEARLY Gas Bill? \$ \_\_\_\_\_  
 If the residence is serviced by Propane (LP) Gas, what is the average YEARLY Propane Bill? \$ \_\_\_\_\_  
 The Propane Tank is: Owned \_\_\_ Leased \_\_\_ If Leased, how much is the lease payment? \$ \_\_\_\_\_  
 Is Cable Television Service available at the site? Yes \_\_\_ No \_\_\_  
 Are any items remaining with the residence that are financed separately from the mortgages? Yes \_\_\_ No \_\_\_  
 If "YES", please provide information \_\_\_\_\_

**MAJOR APPLIANCES/SYSTEMS REMAINING WITH RESIDENCE:**

ITEM	YES	NO	GAS/ ELECTRIC	AGE	REPAIRS IN LAST TWO (2) YEARS
Cook-top					
Dishwasher					
Garbage Disposal					
Ice-maker					
Microwave					
Oven(s)					
Refrigerator					
Stove					
Trash Compactor					
Vent-Fan					
Washer/Dryer					
Central Air					
Central Heat					
Chimney					
Fireplace					
Garage Door Opener					
Pool and Equipment					
Security System					
Water Heater					
Wood Burning Stove					
Other Items					
Other Items					

To the extent of the Seller's knowledge as a property owner, the Seller(s) acknowledges that the information contained above is true and accurate for those areas of the property listed. The owner(s) agree to save and hold the Broker harmless from all claims, disputes, litigation and/or judgments arising from any incorrect information supplied by the owner(s) or from any material fact known by the owner(s), which owner(s) fail to disclose except the Broker is not held harmless to the owner(s) in claims, disputes, litigation, or judgments arising from conditions of which the Broker had actual knowledge.

SELLER (UPON LISTING) \_\_\_\_\_ DATE \_\_\_\_\_ SELLER (UPON LISTING) \_\_\_\_\_ DATE \_\_\_\_\_

SELLER (AT CLOSING) \_\_\_\_\_ DATE \_\_\_\_\_ SELLER (AT CLOSING) \_\_\_\_\_ DATE \_\_\_\_\_

PROSPECTIVE PURCHASER'S SIGNATURE \_\_\_\_\_ PURCHASER(S) ACKNOWLEDGE RECEIPT OF REPORT \_\_\_\_\_ DATE \_\_\_\_\_