

McMillin Real Estate & Appraisal, Inc.

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: _____

SELLER(S) INITIALS _____

PURCHASER(S) INITIALS _____

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 _____

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 _____

SELLER(S) INITIALS _____

PURCHASER(S) INITIALS _____

