

# SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): James M. Brown, Family Trust  
 Property Address: 3200 S. 1st St. Phoenix, AZ 85004  
 Is each individual named above a U.S. Citizen or resident alien? Yes ☒ No ☐ Date Purchased: Sept 12, 2008

2. NOTICE TO SELLER. Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

3. NOTICE TO BUYER. This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

4. OCCUPANCY. Does seller currently occupy this property? Yes ☐ No ☒ If not, how long since Seller occupied property? year 2000

## 5. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- Is there any fill or expansive soil on the property? Yes ☐ No ☐ Unknown ☒
- Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes ☐ No ☒
- Is the property located in an earthquake zone? Yes ☐ No ☒ Unknown ☐
- Is the property located in a flood zone or wetlands area? Yes ☐ No ☒ Unknown ☐
- Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes ☐ No ☒
- Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes ☐ No ☒

If any of your answers in this section are "Yes," explain in detail:

## 6. ROOF.

- Age: Don't know
- Has the roof ever leaked during your ownership? Yes ☐ No ☒ Don't know
- Has the roof been replaced or repaired during your ownership? Yes ☒ No ☐ Repaired some storm wind damage
- Do you know of any problems with the roof or rain gutters? Yes ☐ No ☒ Don't know

If any of your answers in this section are "Yes," explain in detail:

## 7. TERMITES, DRY ROT, PESTS.

- Do you have any knowledge of termites, dry rot, or pests on or affecting the property? Yes ☒ No ☐ Evidence of bugs in old house
- Do you have any knowledge of any damage to the property caused by termites, dry rot, or pests? Yes ☐ No ☐ arranging for inspection & treatment if necessary
- Is your property currently under warranty or other coverage by a licensed pest control company? Yes ☐ No ☒
- Do you know of any termite/ pest control reports or treatments for the property in the last five years? Yes ☐ No ☐

If any of your answers in this section are "Yes," explain in detail:

## 8. MOLD

- Are you aware of any past or present mold growth on the property? Yes ☐ No ☒
- Are you aware of any conditions conducive to mold growth, such as dampness, moisture, flooding, water damage or water leaks of any kind? Yes ☐ No ☒ If "Yes," please explain in detail:

## 9. STRUCTURAL ITEMS.

- Are you aware of any past or present moving, shifting, deteriorating, or other problems with walls or foundations? Yes ☐ No ☒ Don't know
- Are you aware of any past or present cracks or flaws in the walls or foundation? Yes ☐ No ☐ Don't know
- Are you aware of any past or present water leakage in the house? Yes ☐ No ☐ Don't know
- Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls? Yes ☐ No ☒
- Have there been any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☐ Don't know

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort. House underwent much structural restoration during our ownership

## 10. BASEMENT AND CRAWL SPACES. (Complete only if applicable.)

- Does the property have a sump pump? Yes ☐ No ☐ Don't know
- Has there ever been water leakage, accumulation, or dampness within the basement or crawlspace? Yes ☐ No ☐ Don't know
- Have there been any repairs or other attempts to control any water or dampness problem? Yes ☐ No ☐ Don't know

If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 11. ADDITIONS/ REMODELS.

- Have you made any additions, structural changes, or other alterations to the property? Yes ☒ No ☐ If "Yes," did you obtain all necessary permits and approvals and was all the work in compliance with building codes? Yes ☐ No ☐ If "No," explain in detail:
- Did any former owners of the property make any additions, structural changes, or other alterations to the property? Yes ☐ No ☐ Unknown ☐ If "Yes," was all work done with all necessary permits and approvals in compliance with building codes? Yes ☐ No ☐ Unknown ☐ If "No," explain in detail: Don't know

## 12. PLUMBING-RELATED ITEMS.

- What is your drinking water source: Public ☐ Private System ☒ Well on Property ☐

not sure  
a well or reservoir  
water turned off when not  
in use



## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (Check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) \_\_\_\_\_ Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

James M. Spruse Family Trust 1-23-13  
June D. Spruse, Trustee

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE 1-23-13

PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_

PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_

AGENT \_\_\_\_\_ DATE \_\_\_\_\_

AGENT \_\_\_\_\_ DATE \_\_\_\_\_