



**SELLER'S REAL PROPERTY DISCLOSURE STATEMENT
SINGLE FAMILY RESIDENCE
Hawaii Association of Realtors® Standard Form
Revised 6/04 For Release 5/04A**



COPYRIGHT AND TRADEMARK NOTICE: This copyrighted Hawaii Association of REALTORS® Standard Form is licensed for use by the entire real estate industry on condition that there shall be no alteration of the printed portions, pagination, or paragraph numbers or breaks. The use of this form is not intended to identify the real estate licensee as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS® and who subscribe to its Code of Ethics.

Information Obtained from Public Records (May Be Completed by Listing Broker)	
Seller(s) Name(s) (All on Title): _____	
Property Reference: _____	
Tax Map Key: Div. _____/Zone _____/Sec. _____/Plat _____/Parcel _____/CPR _____ (if applicable).	
Land: Area _____ Zone _____ [] FS [] LH (Disclosure to be provided) Flood Zone _____	
Broker/Salesperson: _____ Company: _____	

Purpose of Disclosure Statement: Under Hawaii law, a Seller is obligated to fully and accurately disclose in writing to a Buyer any fact, defect or condition, past or present, that would be expected to measurably affect the value of the Property to a reasonable person. This statement is intended to assist Seller in organizing the facts to be presented to Buyer and to provide Buyer with notice concerning the condition of Property and to assist Buyer in evaluating Property. Seller's agent, Buyer and Buyer's agent may rely on Seller's answers. It is important that Seller exercise due care in preparing responses and that responses are made in good faith, are truthful and complete to the best of Seller's knowledge. **THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY SELLER OR BY ANY AGENT REPRESENTING SELLER OF PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY EXPERT INSPECTION, PROFESSIONAL ADVICE, OR WARRANTY THAT BUYER MAY WISH TO OBTAIN.**

BUYERS ARE ADVISED TO OBTAIN BUYER'S OWN PUBLIC RECORDS, PROFESSIONAL ADVICE AND/OR HAVE AN EXPERT INSPECT PROPERTY. SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR HAVE AN EXPERT INSPECT PROPERTY.

MUST be completed by Seller Only

Seller's Statement: This is a statement concerning information relating to the condition of Property that: (i) are within the knowledge or control of Seller; (ii) can be observed from visible, accessible areas; or (iii) which are required by Section 508D-15 of the Hawaii Revised Statutes. Seller may be ignorant of problems affecting Property, and Buyer should take care to protect Buyer's own interests by conducting thorough inspections and obtaining expert help in evaluating Property. Unless Buyer has been otherwise advised, Seller has not conducted any inspection of generally inaccessible areas of Property. There may be material facts of which Seller is not aware which qualified experts may be able to discover or time may reveal. The representations made below are made by Seller and are not the representations of Seller's agent. This form and the disclosures made by Seller are provided exclusively to Buyers involved in this transaction only and do not apply to any subsequent sales **not** involving this Seller. Seller has [] has not [] seen Property. Period of ownership from _____ to _____.

Instructions to Seller: (1) Answer <u>ALL</u> questions. (2) Identify and clearly explain any material facts concerning Property that are known to you. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) Complete a separate form for each separate structure. (6) NTMK means NOT TO MY KNOWLEDGE. (7) If the item does not apply to Property, line it out.

A. Are you aware of any current or past defects/malfunctions/major repairs with respect to:
If answer is "yes", using the SAME number below, describe in the space provided.

YES	NTMK		YES	NTMK		YES	NTMK	
(1) []	[]	Appliances	(10) []	[]	Fans or Air Movers	(20) []	[]	Slabs
(2) []	[]	Bathrooms/Showers and Basins	(11) []	[]	Fireplace/Chimney	(21) []	[]	Smoke Detectors
(3) []	[]	Ceilings	(12) []	[]	Floors/Floor Coverings	(22) []	[]	Solar Water Heating
(4) []	[]	Cooling/Heating	(13) []	[]	Foundation	(23) []	[]	Spa
(5) []	[]	Decking	(14) []	[]	Gutters	(24) []	[]	Swimming Pool
(6) []	[]	Doors/Door Bell	(15) []	[]	Interior Walls	(25) []	[]	Walkways
(7) []	[]	Driveways	(16) []	[]	Other Water Features	(26) []	[]	Walls/Fences
(8) []	[]	Electrical Systems	(17) []	[]	Plumbing	(27) []	[]	Windows/Skylight
(9) []	[]	Exterior Walls	(18) []	[]	Roofs	(28) []	[]	Other _____
			(19) []	[]	Security Systems			

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____



Number of Question answered "Yes" and Explain: _____

Have you given any release or waiver of liability, or release from a warranty to any government agency, contractor, engineer, architect, land surveyor, or landscape architect, for any defect, mistake, or omission in the design or construction of the Property?

If the answer is "Yes," describe below:

B. Do any of the following conditions exist on Property?

****If answer is "yes", using the SAME number below, describe in the space provided.****

	YES	NO	NTMK	
29)	[]	[]	[]	Does any other party have an unrecorded interest in this Property and/or a say in its disposition?
30)	[]	[]	[]	Are there any lawsuits or foreclosure actions affecting this Property?
31)	[]	[]	[]	Are there any easements affecting this Property?
32)	[]	[]	[]	Are there any roadways, driveways, walls, fences, and/or other improvements which are shared with adjoining land owners?
32a)	[]	[]	[]	(a) Are there any known encroachments?
32b)	[]	[]	[]	(b) Are there any written agreements concerning these items?
33)	[]	[]	[]	Are there substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water on this subject Property?
34)	[]	[]	[]	Is there filled land on this Property?
35)	[]	[]	[]	Is there any settling or slippage, sliding, subsidence, or other soil problems?
36)	[]	[]	[]	Are there any drainage, water infiltration, seepage, flooding, or grading problems?
37)	[]	[]	[]	Are there, or have there been, any visible signs of mold, mildew and/or fungus in or about this Property?
38)	[]	[]	[]	Were the original improvements built without building permits?
38a)	[]	[]	[]	(a) Were any additions, structural modifications, or alternations made without building permits?
38b)	[]	[]	[]	(b) If any improvements were built within the last 12 months, did you fail to file the Notice of Completion?
38c)	[]	[]	[]	(c) If you have not obtained all necessary permits for additions and/or structural changes or remodeling, are you willing to obtain them prior to closing?
39)	[]	[]	[]	Were any of the improvements to this Property built under an owner-builder permit?
39a)	[]	[]	[]	(a) Is the Seller/Builder a licensed contractor who is providing warranties?
39b)	_____ →			(b) Date of Completion of the improvements covered under the owner-builder permit: _____
40)	[]	[]	[]	Has the roof ever been repaired?
40a)	_____ →			(a) If so, when was it repaired and by whom? _____
40b)	_____ →			(b) What is the age of the roof? _____
40c)	[]	[]	[]	(c) Are there any transferable warranties? If yes, date of expiration: _____
41)	[]	[]	[]	Are there any violations of government regulations/ordinances related to this Property?
41a)	[]	[]	[]	(a) Are there any zoning or setback violations and/or citations?
41b)	[]	[]	[]	(b) Are there any nonconforming uses or restrictions on rebuilding?
42)	[]	[]	[]	Are there any violations of existing land leases?
43)	[]	[]	[]	Is this Property subject to Covenants, Conditions and Restrictions (CC&Rs)?
43a)	[]	[]	[]	(a) Are there any violations of the Covenants, Conditions and Restrictions covering this Property?
44)	[]	[]	[]	Are there any rental agreements affecting this Property?
44a)	[]	[]	[]	(a) Are there any violations of the rental agreements?
45)	[]	[]	[]	Is there any presence of wood boring insects/termites in the improvements?
45a)	[]	[]	[]	(a) Is there any known termite damage in the improvements?
45b)	[]	[]	[]	(b) Are there any past repairs made due to wood boring insect/termite damage?
46)	[]	[]	[]	Has there been any termite treatment?
46a)	_____ →			(a) type and date of treatment _____

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____

