



3. ROOF

- A. Are you aware of any past or present leaks in the roof? If "Yes", please describe, to your knowledge, the nature and location of any past or present leaks:  Yes  No

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- B. Other than leaks, are you aware of any past or present problems or defects with the roof, for example, structural issues, dry rot, moisture and/or ice damage, etc? If "Yes", please describe, to your knowledge, the nature and location of any past or present problems or defects with the roof:  Yes  No

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- C. Has all or any portion of the roof been repaired or replaced during your ownership? If "Yes", please describe, to your knowledge, the nature of any roof repairs or replacements:  Yes  No

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- D. To your knowledge, are there any written warranties presently in place for the roof? If "Yes", please attach copies of any warranties in your possession.  Yes  No

4. NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV

Are you aware of any past or present problems with utility service to the Property or with any of the utility service systems, for example, poor telephone reception, etc. ? If "Yes", please describe, to your knowledge, the nature of any past or present problems with utility service or utility systems:  Yes  No

5. WATER

Culinary water service for the Property is provided by (check applicable box):  Public Water  Private Water Company  Private Well

- A. (Name of Public or Private water service provider): Pleasant View City. If water service is provided by a Private Water Company, please attach a copy of any water certificates in your possession.
- B. If water service is provided by a Private Water Company, to your knowledge, are water share assessments paid in full?  Yes  No
- C. Are you aware of any past or present problems with any water service provided to the Property by a Public or Private Water service provider, for example, water quality, inadequate or excessive water pressure, etc? If "Yes", please describe, to your knowledge, the nature of any such problems:  Yes  No

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- D. Is a well presently located on the Property?  Yes  No
- E. If a well is located on the Property, are you aware of any past or present problems with the well, for example, water quality, inadequate water pressure, faulty pump, etc? If "Yes", please describe, to your knowledge, the nature of any such problems:  Yes  No N/A

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- F. To your knowledge, is your water right for the well represented by a contract with a special improvement or water conservancy district? If "Yes", what is the number of the district contract? N/A  Yes  No
- G. If your water right for the well is not based on a contract with a special improvement or water conservancy district, to your knowledge, what is the State Engineer "Index Number" for your water right? N/A

6. SEWER/SEPTIC TANK

- A. Sewer service for the Property will be provided by (check applicable box):  Public Sewer  Septic Tank
- B. If Public Sewer, who is the Public Sewer provider? Pleasant View City
- C. With the exception of an occasional clogged drain or toilet, are you aware of any past or present problems with the sewer or septic service or components, for example, broken sewer lines, consistently slow or clogged drains, etc? If "Yes", please describe, to your knowledge, the nature of any such problems:  Yes  No

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- D. If the Property is serviced by a septic tank, to your knowledge, has the tank been inspected and/or pumped within the past five years? N/A  Yes  No

7. HEATING/COOLING

Are you aware of any past or present problems with any of the heating or air-conditioning equipment, components or systems, for example, baseboard-heating unit doesn't work, inadequate forced air from specific vent, etc? If "Yes", please describe, to your knowledge, the nature of any such problems:  Yes  No

**8. EQUIPMENT**

Are you aware of any past or present problems with any of the following: air purifier, audio system, central vacuum, computer network, fire sprinkling system, automatic garage door opener, humidifier, intercom, media system, satellite dish & components, security system, smoke alarm, tv antenna, water heater, water purifier, water softener, range hood, attic vent fans, bathroom vent fans, or propane tanks? If "Yes", please describe, to your knowledge, the nature of any such problems, for example, audio system doesn't work, central vacuum doesn't work, etc?

[ ] Yes [X] No

**9. APPLIANCES**

Are you aware of any past or present problems with any of the following: dishwasher, disposal, dryer, freezer, indoor grill, microwave, oven, range, refrigerator, trash compactor, washer? If "Yes", please describe, to your knowledge, the nature of any such problems, for example, disposal doesn't work, etc?

[ ] Yes [X] No

**10. FIREPLACES/STOVES**

Are you aware of any past or present problems with any of the following: fireplace insert, gas fireplace, gas fireplace starter, woodburning fireplace, potbelly/wood stove, or pellet stove? If "Yes", please describe, to your knowledge, the nature of any such problems, for example, gas fireplace starter doesn't work, damper not working, etc?

[ ] Yes [X] No

**11. INTERIOR FEATURES**

Are you aware of any past or present problems with any of the following: ceiling fans, dumb waiter, elevator, flooring (stone, marble, hardwood, etc.), jetted bathtub(s), indoor pool, spa/hot tub, sauna, skylights, steam room/shower, or wet bar? If "Yes", please describe, to your knowledge, the nature of any such problems, for example, pump for jetted bathtub doesn't work, skylights leak, etc?

[ ] Yes [X] No

**12. EXTERIOR & EXTERIOR FEATURES**

A. Are you aware of any past or present problems with any of the following: gas barbeque, heated driveway or walkway, lawn sprinkler system, pool, spa/hot tub, roof heat tape, or rain gutters? If "Yes", please describe, to your knowledge, the nature of any such problems, for example, spa/hot tub leaks, heated driveway only works on portion of driveway, etc?

[ ] Yes [X] No

B. With the exception of regular maintenance of the exterior surfaces of the Property (painting, staining, etc.), are you aware of any past or present problems with any portion of the exterior, for example, moisture damage behind stucco, etc? If "Yes", please describe, to your knowledge, the nature of any such problems:

[ ] Yes [X] No

**13. TERMITES/DRY ROT/PESTS**

A. Are you aware of any past or present problems with termites, dry rot, rodents, or pests on or affecting the Property? If "Yes", please describe, to your knowledge, the nature and location of any such problems:

[ ] Yes [X] No

B. Are you aware of any damage to the Property caused by termites, dry rot, rodents, or pests? If "Yes", please describe, to your knowledge, the nature and location of any such damage and any efforts to mitigate such damage:

[ ] Yes [X] No

C. To your knowledge, are there any written warranties or other termite or pest control coverage presently in place for the Property? If "Yes", please attach any copies of such warranties in your possession.

[ ] Yes [X] No

**14. ADDITIONS/REMODELS**

A. With the exception of cosmetic upgrades to the Property (such as carpet, paint, wallpaper, etc.), have you remodeled, made any room additions, made structural modifications or other alterations or improvements to the Property? If "Yes", please describe, to your knowledge, the nature of any such remodel/alteration work:

[ ] Yes [X] No

B. To your knowledge, did any former owners make any additions, structural changes, or other alterations to the Property? If "Yes", please describe, to your knowledge, the nature of any such remodel/alteration work:

[ ] Yes [X] No



**19. OTHER MOISTURE CONDITIONS**

- A. In reference to the basement and/or crawlspace, are you aware of any past or present water leakage, water accumulation or dampness? If "Yes", please describe, to your knowledge, the nature of any such water leakage, accumulation or dampness:  Yes  No

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- B. Are you aware of any past or present water or moisture-related damage caused by: flooding; lot drainage; moisture seepage or condensation; sewer overflow/backup; leaking or broken pipes, pipe fittings, or plumbing fixtures; or leaking appliances, fixtures, or equipment? If "Yes", please describe, to your knowledge, the nature and location of any such water or moisture-related damage:  Yes  No

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- C. Please describe, to your knowledge, any attempts to repair any moisture-related damage and/or to prevent any recurrence of water and moisture-related problems on the Property:  Yes  No

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- D. Are you aware of any wetlands located on the Property? If "Yes", please describe, to your knowledge, the nature and location of any wetlands on the Property:  Yes  No

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- E. Are you aware of any attempts to mitigate any wetland issues through the Army Corps of Engineers? If "Yes", please describe:  Yes  No

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*Original drain construction required modification from original concrete pad. Resolved.*

*SW corner of lot has small water seep in Spring*

**20. HAZARDOUS CONDITIONS**

- A. With the exception of methamphetamines (see Section 20.C below), are you aware of any past or present hazardous conditions, substances, or materials on the Property, such as asbestos, lead-based paint, methane gas, radon gas, radioactive or toxic materials, or ureaformaldehyde foam insulation, buried storage tanks and lines? If "Yes", please describe, to your knowledge, the nature of any such hazardous conditions:  Yes  No

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- B. Please describe, to your knowledge, any attempts to mitigate any such hazardous condition(s):

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- C. To your knowledge, is the Property currently contaminated from the use, storing or manufacturing of methamphetamines?  Yes  No

**21. HOMEOWNERS ASSOCIATION**

- A. Is the Property part of a condominium or other homeowner's association (HOA)?  Yes  No
- B. Does the HOA levy dues or assessments for maintenance of common areas and/or other common expenses?  Yes  No
- C. For questions regarding the HOA, including past, present or future dues or assessments, or regarding financial statements, bylaws, HOA meetings and minutes, information may be obtained from the following:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

(Phone) \_\_\_\_\_

BY SIGNING THIS DISCLOSURE FORM, SELLER AUTHORIZES THE RELEASE OF HOA INFORMATION TO BUYER AND/OR TO BUYER'S AGENT.

**22. UNPAID ASSESSMENTS**

- A. Are you aware of any HOA, municipal, special improvement district or other assessments that are presently owing against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such unpaid assessments:  Yes  No

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- B. Are you aware of any HOA, municipal, or special improvement district assessments that have been approved but not yet levied against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments:  Yes  No

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**23. INSURANCE**

A. During your ownership of the Property, have you filed any insurance claims based on loss or damage to the Property? If "Yes", please describe, to your knowledge, the nature of any such claims:

[ ] Yes  No

B. If the Property is part of a condominium or other homeowner's association, do you know if the HOA has filed any insurance claims for loss or damage to any portion of the development? If "Yes", please describe, to your knowledge, the nature of any such claims:

[ ] Yes  No

**SQUARE FOOTAGE/ACREAGE**

Seller represents that any figures provided by Seller in any documents regarding the square footage or acreage of the Property are not based on any personal measurement by Seller. If the square footage or acreage of the Property is of material concern to Buyer, Buyer is advised to verify the square footage or acreage through any independent sources or means deemed appropriate by Buyer. BUYER IS ADVISED NOT TO RELY ON SELLER, THE COMPANY, OR ANY AGENTS OF THE COMPANY FOR A DETERMINATION REGARDING THE SQUARE FOOTAGE OR ACREAGE OF THE PROPERTY.

**VERIFICATION BY SELLER**

Seller verifies that Seller has prepared this disclosure form and that the information contained herein is accurate and complete to the best of Seller's actual knowledge as of the date signed by Seller below. SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY INFORMATION CONTAINED HEREIN BECOMES INACCURATE OR INCORRECT IN ANY WAY. Seller authorizes the Company to provide copies of this disclosure form to prospective buyers, and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter into a sales contract for the Property, and such sales contract includes, excludes, or warrants the condition of any item referenced herein, then to the extent there is a conflict between the sales contract and any representations contained herein, the terms of the sales contract shall control.

Seller: Maury R. Galt Date: 4/28/10 Seller: John R. Galt Date: 4/28/10

**ACKNOWLEDGEMENT OF RECEIPT BY BUYER**

Buyer's signature below acknowledges Buyer's receipt of a copy of this disclosure form.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**DISCLOSURE FORM UPDATE**

The above disclosure form was reviewed and updated by Seller on the date signed by Seller below. (Check Applicable Boxes) [ ] There are no changes in the above disclosure form; [ ] The above disclosure form has been changed as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and/or [ ] The above disclosure form has been changed as noted on attached Addendum No. to this disclosure form.

Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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