

NationalPropertyService.Com

800 Sleater-Kinney Rd SE - Suite #148

Olympia, Washington 98503-1127

(360)-493-0085-Office

(360)-528-2985-Fax

(866)-493-0085-Fax-Toll-Free

sales@nationalpropertyservice.com

Real Property Disclosure Questionnaire

Please complete the following form to assist us in the preparation of the report concerning your property. **Do not leave any spaces blank.** If the question clearly does not apply to the property write or circle N/A. For your protection you must date and initial each page of this disclosure statement and each attachment.

Property Owner / Borrower Name

Property Owner / Borrower Name

Property Street Address

City

State

Zip

Owner/Borrower Mailing Address

City

State

Zip

Home-Phone

Work-Phone-1 / Employer

Work-Phone-2 / Employer

Fax-Number

Email-Home

Email-Work

Cell Phone / Pager

Appraisal / Inspection Appointment Date and Time

Lender Name / Contact Name

Lender File Number if known

File Number

Note: Any questions that are answered under column "A" must be explained in the description section at the end of this form.

		"A"	"B"	"C"	"D"
1.	Do you have legal authority to sell or encumber the property?	No	Yes	Don't-Know	N/A
2.	Is title to the property subject to a first right of refusal?	Yes	No	Don't-Know	N/A
3.	Is title to the property subject to an option?	Yes	No	Don't-Know	N/A
4.	Is title to the property subject to a lease or rental agreement?	Yes	No	Don't-Know	N/A
5.	Is title to the property subject to a life estate?	Yes	No	Don't-Know	N/A
6.	Are there any encroachments, boundary line agreements or disputes?	Yes	No	Don't-Know	N/A

		"A"	"B"	"C"	"D"	
7.	Are there any rights of way, easements, or access limitations?	Yes	No	Don't-Know	N/A	
8.	Are there any written agreements for joint maintenance of an easement?	Yes	No	Don't-Know	N/A	
9.	Are there any written agreements for joint maintenance of a right of way?	Yes	No	Don't-Know	N/A	
10.	Is there any study, survey or notice that would adversely affect the property?	Yes	No	Don't-Know	N/A	
11.	Are there any pending or existing assessments against the property?	Yes	No	Don't-Know	N/A	
12.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the subject property that would affect future construction or remodeling?	Yes	No	Don't-Know	N/A	
13.	Is there a boundary survey for the property?	Yes	No	Don't-Know	N/A	
14.	Are there any covenants, conditions, or restrictions which affect the property?	Yes	No	Don't-Know	N/A	
15.	The source of household drinking water is	Public	Community	Private	Shared	Unknown
16.	If drinking water source is Public, Community or Shared please give name and phone: _____					
17.	Are there any written agreements for shared water source?	No	Yes	Don't-Know	N/A	
18.	Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	No	Yes	Don't-Know	N/A	
19.	Are there any known problems or repairs needed to the water source?	Yes	No	Don't-Know	N/A	
20.	Does the source provide an adequate year round supply of potable water?	No	Yes	Don't-Know	N/A	
21.	Are there any water rights to the property?	Yes	No	Don't-Know	N/A	
22.	If water rights exist, to your knowledge have the water rights been used during the last five year period?	Yes	No	Don't-Know	N/A	
23.	If so, is the certificate available?	Yes	No	Don't-Know	N/A	
24.	Is there an outdoor sprinkler system for the property?	Yes	No	Don't-Know	N/A	
25.	Are there any defects in the outdoor sprinkler system?	Yes	No	Don't-Know	N/A	

REGARDING THE UTILITIES TO THE SUBJECT PROPERTY

26.	Is the property served by a public sewer main?	No	Yes	Don't-Know	N/A
27.	Is the property served by a private septic system?	Yes	No	Don't-Know	N/A
28.	Is the property served by some other type of disposal system?	Yes	No	Don't-Know	N/A

		"A"	"B"	"C"	"D"		
29.	If the property is served by a sewer main, is the house connected to the main?	No	Yes	Don't-Know	N/A		
30.	If the property is connected to a septic tank system, was a permit issued for its construction, and was it approved by the city or county following its construction?	No	Yes	Don't-Know	N/A		
31.	If served by sewer – who do you pay your sewer bill to (name): _____						
32.	If there is a septic system, when was it last pumped? Date: _____						
33.	If there is a septic system, when was it last inspected? Date: _____						
34.	If there is a septic system, by whom was it last inspected? Name: _____						
35.	If there is a septic system, how many bedrooms was it approved for?	1	2	3	4	5	6
36.	Are all plumbing fixtures, including laundry, connected to the septic tank?	No	Yes	Don't-Know	N/A		
37.	Are you aware of any changes or repairs to the septic tank system?	Yes	No	Don't-Know	N/A		
38.	What is the name of the Electric / Power company that serves your property: _____						
39.	What is the name of the Telephone Company that serves your property: _____						
40.	What is the name of the Cable Company that serves your property: _____						
41.	What is the name of the Natural Gas company that serves your property: _____						
42.	Is High-Speed Internet Service available at the subject property? Yes No	DSL	Cable / Provider:	_____			
43.	Has the roof or any part of the roof ever leaked?	Yes	No	Don't-Know	N/A		
44.	If the roof has ever leaked, was it repaired?	No	Yes	Don't-Know	N/A		
45.	Have there been any conversions or remodeling?	Yes	No	Don't-Know	N/A		
46.	If there were conversions or remodeling, were all proper permits obtained?	No	Yes	Don't-Know	N/A		
47.	If there were conversions or remodeling, were all final inspections obtained?	No	Yes	Don't-Know	N/A		
48.	Do you know the age of the house?	No	Yes	Don't-Know	N/A		
49.	If you know the age of the house, what is the year of original construction? Year: _____						
50.	Do you know of any settling, slippage or sliding of either the house or other structures or improvements located on the property?	Yes	No	Don't-Know	N/A		
51.	If you know of settling, slippage or sliding, please explain _____						
52.	Do you know of any defects with the foundations?	Yes	No	Don't-Know	N/A		

		"A"	"B"	"C"	"D"
53.	Do you know of any defects with the chimneys?	Yes	No	Don't-Know	N/A
54.	Do you know of any defects with the doors?	Yes	No	Don't-Know	N/A
55.	Do you know of any defects with the ceilings?	Yes	No	Don't-Know	N/A
56.	Do you know of any defects with the pools?	Yes	No	Don't-Know	N/A
57.	Do you know of any defects with the sidewalks?	Yes	No	Don't-Know	N/A
58.	Do you know of any defects with the garage floors?	Yes	No	Don't-Know	N/A
59.	Do you know of any defects with the decks?	Yes	No	Don't-Know	N/A
60.	Do you know of any defects with the interior walls?	Yes	No	Don't-Know	N/A
61.	Do you know of any defects with the windows?	Yes	No	Don't-Know	N/A
62.	Do you know of any defects with the floors?	Yes	No	Don't-Know	N/A
63.	Do you know of any defects with the hot tub?	Yes	No	Don't-Know	N/A
64.	Do you know of any defects with the outbuildings?	Yes	No	Don't-Know	N/A
65.	Do you know of any defects with the walkways?	Yes	No	Don't-Know	N/A
66.	Do you know of any defects with the exterior walls?	Yes	No	Don't-Know	N/A
67.	Do you know of any defects with the fire alarms?	Yes	No	Don't-Know	N/A
68.	Do you know of any defects with the patios?	Yes	No	Don't-Know	N/A
69.	Do you know of any defects with the driveways?	Yes	No	Don't-Know	N/A
70.	Do you know of any defects with the sauna?	Yes	No	Don't-Know	N/A
71.	Do you know of any defects with the fireplace?	Yes	No	Don't-Know	N/A
72.	Do you know of any defects with the woodstove?	Yes	No	Don't-Know	N/A
73.	Do you know of any defects with the electrical systems?	Yes	No	Don't-Know	N/A
74.	Do you know of any defects with the plumbing systems?	Yes	No	Don't-Know	N/A
75.	Do you know of any defects with the hot water tank?	Yes	No	Don't-Know	N/A
76.	Is your hot water tank leased owned and is it heated by	Electric	Gas	Propane	Oil
77.	Do you know of any defects with the garbage disposal?	Yes	No	Don't-Know	N/A
78.	Do you know of any defects with the appliances?	Yes	No	Don't-Know	N/A

		"A"	"B"	"C"	"D"
79.	Do you know of any defects with the sump pump?	Yes	No	Don't-Know	N/A
80.	Do you know of any defects with the heating and cooling systems?	Yes	No	Don't-Know	N/A
81.	Do you know of any defects with the security systems?	Yes	No	Don't-Know	N/A
82.	If you have a security system, is it	leased		owned	
83.	Is there a Homeowners Association?	Yes	No	Don't-Know	N/A
84.	If there is an Association, what is the name and contact phone?	Name: _____ Phone: _____			
85.	If there is an Association, what are the periodic assessments?	\$ _____ per	Month	Year	Other
86.	Are there any pending special assessments?	Yes	No	Don't-Know	N/A
87.	Are there any shared <u>A common area</u> or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, parks, beaches, or other areas co-owned in undivided interest with others? If yes please list: _____	Yes	No	Don't-Know	N/A
88.	Is there any settling, standing water, or drainage problems on the property?	Yes	No	Don't-Know	N/A
89.	Does the property contain any fill materials?	Yes	No	Don't-Know	N/A
90.	Is there any material damage to the property or any of the structures from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?	Yes	No	Don't-Know	N/A
91.	Is the property in a designated flood plain?	Yes	No	Don't-Know	N/A
92.	Do you now or have you ever carried flood insurance for this property?	Yes	No	Don't-Know	N/A
93.	Has any local city, county, state or federal agency designated your property as a frequently flooded area?	Yes	No	Don't-Know	N/A
94.	Are there any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead based paint, fuel or chemical storage tanks, and contaminated soil or water on the property?	Yes	No	Don't-Know	N/A
95.	Are there any above ground or underground tanks on the property?	Yes	No	Don't-Know	N/A
96.	Has the property ever been used as an illegal drug manufacturing / grow site?	Yes	No	Don't-Know	N/A
97.	If house was built before 1978, do you know of any lead based paint hazards?	Yes	No	Don't-Know	N/A
98.	Do you have any records or reports pertaining to lead based paint or hazards?	Yes	No	Don't-Know	N/A
99.	Do you have any prior appraisal reports for this property?	Yes	No	Don't-Know	N/A
100.	If you have any prior appraisal reports, by whom were they done and when?	Name: _____ Date: _____			

- | | “A” | “B” | “C” | “D” |
|---|-------------------------|-----|------------|-----|
| 101. Do you have any prior building inspection reports for this property? | Yes | No | Don't-Know | N/A |
| 102. If you have any prior building inspection reports, by whom were they done/when? | Name: _____ Date: _____ | | | |
| 103. Do you have any prior pest inspection reports for this property? | Yes | No | Don't-Know | N/A |
| 104. If you have any prior pest inspection reports, by who were they done and when? | Name: _____ Date: _____ | | | |
| 105. Since assuming ownership, has your property had a problem with wood destroying organisms and/or any problems with pest control, infestations, or vermin? | Yes | No | Don't-Know | N/A |
| 106. Are you aware of any other material defects affecting the property or its value that either a prospective purchaser, lender, insurer, inspector or appraiser should know about? | Yes | No | Don't-Know | N/A |
| 107. If you are aware of any other defects with the property or improvements, please detail them here: _____ | _____ | | | |
| | | | | |
| 108. House is 1-Story 1.5-Story 2-Story Split-Entry Tri-Level 1-Story+Bsmnt 1.5-Story+Bsmnt 2-Story+Bsmnt | | | | |
| 109. Home is a Manufactured Home Yes No If yes, Make / Model / Size _____ | | | | |
| 110. House has ___Bedrooms ___Full Baths ___3/4 Baths ___1/2 Baths ___Living ___Dining ___Family ___Rec-Rm | | | | |
| 111. House has approx. _____Sq.Ft. 1 st Floor _____Sq.Ft. 2 nd Floor _____Sq.Ft. Basement _____% Base-Finished | | | | |
| 112. Car storage 1-Att-Garage 2-Att-Garage 3-Att-Garage 1-Det-Garage 2-Det-Garage 3-Det-Garage 1-Carport None | | | | |
| 113. Describe outbuildings and sizes _____ | _____ | | | |
| 114. House siding material is _____ House roofing materials is _____ | _____ | | | |
| 115. Heating system: Central-Forced-Air Single-Wall-Units Space-Heater Hot-Water Gas Electric Propane Oil Wood | | | | |
| 116. If your property is rented, what is the Tenant's Name _____ Hm Phone _____ Wk Phone _____ | | | | |
| 117. If property is rented, the Monthly Rent \$ _____ Property is rented Month-Month Lease Lease-Option | | | | |
| 118. Property tax parcel number (found on your property tax statement: _____ | _____ | | | |
| 119. If your home is a Manufactured Home – What is the size (example 56x24) _____ Single Double Triple | | | | |
| 120. If your home is a Manufactured Home – What are is the Serial Number _____
(This is often found on a information page posted inside a kitchen cabinet (under sink), inside closet or near elec. panel) | _____ | | | |
| 121. If your home is a Manufactured Home – What are the HUD tag numbers _____
(These are normally red color on the end of the home, one on each section, starting with WAS or ORE and a 6 to 8 digits) | _____ | | | |
| 122. Please use this space to describe or comment on any other particular features of your property, buildings, acreage, waterfront, easements, common areas, associations, etc. Attach additional pages if needed. Number of additional pages attached _____ | _____ | | | |

123. It is extremely helpful if you have any floor plans or sketches that you can fax or email to us or copy you can give appraiser. _____

Verification (circle one Owner or Borrower):

The foregoing answers and any attached explanations (if any) are complete and correct to the best of the Owner's Borrower's knowledge and Owner / Borrower agrees to defend, indemnify and hold harmless the real estate appraiser or building inspector licensees from and against any and all claims that the above information is inaccurate. Owner / Borrower authorizes licensees, if any, to deliver a copy of this disclosure statement to other real estate appraiser or building inspector licensees and all prospective buyers or mortgagors or real estate agents of the property. Owner / Borrower grants lien rights to appraiser or inspector in the event of non-payment of appraiser or inspector's fees. Said lien can be filed up to 180 days from date of last inspection or report date whichever is later. If it is necessary to file a lien to secure payment then appraiser or inspector shall be entitled to a minimum lien fee of \$500.00 to cover costs of preparing and filing said lien. If it is necessary to file a lawsuit to secure payment of appraiser or inspector fees then jurisdiction and venue shall be Thurston County, Washington and appraiser or inspector shall be entitled to a minimum legal/appearance fee of \$500.00 to cover document preparation and appearance time, filing fees and service of process shall be in addition to said minimum legal/appearance fee. NSF/Returned check fee is higher of \$50.00 or actual costs. The appraiser/inspector's limit of liability to the Owner/Borrower is the amount of any fees actually paid to the appraiser/inspector. Appraiser/Inspector shall have the right of offset against all other funds to collect any fees due.

Dated _____ Owner / Borrower _____

Dated _____ Owner / Borrower _____

The report for your property will not be completed until this form is completed, signed and each page initialed and returned to us by either mail, fax or email to the numbers/address listed at the top of the first page of this form.

Additional copies of this form can be downloaded at our website at listed on page one by selecting Sample Forms and Reports.

Note: Please attach any and all copies of previous appraisal, building inspection, pest, survey reports, building sketches, etc. and fax or email back to us with this form. Any building floor plans, sketches or photos are extremely helpful and may help us speed the process along.

Documents Attached are:

Additional Descriptions, Comments or Explanations:

