

Seller's Disclosure Checklist

We know the real estate contract has disclosure forms, but the issues listed below are routinely the cause of post-sale litigation. This is in no way an exhaustive list, but is merely a starting point to jog your memory. Sellers *are required to disclose anything that materially affects the desirability and/or value of the property.*

If you have to ask yourself, "Should I disclose this?" it *always* best to disclose and let the buyer decide if the information is important to them.

1. Contact the CRES risk management attorney for questions on disclosures or transaction related questions.
2. Use Disclosure Protection Plan supplemental disclosures, if applicable
3. Use the Permit History report that is included with this Plan. Disclose permit status.
4. List all interior and exterior repairs and upgrades within past seven years
 - Provide the names of the contractors and repair people
 - Disclose permit status-were permits required?
 - Provide invoices, reports, scope, plans, bid, copies of permits
5. Disclose any lot line issues, prescriptive easements, claims to the use of your property
6. Disclose any claims to an ownership interest in the property
7. Disclose any assessments, intended or planned assessments
8. Disclose liens and/or encumbrances
9. If you have solar, is it leased or owned? Is the contract transferable? Disclose this.
10. Disclose past, present or anticipated litigation
11. Disclose any issues with the roof, pool, mold, water intrusion, drainage issues, pests/rodents, pet stains/urine, and land movement
12. Disclose any soils/geological, structural issues. Provide prior reports, invoices, etc.
13. Is your property on sewer or septic? Verify by looking at minimum of 3 consecutive months of utility bills
14. Disclose issues with HVAC and any other home systems
15. Disclose prior insurance claims on the property
16. Disclose any deaths on the property
17. Disclose any neighborhood conditions that affect you or members of your family, e.g. odors, barking dogs, noises, neighbor issues, homeless encampments, neighboring homes used as rehabilitation or residential care facilities, etc.
18. Disclose any failed transactions on the attempted purchase of your home
19. Disclose prior inspection reports
20. Disclose HERO loans- liens for Home Energy Renovation Opportunity products