

# CALIFORNIA SELLER'S PROPERTY DISCLOSURE FORM

This form is required by California TDS (Transfer Disclosure Statement) Civil Code §1102 — mandatory.

**SELLER:** \_\_\_\_\_ [Full Name(s)]

**Property Address:** \_\_\_\_\_

City: \_\_\_\_\_ State: California ZIP: \_\_\_\_\_

Date of Completion: \_\_\_\_\_

**INSTRUCTIONS:** Seller is required to complete this form based on personal knowledge of the Property. Mark each item: **Yes**, **No**, or **Unknown**. For items marked Yes, provide a brief explanation in the comments section. Seller is NOT required to perform inspections — this is a disclosure of what Seller actually knows.

## 1. STRUCTURAL

Are there any known structural defects (foundation, walls, roof, ceiling)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Has the foundation ever been repaired? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Is there any settling, slippage, or movement of the property? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Any cracks in foundation, walls, or floors? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Comments: \_\_\_\_\_

## 2. ROOF

Approximate age of roof: \_\_\_\_\_ years

Has the roof leaked since you owned the property? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Any roof repairs in past 5 years? \_\_\_ Yes \_\_\_ No Date: \_\_\_\_\_

Comments: \_\_\_\_\_

## 3. WATER AND SEWER

Water source: \_\_\_ Public/Municipal \_\_\_ Private well \_\_\_ Shared well \_\_\_ Other: \_\_\_\_\_

Sewer system: \_\_\_ Public/Municipal \_\_\_ Septic system \_\_\_ Other: \_\_\_\_\_

Any water quality issues (taste, odor, contamination)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Has the septic been pumped/inspected in past 3 years? \_\_\_ Yes \_\_\_ No Date: \_\_\_\_\_

Any plumbing leaks, backups, or repairs in past 3 years? \_\_\_ Yes \_\_\_ No

Comments: \_\_\_\_\_

## 4. ELECTRICAL

Type of electrical system: \_\_\_ Circuit Breakers \_\_\_ Fuses \_\_\_ Other: \_\_\_\_\_

Any known electrical issues (sparking, tripped breakers, dim lights)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Aluminum wiring present? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Knob and tube wiring present? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Comments: \_\_\_\_\_

## 5. HVAC

Heating system type: \_\_\_ Gas \_\_\_ Electric \_\_\_ Oil \_\_\_ Heat Pump \_\_\_ Other: \_\_\_\_\_

Heating system age: \_\_\_\_\_ years

Air conditioning type: \_\_\_ Central \_\_\_ Window units \_\_\_ None \_\_\_ Other

AC age: \_\_\_\_\_ years

Any known HVAC issues? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Comments: \_\_\_\_\_

## 6. PESTS AND INFESTATION

Termite damage (current or past)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Termite treatment ever performed? \_\_\_ Yes \_\_\_ No Date: \_\_\_\_\_

Carpenter ants, beetles, other wood-destroying pests? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Rodent or pest problems? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Comments: \_\_\_\_\_

## 7. ENVIRONMENTAL

Asbestos materials present? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Lead-based paint (for property built before 1978)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

**Federal Lead-Based Paint Disclosure required separately for pre-1978 properties.**

Radon testing performed? \_\_\_ Yes \_\_\_ No Date: \_\_\_\_\_ Result: \_\_\_\_\_

Mold (visible or known)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Underground storage tanks? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Methamphetamine production history? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Comments: \_\_\_\_\_

## 8. WATER ISSUES

Property in a flood zone? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Has property flooded? \_\_\_ Yes \_\_\_ No Date: \_\_\_\_\_

Drainage issues (standing water, runoff)? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Basement leaks or moisture? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

Sump pump installed? \_\_\_ Yes \_\_\_ No

Comments: \_\_\_\_\_

## 9. APPLIANCES AND FIXTURES

Which appliances are included in sale (and in working order)?

Refrigerator  Stove/Range  Dishwasher  Microwave  Washer  Dryer  
 Water heater age: \_\_\_\_\_ years  Garage door opener  Other: \_\_\_\_\_

Any appliance problems or not working?  Yes  No

Comments: \_\_\_\_\_

### 10. ZONING AND BOUNDARIES

Are you aware of any zoning violations or unpermitted improvements?  Yes  No  Unknown

Any encroachments by neighbors or onto neighbor's property?  Yes  No  Unknown

Any boundary disputes?  Yes  No  Unknown

Easements affecting the property?  Yes  No  Unknown

Comments: \_\_\_\_\_

### 11. HOA AND ASSESSMENTS

Is property subject to a Homeowners Association?  Yes  No

If yes, monthly/annual HOA fee: \$ \_\_\_\_\_

Special assessments pending or recent?  Yes  No Amount: \$ \_\_\_\_\_

Any HOA violations against this property?  Yes  No  Unknown

Comments: \_\_\_\_\_

### 12. LEGAL AND OTHER

Any pending lawsuits affecting the property?  Yes  No  Unknown

Any liens or unpaid claims against the property?  Yes  No  Unknown

Any unrecorded easements or oral agreements?  Yes  No  Unknown

Has property been used as a rental in past 3 years?  Yes  No

Death on property in past 3 years (where state law requires disclosure)?  Yes  No

Comments: \_\_\_\_\_

### 13. ADDITIONAL DISCLOSURES (state-specific)

California TDS (Transfer Disclosure Statement) Civil Code §1102 — mandatory:

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

### SELLER CERTIFICATION

I (we), the undersigned Seller(s), certify that the information provided in this Disclosure Statement is true and complete to the best of my (our) knowledge as of the date signed. I (we) understand that this Disclosure is based on my (our) personal knowledge and is NOT a warranty or substitute for inspection.

I (we) agree to promptly notify Buyer of any material changes prior to Closing.

**SELLER:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**SELLER (co-owner, if applicable):**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**BUYER ACKNOWLEDGMENT**

I (we), the undersigned Buyer(s), acknowledge that I (we) have received and reviewed this Disclosure Statement before signing the purchase agreement. I (we) understand that the Disclosure is based on Seller's personal knowledge and I (we) am (are) advised to obtain independent inspections.

**BUYER:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*DISCLAIMER: This Disclosure Form is informational. California requires specific disclosures per California TDS (Transfer Disclosure Statement) Civil Code §1102 — mandatory. Failure to disclose known material defects can give rise to fraud claims and may void the sale. For complex properties (older homes, properties with significant repairs, historical issues), have a California-licensed real estate attorney review before signing.*