



**REALTORS® ASSOCIATION OF NEW MEXICO
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018**



**THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER,
NOT THE BROKER**

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property or is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

Date	_____		
Property Address	209 Los Pandos, Unit 7A	Taos	NM
Seller's Name (Print)	Don Grosvenor	State	Zip Code
Seller's Name (Print)	_____	_____	_____

OCCUPANCY: Has the Seller ever occupied the Property? Yes No If the "Yes", provide the beginning and ending dates of occupancy: _____

Beginning Date Ending Date

A	STRUCTURAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Structural problems				
2	Moisture and/or water problems				
3	History of wood infestation, insects, pests, birds or tree root problems affecting the structure				
4	Damage due to hail, wind, fire or flood				
5	Cracks, heaving or settling problems				
6	Exterior wall or window problems				
7	Building code, city or county violations				
8	Were all necessary permits, approvals and inspections obtained for all construction, repairs, and improvements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If "no", explain _____				
9	House is built on: <input type="checkbox"/> Slab <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement				
10	Type of Construction: _____				

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A	STRUCTURAL CONDITIONS – CON'T
11	Type of Exterior: <input type="checkbox"/> Artificial / Synthetic Stucco (EIFS) <input type="checkbox"/> Other _____ Any current or past problems: <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, Explain _____
12	Type of floor under carpets, linoleum, etc.:
13	Any additions or alterations made:
Additional Comments: _____ _____ _____	

NOTE: If an item is not present at the Property, mark the “N/A” column.

B	ROOF Do any of the following conditions currently exist or is Seller aware of them ever existing:	N/A	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
1	Roof problems					
2	Roof leak: Past					
3	Roof leak: Present					
4	Damage to roof: Past					
5	Damage to roof: Present					
6	Skylight problems					
7	Gutter or downspout problems					
8	Is roof under warranty? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, when does warranty expire? _____ If “yes”, is warranty transferable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, has roof work been performed while under current roof warranty <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, describe work done: _____					
9	Roof Material: _____ Age _____ Roof Material: _____ Age _____					
Additional Comments: _____ _____ _____						



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C	APPLIANCES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Built-in vacuum system & accessories						
2	Clothes dryer: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Vented Outside						
3	Type of clothes dryer hook-up available: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
4	Clothes washer						
5	Dishwasher						
6	Disposal						
7	Freezer						
8	Gas grill						
9	Range Hood						
10	Microwave oven						
11	Oven						
12	Type of oven hookup available: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
13	Range <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane						
14	Refrigerator						
15	Refrigerator Water Line						
16	Trash Compactor						
Additional Comments: _____							



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D	ELECTRICAL & TELECOMMUNICATIONS	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Transferable						
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwired						
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwired						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring: <input type="checkbox"/> Pig-tailing _____						
7	Electrical: <input type="checkbox"/> Amps _____						
8	Telecommunications (T-1, fiber, cable, satellite, DSL) <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
9	Satellite System or DSS Dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
10	Inside telephone wiring & blocks/jacks						
11	Ceiling fans						
12	Garage Door <input type="checkbox"/> Electric <input type="checkbox"/> Manual If electric, number of garage door remote control(s) _____						
13	Intercom/doorbell						
14	In-wall / Built-in speakers						
15	220 volt service						
16	Landscape lighting						
Additional Comments: _____							



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E	MECHANICAL	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS	
			YES	NO	DO NOT KNOW			
1	Cooling: <input type="checkbox"/> Evaporative Cooler <input type="checkbox"/> Refrigerated Air <input type="checkbox"/> Window Units <input type="checkbox"/> Central Duct Location: _____ Number of Units: _____							
2	Humidifier							
3	Air purifier							
4	Sauna							
5	Steam room/shower							
6	Water heater: # of _____ Capacity _____ Fuel Type _____							
7	Heating: <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Radiant <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Solar <input type="checkbox"/> Geo Thermal <input type="checkbox"/> Other Type of Piping: <input type="checkbox"/> Entran <input type="checkbox"/> Other If “other”, type: _____ Number of Units: _____ Type of duct work: _____ Solar Power System/Panels: <input type="checkbox"/> Owned <input type="checkbox"/> Leased							
8	Fireplace # _____ Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Log Lighter <input type="checkbox"/> Electric							
9	Stove: Fuel Type: <input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Other							
10	Fireplace Insert							
11	Fuel Tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased							
12	Entry gate system							
13	If known, date of last fireplace/wood stove, chimney/flue cleaning: _____							
14	Are there any rooms without a direct heat source? <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, explain: _____							
Additional Comments: _____								

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F	WATER, SEWER & OTHER UTILITIES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
3	Lift station (sewage ejector pump)						
4	Drainage, storm sewers, retention ponds						
5	Grey water storage/use						
6	Sump pump						
7	Underground sprinkler system: <input type="checkbox"/> Partial <input type="checkbox"/> Full Coverage						
8	Fire sprinkler system						
9	Water Pipes: Type(s): <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized <input type="checkbox"/> Kitec <input type="checkbox"/> Copper <input type="checkbox"/> Polybutylene <input type="checkbox"/> Pex <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
10	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage						
11	Irrigation pump						
12	Well pump						
13	Reverse Osmosis: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Lease Information:						
14	Plumbing Problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If "yes", explain _____						
15	Sewage Problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If "yes", explain _____ If "yes", explain _____						
16	Water Pressure Problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If "yes", explain _____						
Additional Comments: _____ _____							

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G	POOL, SAUNA, HOT TUB, WATER FEATURE	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Pool						
2	Pool Material: <input type="checkbox"/> Vinyl <input type="checkbox"/> Gunite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other						
3	Pool Type: <input type="checkbox"/> Chlorine <input type="checkbox"/> Saltwater <input type="checkbox"/> Bromine <input type="checkbox"/> Other						
4	Pool Filter						
5	Pool Heater						
6	In-Pool Cleaning Equipment						
7	Pool Cover: Type: _____						
8	Hot Tub						
9	Sauna Room						
10	Steam Room						
11	Water Features Type: _____						
12	Is Pool Service Company being used? If "yes", name of company _____						
13	Has Pool been winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No						
Additional Comments: _____ _____							

H	USE, ZONING & LEGAL ISSUES Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Zoning violations, variances, conditional use restrictions, violations of an enforceable PUD or non-conforming use				
2	Liens or judgments against the Property				
3	Proposed bonds, assessments, or impact fee's against the Property				



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H	USE, ZONING & LEGAL ISSUES – CON'T – Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF 'YES', EXPLAIN
4	Notice or threat of condemnation proceedings				
5	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved				
6	Violation of restrictive covenants or owners' association rules or regulations				
7	Any building or improvements constructed without approval by the owners' association or the designated approving body, if approval is required				
8	Notice of zoning action				
9	Other legal action				
Additional Comments: _____ _____ _____					

I	ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES" EXPLAIN
1	Access problems				
2	Roads, driveways, trails or paths through the Property used by others				
3	Public highway or county road bordering the Property				
4	Proposed or existing transportation project that affects or is expected to affect the Property				
5	Encroachments, boundary disputes or unrecorded easements				
6	Shared or common areas with adjoining properties				
7	Requirements for curb, gravel/paving, landscaping				
8	Flooding or drainage problems: Past				
9	Flooding or drainage problems: Present				
Additional Comments: _____ _____ _____					



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J	WATER AND SEWER SUPPLY
1	<p>Does seller own all water rights to the Property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “no”, what water rights have been transferred? <input type="checkbox"/> Surface Rights <input type="checkbox"/> Irrigation Rights <input type="checkbox"/> Ditch Rights <input type="checkbox"/> Other Additional details of transfer: _____ _____ If “no”, are sales/lease/transfer agreements attached? <input type="checkbox"/> Yes <input type="checkbox"/> No If applicable and if not otherwise identified in the agreement(s) attached, contact information for third-party or parties who/which currently hold water rights to the Property: _____ _____</p>
2	<p>Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Private (If Property has well, see Section J(3)below) Name and address of service providers: _____ Fees per month: _____ Transfer Fee: _____ Restrictions and/or regulations _____ Water Supply or Yield Problems _____</p>
3	<p>WELL(S) <input type="checkbox"/> N/A TYPE: <input type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Other _____ If the Property is served by a Well, Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, Well-Share Agreement <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached Well location and address _____ Separate electric meter (private or shared) <input type="checkbox"/> Yes <input type="checkbox"/> No Is well required to be metered <input type="checkbox"/> Yes <input type="checkbox"/> No Restrictions and/or regulations _____ Well Registered with the State Engineers Office <input type="checkbox"/> Yes <input type="checkbox"/> No Permit # _____ Additional Well Records attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
4	<p>Any other water source for any other use? <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, describe: _____ _____</p>
5	<p>If there is neither a Well, nor a Water Provider for the Property, then describe the source of potable water for the Property: _____ _____ _____ SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER’S WATER SUPPLIES.</p>
6	<p>If other than City/Municipal/Community water, is there a requirement to connect to the City/Municipal/Community water? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, requirement: _____ _____</p>
SEE RANM FORM 2307 INFORMATION SHEET – WATER RIGHTS AND DOMESTIC WELLS	



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J	WATER AND SEWER SUPPLY - CON'T
7	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic (If Property has an onsite liquid waste system see Section J(8) below) <input type="checkbox"/> Other <input type="checkbox"/> None Any problems: _____ Names and address of service providers: _____ _____ Is there a written service agreement <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Agreement <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Fee's per month \$ _____ Transfer Fee \$ _____ Restrictions and/or regulations: _____
8	WASTEWATER TREATMENT <input type="checkbox"/> N/A TYPE: <input type="checkbox"/> Conventional <input type="checkbox"/> Advanced Treatment System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Outdoor Latrine <input type="checkbox"/> Cesspool <input type="checkbox"/> Gray Water Storage <input type="checkbox"/> Liquid Waste Storage Tank Any problems: _____ Name and Address of Service Providers: _____ _____ Date of last service: _____ NMED (EID#) Permit System Certification Number: _____ Requirement to Connect to a sewer system <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", explain _____ _____
9	Any problems with septic or sewer lines? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", explain _____ _____
SEE RANM FORM 2308 INFORMATION SHEET – SEPTIC SYSTEMS	
Additional Comments: _____ _____ _____ _____	

K	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products				
2	Storage tanks <input type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground				
3	Underground transmission lines				
4	Animals kept in the residence				
5	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill				
6	Monitoring wells or test equipment				



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K	ENVIRONMENTAL CONDITIONS – CON'T Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property				
8	Land on the Property that has been filled in				
9	Mine shafts, tunnels or abandoned wells or cisterns				
10	Within governmentally designated flood plain or wetland area				
11	Dead, diseased or infested trees or shrubs				
12	Environmental assessments, studies or reports done involving the physical condition of the Property				
13	Noticeable continuous or periodic odors				
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells				
15	Wood infestation, insects, pests, rodents or tree root problems				
16	Flooding on any portion of the Property				
17	History of mold conditions or treatment for mold.				
SEE RANM FORM 2309 – INFORMATION SHEET MOLD					
Additional Comments: _____					

NOTE: If question does not apply to Property, mark the “N/A” column.

L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY	N/A	YES	NO	DO NOT KNOW	COMMENTS
1	Is Property part of an owners' association If “yes”, name of Association					
2	Does Property have its own designated parking spot(s)? If “yes”, how many?					



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L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY – CON'T	N/A	YES	NO	DO NOT KNOW	COMMENTS
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association, but outside the Seller's Property or Unit).					
4	Is Property in a Public Improvement District (PID)?					
SEE RANM FORM 4600 – INFORMATION SHEET HOME OWNERS ASSOCIATION SEE RANM FORM 4500 INFORMATION SHEET PUBLIC IMPROVEMENT DISTRICT						
Additional Comments: _____ _____						

M	OTHER RIGHTS	YES	NO	DO NOT KNOW	COMMENTS
1	Has Seller established solar rights on the Property?				
2	With the exception of water rights, already addressed in Section J, does seller own all other rights to the Property (i.e. wind, mineral, solar, etc)?				
3	If "no", what rights does seller NOT own? <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Wind <input type="checkbox"/> Solar <input type="checkbox"/> Other				
4	If "no", what is the reason that Seller does not own all rights? a. <input type="checkbox"/> United States (US) patent did not convey some/all other rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR b. <input type="checkbox"/> Other rights were severed by Seller or a former owner of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party.				
5	If applicable, all sale/lease and/or transfer agreements within Seller's possession <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached If not otherwise identified in the sales and/or lease agreements attached, identify and provide contact information for third-party or parties who/which currently hold other rights to the Property: _____ _____				
Additional Comments: _____ _____					



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N	OTHER DISCLOSURES - GENERAL	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Any damage to flooring (e.g. carpet stains, cracks in tile, damage to wood floors, etc.) or walls (e.g. holes, stains, etc.)?				
2	Is any part of the Property leased to others (written or oral)?				
3	Does the seller have any written reports of any building, site, roofing, soils or engineering investigations or studies of the Property?				
4	Has the seller submitted any property insurance claims? (Whether paid or not.) If yes, did Seller receive proceeds from that claim? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, did Seller use proceeds to repair or correct the issue that was the subject matter of the claim? <input type="checkbox"/> Yes <input type="checkbox"/> No				
5	Does the seller have any structural, architectural and engineering plans and/or specifications for any existing improvements?				
6	Has Property been used as a methamphetamine laboratory? If "yes", has it been remediated? <input type="checkbox"/> Yes <input type="checkbox"/> No				
7	Has cannabis been grown on the Property? If "yes", has it been remediated? <input type="checkbox"/> Yes <input type="checkbox"/> No				
8	Are there any government special improvements approved, but not yet installed, that may become a lien against the Property?				
9	Is Seller currently or has Seller ever been a party to a lawsuit, individually or as part of a class action, involving any component or feature of the Property? If yes, did Seller receive any proceeds from such lawsuit/settlement? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, were proceeds used to repair or correct the component or feature at issue? <input type="checkbox"/> Yes <input type="checkbox"/> No				

SEE RANM FORM 2306 – INFORMATION SHEET CLANDESTINE DRUG LABORATORY REMEDIATION

Additional Comments: _____



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O	PRIOR INSPECTION REPORT	YES	NO		IF "YES", EXPLAIN
1	Is Seller in possession of any pre-listing or current home inspection reports regarding the Property? If yes, report(s) <input type="checkbox"/> IS <input type="checkbox"/> IS NOT attach as exhibit to this Seller's Disclosure Statement.				
2	Issues identified in report that have since been resolved by Seller: _____ _____				
<p>If attached or provided, Seller is not attesting to the accuracy or thoroughness of the report(s) and the report(s) is not intended to replace Buyer's own inspection(s) of and due diligence on the Property. Additionally, Buyer should be aware that he/she would not be entitled to pursue a claim against the inspector(s) who performed the inspection(s) and provided the attached/provided report(s) because the buyer did not contract with that inspector(s).</p>					

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the information contained in this Seller's Property Disclosure.

THE BUYER IS ADVISED TO EXERCISE ALL HIS/HER RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **NOT** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer. The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's ACTUAL KNOWLEDGE.

PLEASE NOTE: THIS IS NOT A CONTRACT

SELLER

Seller **Don Grosvenor**

Date

Seller

Date

BUYER

Buyer

Date

Buyer

Date