Act No. 13
Public Acts of 2000
Approved by the Governor
March 7, 2000
Filed with the Secretary of State
March 8, 2000
EFFECTIVE DATE: March 8, 2000

## STATE OF MICHIGAN 90TH LEGISLATURE REGULAR SESSION OF 2000

Introduced by Reps. Middaugh, Cassis, Bisbee, Cameron Brown, Ruth Johnson, Jellema, Pestka, Spade, DeRossett, Frank, Jelinek, Mead, Sheltrown, LaSata, Kukuk, Neumann, Rivet, Tabor, Toy, Bishop, DeWeese, Allen, Gosselin, Mortimer, Hager, Richardville, Vander Roest, Kowall, Ehardt, Rocca, Kuipers, Sanborn, Hale, Van Woerkom, Faunce, Jansen, Stamas, Kilpatrick, Birkholz and Raczkowski Reps. Basham, Bovin, Brewer, Callahan, Daniels, DeHart, Dennis, DeVuyst, Gilbert, Hansen, Howell, Jacobs, Jamnick, Rick Johnson, Julian, Kelly, Koetje, Lemmons, Mans, O'Neil, Pappageorge, Patterson, Price, Prusi, Pumford, Richner, Schauer, Shackleton, Shulman, Vear, Wojno and Woodward named co-sponsors

## ENROLLED HOUSE BILL No. 5014

AN ACT to amend 1993 PA 92, entitled "An act to require certain disclosures in connection with transfers of residential property," by amending section 7 (MCL 565.957), as amended by 1996 PA 92.

The People of the State of Michigan enact:

Sec. 7. (1) The disclosures required by this act shall be made on the following form:

## SELLER'S DISCLOSURE STATEMENT

Property Address	g:
	Street
	Michigan
	City Village or Township

**Purpose of Statement:** This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the seller and are not the representations of the seller's agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between buyer and seller.

**Instructions to the Seller:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

**Appliances/Systems/Services:** The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

property only if the purchase agreement so provides).				
	Yes	No	Unknown	Not Available
Range/Oven				
Dishwasher				
Refrigerator				
Hood/fan				
Disposal				
TV antenna, TV rotor & controls				
Electrical system				
Garage door opener & remote control				
Alarm system				
Intercom				
Central vacuum				
Attic fan				
Pool heater, wall liner & equipment				
Microwave				
Trash compactor				
Ceiling fan				
Sauna/hot tub				
Washer				
Dryer				
Lawn sprinkler system				
Water heater				
Plumbing system				
Water softener/conditioner				
Well & pump				
Septic tank & drain field				
Sump pump				
City Water System				
City Sewer System				
Central air conditioning				
Central heating system				
Wall furnace				
Humidifier				
Electronic air filter				
Solar heating system				

Fireplace & chimney			
Wood burning system			
Explanations (attach additional sheets if necessary):			
UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES . EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOS		I WORKIN	IG ORDER
Property conditions, improvements & additional information:			
1. Basement/crawl space: Has there been evidence of water?		yes	no
If yes, please explain:			
2. Insulation: Describe, if known			
Urea Formaldehyde Foam Insulation (UFFI) is installed?	unknown	yes	no
3. Roof: Leaks?		yes	
Approximate age if known		• ===	
4. Well: Type of well (depth/diameter, age, and repair history, if known):			
Has the water been tested?			no
If yes, date of last report/results:		· ·	
5. Septic tanks/drain fields: Condition, if known:			
6. Heating System: Type/approximate age:			
7. Plumbing system: Type: copper galvanized other			
Any known problems?			
8. Electrical system: Any known problems?			
6. Electrical system. Any known problems:			
9. History of infestation, if any: (termites, carpenter ants, etc.)			
10. Environmental Problems: Are you aware of any substances, materials, or			
hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead			
tanks and contaminated soil on the property.	unknown		
If yes, please explain:			
11. Flood insurance: Do you have flood insurance on the property?	unknown	yes	no
12. Mineral rights: Do you own the mineral rights?	unknown	•	
	ummown	yes	110
Other Items: Are you aware of any of the following:			
1. Features of the property shared in common with the adjoining landown			
driveways, or other features whose use or responsibility for maintenance m		_	
	unknown	•	no
2. Any encroachments, easements, zoning violations, or nonconforming uses?	unknown	-	
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas association that has any authority over the property?	unknown	yes	no
4. Structural modifications, alterations, or repairs made without necessary per	mits or licensed	contractor	s?
	unknown	yes	no
5. Settling, flooding, drainage, structural, or grading problems?	unknown	yes	no
6. Major damage to the property from fire, wind, floods, or landslides?	unknown	yes	no
7. Any underground storage tanks?	unknown	yes	no
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, sh	looting range, et	c.?	
	unknown	yes	no

9. Any outstanding u	tility assessments or fees, including any natural a	gas main extension surcharge:	?
		unknown ye	s no
10. Any outstanding n	nunicipal assessments or fees?	unknown ye	s no
11. Any pending litiga	tion that could affect the property or the seller's	right to convey the property?	•
		unknown ye	s no
If the answer to any or	f these questions is yes, please explain. Attach add	litional sheets, if necessary: _	
owned the property si on information known from the date of this fo	n the residence on the property from	icated above the condition of a al/mechanical/appliance system disclose the changes to buyer	all the items based as of this property . In no event shall
Seller certifies that the of seller's signature.	e information in this statement is true and correct	t to the best of seller's knowle	dge as of the date
	BUYER SHOULD OBTAIN PROFE		
	ADVICE AND INSPECTIONS OF T		
	PROPERTY TO MORE FULLY DE		
	CONDITION OF THE PROPERTY.		
	BUYERS ARE ADVISED THAT CI	ERTAIN	
	INFORMATION COMPILED PURS	UANT TO THE	
	SEX OFFENDERS REGISTRATIO	N ACT, 1994	
	PA 295, MCL 28.721 TO 28.732, IS		
	AVAILABLE TO THE PUBLIC. BU		
	SEEKING THAT INFORMATION S CONTACT THE APPROPRIATE LO		
	ENFORCEMENT AGENCY OR SH		
	DEPARTMENT DIRECTLY.		
	BUYER IS ADVISED THAT THE S		
	EQUALIZED VALUE OF THE PRO		
	HOMESTEAD EXEMPTION INFO	*	
	OTHER REAL PROPERTY TAX IN IS AVAILABLE FROM THE APPR		
	LOCAL ASSESSOR'S OFFICE. BU		
	SHOULD NOT ASSUME THAT BU		
	FUTURE TAX BILLS ON THE PRO		
	WILL BE THE SAME AS THE SEI	LLER'S	
	PRESENT TAX BILLS. UNDER M		
	LAW, REAL PROPERTY TAX OBI		
	CAN CHANGE SIGNIFICANTLY V PROPERTY IS TRANSFERRED.	VHEN	
	Date _		
	Date _		
•	cknowledges receipt of this statement.		
	Date		
Buyer	Date	Time:	

(2) A form described in subsection (1) printed before the effective date of the 2000 amendatory act that amended this subsection that was in compliance with this section at that time may be utilized and shall be considered in compliance with this section until 90 days after the effective date of the 2000 amendatory act that amended this subsection.

Say Exampal
Clerk of the House of Representatives.
Secretary of the Senate.

Governor.