



SELLER S PROPERTY CONDITION DISCLOSURE

This is a legally binding document. If not understood, consult an attorney.



LISTING AGENT COMPLETE THIS SECTION ONLY!

SELLER NAME Dry Canyon Homes (Seller)
 PROPERTY ADDRESS 3419 South River Road, St. George, UT 84790 (Property)
 LISTING BROKERAGE River Realty (Company)

NOTICE FROM COMPANY

Buyer and Seller are advised that the Company and its agents are trained in the marketing of real estate. Neither the Company nor its agents are trained or licensed to provide Buyer or Seller with professional advice regarding the physical condition of any property or regarding legal or tax matters. The Company and its agents strongly recommend that in connection with any offer to acquire the Property, Buyer retain the professional services of legal and/or tax advisors, property inspectors, surveyors, and other professionals to satisfy Buyer as to any and all aspects of the physical and legal condition of the Property. BUYER IS ADVISED NOT TO RELY ON THE COMPANY, OR ON ANY AGENTS OF THE COMPANY, FOR A DETERMINATION REGARDING THE PHYSICAL OR LEGAL CONDITION OF THE PROPERTY, including, but not limited to, the condition of any appliances, heating/cooling equipment and systems, plumbing and electrical fixtures and equipment, moisture or other problems in the roof or foundation, sewer problems, the availability and location of utilities, the exact square footage or acreage of the Property, or the location of property lines.

INSTRUCTIONS TO SELLER

SELLER IS OBLIGATED UNDER LAW TO DISCLOSE TO BUYERS DEFECTS IN THE PROPERTY KNOWN TO SELLER THAT MATERIALLY AND ADVERSELY AFFECT THE VALUE OF THE PROPERTY THAT CANNOT BE DISCOVERED BY A REASONABLE INSPECTION BY AN ORDINARY PRUDENT BUYER. This disclosure form is designed to assist Seller in complying with these disclosure requirements. Please thoroughly disclose your actual knowledge regarding the condition of the Property. The Company, other real estate agents, and buyers will rely on this disclosure form.

- Complete the remainder of this form.
- Please be specific when describing any past or present problems, malfunctions or defects (location, nature of problem, etc.). Use an additional addendum if necessary.
- If a question does not apply to your Property, WRITE N/A NEXT TO THE QUESTION.

1. OCCUPANCY

Does Seller currently occupy the Property? If No , when did you last occupy the Property? New Const. (Appox. Date) Yes No
 Seller has never occupied the Property

2. ROOF

- A. Are you aware of any past or present leaks in the roof? If Yes , please describe, to your knowledge, the nature and location of any past or present leaks: New Construction Yes No
- B. Other than leaks, are you aware of any past or present problems or defects with the roof, for example, structural issues dry rot, moisture and/or ice damage, etc? If Yes , please describe, to your knowledge, the nature and location of any past or present problems or defects with the roof: _____ Yes No
- C. Has all or any portion of the roof been repaired or replaced during your ownership? If Yes , please describe, to your knowledge, the nature of any roof repairs or replacements: _____ Yes No
- D. To your knowledge, are there any written warranties presently in place for the roof? If Yes , please attach copies of any warranties in your possession. Westland Homes - 1 year warranty Yes No

3. NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV

Are you aware of any past or present problems with utility service to the Property or with any of the utility service systems, for example, poor telephone reception, etc? If Yes , please describe, to your knowledge, the nature of any past or present problems with utility service or utility systems: _____ Yes No

4. WATER

Culinary water service for the Property is provided by (check applicable box): Public Water Private Water Company Private Well

- A. (Name of Public or Private water service provider): St. George City. If water service is provided by a Private Water Company, please attach a copy of any water certificates in your possession.
- B. If water service is provided by a Private Water Company, to your knowledge, are water share assessments paid in full? Yes No
- C. Are you aware of any past or present problems with any water service provided to the Property by the Public or Private Water service provider, for example, water quality, inadequate or excessive water pressure, etc? If Yes, please describe, to your knowledge, the nature of any such problems: Yes No
- D. Is a well presently located on the Property? Yes No
- E. If a well is located on the Property, are you aware of any past or present problems with the well, for example, water quality, inadequate water pressure, faulty pump, etc? If Yes, please describe, to your knowledge, the nature of any such problems: Yes No
- F. To your knowledge, is your water right for the well represented by a contract with a special improvement or water conservancy district? If Yes, what is the number of the district contract? Yes No
- G. If your water right for the well is not based on a contract with a special improvement or water conservancy district, to your knowledge, what is the State Engineer Index Number for your water right? N/A

5. SEWER/SEPTIC TANK

- A. Sewer service for the Property will be provided by (check applicable box): Public Sewer Septic Tank
- B. If Public Sewer, who is the Public Sewer provider? St. George City
- C. With the exception of an occasional clogged drain or toilet, are you aware of any past or present problems with the sewer or septic service or components, for example, broken sewer lines, consistently slow or clogged drains, etc? If Yes, please describe, to your knowledge, the nature of any such problems: Yes No
- D. If the Property is serviced by a septic tank, to your knowledge, has the tank been inspected and/or pumped within the past five years? Yes No

6. HEATING/COOLING

Are you aware of any past or present problems with any of the heating or air-conditioning equipment, components or systems, for example, baseboard-heating unit doesn't work, inadequate forced air from specific vent, etc? If Yes, please describe, to your knowledge, the nature of any such problems: New Construction Yes No

7. EQUIPMENT

Are you aware of any past or present problems with any of the following: air purifier, audio system, central vacuum, computer network, fire sprinkling system, automatic garage door opener, humidifier, intercom, media system, satellite dish & components, security system, smoke alarm, tv antenna, water heater, water purifier, water softener, range hood, attic vent fans, bathroom vent fans, or propane tanks? If Yes, please describe, to your knowledge, the nature of any such problems, for example, audio system doesn't work, central vacuum doesn't work, etc? New Construction Yes No

8. APPLIANCES

Are you aware of any past or present problems with any of the following: dishwasher, disposal, dryer, freezer, indoor grill, microwave, oven, range, refrigerator, trash compactor, washer? If Yes, please describe, to your knowledge, the nature of any such problems, for example, disposal doesn't work, etc? New Construction Yes No

9. FIREPLACES/STOVES

Are you aware of any past or present problems with any of the following: fireplace insert, gas fireplace, gas fireplace starter, woodburning fireplace, potbelly/wood stove, or pellet stove? If Yes, please describe, to your knowledge, the nature of any such problems, for example, gas fireplace starter doesn't work, damper not working, etc? N/A Yes No

10. INTERIOR FEATURES

Are you aware of any past or present problems with any of the following: ceiling fans, dumb waiter, elevator, flooring (stone, marble, hardwood, etc.), jetted bathtub(s), indoor pool, spa/hot tub, sauna, skylights, steam room/shower, or wet bar? If Yes, please describe, to your knowledge, the nature of any such problems, for example, pump for jetted bathtub doesn't work, skylights leak, etc? New Construction Yes No

11. EXTERIOR & EXTERIOR FEATURES

A. Are you aware of any past or present problems with any of the following: gas barbecue, heated driveway or walkway, lawn sprinkler system, pool, spa/hot tub, roof heat tape, or rain gutters? If Yes, please describe, to your knowledge, Yes No

the nature of any such problems, for example, spa/hot tub leaks, heated driveway only works on portion of driveway, etc?

New Construction

- B. With the exception of regular maintenance of the exterior surfaces of the Property (painting, staining, etc.), are you aware of any past or present problems with any portion of the exterior, for example, moisture damage behind stucco, etc? Yes No
If Yes, please describe, to your knowledge, the nature of any such problems: New Construction

12. TERMITES/DRY ROT/PESTS

- A. Are you aware of any past or present problems with termites, dry rot, rodents, or pests on or affecting the Property? If Yes, please describe, to your knowledge, the nature and location of any such problems: New Construction Yes No
- B. Are you aware of any damage to the Property caused by termites, dry rot, rodents, or pests? If Yes, please describe, to your knowledge, the nature and location of any such damage, and any efforts to mitigate such damage: New Construction Yes No
- C. To your knowledge, are there any written warranties or other termite or pest control coverage presently in place for the Property? If Yes, please attach any copies of such warranties in your possession. Yes No

13. ADDITIONS/REMODELS

- A. With the exception of cosmetic upgrades to the Property (such as carpet, paint, wallpaper, etc.), have you remodeled, made any room additions, made structural modifications or other alterations or improvements to the Property? If Yes, please describe, to your knowledge, the nature of any such remodel/alteration work: N/A Yes No
- B. To your knowledge, did any former owners make any additions, structural changes, or other alterations to the Property? If Yes, please describe, to your knowledge, the nature of any such remodel/alteration work: N/A Yes No

14. STRUCTURAL ITEMS & SOILS

- A. Are you aware of any settlement or heaving of soil on the Property or on any adjoining Property (collapsible or expansive soils, poorly compacted fill)? If Yes, please describe, to your knowledge, the nature and location of any settlement or heaving of soil: Yes No
- B. Are you aware of any sliding or earth movement on the Property or on any adjoining Property (landslides, falling rocks, debris or mud flows)? If Yes, please describe, to your knowledge, the nature and location of any sliding or earth movement: Yes No
- C. Are you aware of any past or present movement, shifting, deterioration, or other problems with the walls or foundation? If Yes, please describe, to your knowledge, the nature and location of any such shifting, problems, etc: Yes No
- D. To your knowledge, does any portion of the Property contain any subsurface, man-made debris that has been buried, covered or abandoned, including without limitation, any discarded or abandoned construction materials, concrete footings or foundations, trash, etc? If Yes, please describe the nature and location of such subsurface debris: Yes No
- E. Please describe, to your knowledge, any action taken to repair or mitigate any of the issues described in 14A through 14D: N/A
- F. Are you aware of any geologic, soils or engineering reports that have been prepared for the Property? If Yes, please attach a copy of any such reports in your possession. Yes No

15. BOUNDARIES & EASEMENTS

- A. Do you know if anything on your Property (such as a fence, deck, or any other improvement) encroaches (extends) onto any adjoining property? If Yes, please describe, to your knowledge, the nature and approximate location of any such encroachment: Yes No
- B. Do you know if anything on any adjoining property (such as a fence, deck, or any other improvements) encroaches onto your Property? If Yes, please describe, to your knowledge, the nature and approximate location of any such encroachment: Yes No
- C. Are you aware of any boundary disputes or conflicts involving your Property and any adjoining property or properties? If Yes, please describe, to your knowledge, the nature of any such boundary disputes or conflicts: Yes No
- D. Are you aware of any unrecorded easements affecting the Property? If Yes, please describe, to your knowledge, the nature and approximate location of any such easements: Yes No

16. USE OF PROPERTY

- A. To your knowledge, is any portion of the Property presently assessed, for property tax purposes, as Greenbelt? Yes No
- B. Are you aware of any past or present non-conforming uses of the Property (such as renting the Property as a

triplex, but local zoning only permits a duplex)? If Yes , please describe, to your knowledge, the nature of any such non-conforming use(s): _____

Yes No

C. Are you aware of any existing or threatened legal action affecting the Property? If Yes , please describe, to your knowledge, the nature of any such legal action: _____

Yes No

D. Are you aware of any past or present violations of any local, state, or federal law or regulation, or of any restrictive covenants relating to the Property? If Yes , please describe, to your knowledge, the nature of any such violations: _____

Yes No

17. ELECTRICAL

Are you aware of any past or present problems with any electrical switches, outlets and/or any portion of the electrical system? If Yes , please describe, to your knowledge, the nature of any such problems: New Construction

Yes No

18. MOLD

A. With the exception of any occasional accumulation of mold and mildew in bathroom shower, tub and sink areas, are you aware of any past or present mold on walls, ceilings, floors, or any other interior portion of the Property? If Yes , please describe, to your knowledge, the nature and location of any such mold: New Construction

Yes No

B. Have you had the Property inspected for the existence of any mold? If Yes , please describe, to your knowledge, the results of the inspection, and attach copies of any inspection reports in your possession: New Construction

Yes No

19. OTHER MOISTURE CONDITIONS

A. In reference to the basement and/or crawlspace, are you aware of any past or present water leakage, water accumulation or dampness? If Yes , please describe, to your knowledge, the nature of any such water leakage, accumulation or dampness: N/A

Yes No

B. Are you aware of any past or present water or moisture-related damage caused by: flooding; lot drainage; moisture seepage or condensation; sewer overflow/backup; leaking or broken pipes, pipe fittings, or plumbing fixtures; or leaking appliances, fixtures, or equipment? If Yes , please describe, to your knowledge, the nature and location of any such water or moisture-related damage: _____

Yes No

C. Please describe, to your knowledge, any attempts to repair any moisture-related damage and/or to prevent any recurrence of water and moisture-related problems on the Property: _____

D. Are you aware of any wetlands located on the Property? If Yes , please describe, to your knowledge, the nature and location of any wetlands on the Property: _____

Yes No

E. Are you aware of any attempts to mitigate any wetland issues through the Army Corps of Engineers? If Yes , please describe: _____

Yes No

20. HAZARDOUS CONDITIONS

A. Are you aware of any past or present hazardous conditions, substances, or materials on the Property, such as asbestos, lead-based paint, methane gas, radon gas, radioactive or toxic materials, or ureaformaldehyde foam insulation, buried storage tanks and lines? If Yes , please describe, to your knowledge, the nature of any such hazardous conditions: _____

Yes No

B. Please describe, to your knowledge, any attempts to mitigate any such hazardous condition(s): _____

C. To your knowledge, is the Property currently contaminated from the storing or manufacturing of methamphetamines? _____

Yes No

21. HOMEOWNERS ASSOCIATION

A. Is the Property part of a condominium or other homeowner s association (HOA)?

Yes No

B. Does the HOA levy dues or assessments for maintenance of common areas and/or other common expenses?

Yes No

C. For questions regarding the HOA, including past, present or future dues or assessments, or regarding financial statements, bylaws, HOA meetings and minutes, information may be obtained from the following:

(Name) Access Property Management (Address) P.O. Box 878 Spanish Fork, UT 84660

(Phone) 801 722-7043

BY SIGNING THIS DISCLOSURE FORM, SELLER AUTHORIZES THE RELEASE OF HOA INFORMATION TO BUYER AND/OR TO BUYER S AGENT.

22. UNPAID ASSESSMENTS

A. Are you aware of any HOA, municipal, special improvement district or other assessments that are presently owing against the Property? If Yes , please describe, to your knowledge, the nature and amount of any such unpaid assessments: _____

Yes No

B. Are you aware of any HOA, municipal, or special improvement district assessments that have been approved but not yet levied against the Property? If Yes, please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments: _____ Yes No

23. INSURANCE

A. During your ownership of the Property, have you filed any Insurance claims based on loss or damage to the Property? If Yes, please describe, to your knowledge, the nature of any such claims: _____ Yes No

B. If the Property is part of a condominium or other homeowner's association, do you know if the HOA has filed any insurance claims for loss or damage to any portion of the development? If Yes, please describe, to your knowledge, the nature of any such claims: _____ Yes No

SQUARE FOOTAGE/ACREAGE

Seller represents that any figures provided by Seller in any documents regarding the square footage or acreage of the Property are not based on any personal measurement by Seller. If the square footage or acreage of the Property is of material concern to Buyer, Buyer is advised to verify the square footage or acreage through any independent sources or means deemed appropriate by Buyer. BUYER IS ADVISED NOT TO RELY ON SELLER, THE COMPANY, OR ANY AGENTS OF THE COMPANY FOR A DETERMINATION REGARDING THE SQUARE FOOTAGE OR ACREAGE OF THE PROPERTY.

VERIFICATION BY SELLER

Seller verifies that Seller has prepared this disclosure form and that the information contained herein is accurate and complete to the best of Seller's actual knowledge as of the date signed by Seller below. SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY INFORMATION CONTAINED HEREIN BECOMES INACCURATE OR INCORRECT IN ANY WAY. Seller authorizes the Company to provide copies of this disclosure form to prospective buyers, and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter into a sales contract for the Property, and such sales contract includes, excludes, or warrants the condition of any item referenced herein, then to the extent there is a conflict between the sales contract and any representations contained herein, the terms of the sales contract shall control.

Seller: _____ Date: Jan 2007 Seller: _____ Date: _____

ACKNOWLEDGEMENT OF RECEIPT BY BUYER

Buyer's signature below acknowledges Buyer's receipt of a copy of this disclosure form.

Buyer: _____ Date: _____ Buyer: _____ Date: _____

DISCLOSURE FORM UPDATE

The above disclosure form was reviewed and updated by Seller on the date signed by Seller below. (Check Applicable Boxes)

There are no changes in the above disclosure form; The above disclosure form has been changed as follows: _____

and/or The above disclosure form has been changed as noted an attached Addendum No. _____ to this disclosure form.

Seller: _____ Date: _____ Seller: _____ Date: _____