

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller’s required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: _____
 Buyer: _____
 Seller: _____

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller’s knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller’s knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks “yes” for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks “no” for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks “NR,” meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property Yes No NR
 If yes, please describe: _____
2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... Yes No NR
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells Yes No NR
4. Erosion, sliding, soil settlement/expansion, fill or earth movement Yes No NR
5. Communication, power, or utility lines..... Yes No NR
6. Pipelines (natural gas, petroleum, other)..... Yes No NR
7. Landfill operations or junk storage Yes No NR
 Previous Current Planned Legal Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding Yes No NR
9. Gravesites, pet cemeteries, or animal burial pits..... Yes No NR
10. Rivers, lakes, ponds, creeks, streams, dams, or springs Yes No NR
11. Well(s)..... Yes No NR
 Potable Non-potable Water Quality Test? yes no
 depth _____; shared (y/n) _____; year installed _____; gal/min _____
12. Septic System(s)..... Yes No NR
 If yes: Number of bedrooms on permit(s) _____
 Permit(s) available? yes no NR
 Lift station(s)/Grinder(s) on Property? yes no NR
 Septic Onsite? yes no Details: _____
 Tank capacity _____
 Repairs made (describe): _____
 Tank(s) last cleaned: _____
 If no: Permit(s) in process? yes no NR
 Soil Evaluation Complete? yes no NR
 Other Septic Details: _____



This form approved by:
NC REALTORS®

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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property
 If yes, please describe: _____

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....
 2. Copy of deed(s) for property
 3. Government administered programs or allotments
 4. Rollback or other tax deferral recaptures upon sale
 5. Litigation or estate proceeding affecting ownership or boundaries
 6. Notices from governmental or quasi-governmental authorities related to the property....
 7. Private use restrictions or conditions, protective covenants, or HOA.....
 If yes, please describe: _____
 8. Recent work by persons entitled to file lien claims
 If yes, have all such persons been paid in full
 If not paid in full, provide lien agent name and project number: _____
 9. Jurisdictional government land use authority:
 County: _____ City: _____
 10. Current zoning: _____
 11. Fees or leases for use of any system or item on property
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement.....
 Access via private road
 If yes, is there a private road maintenance agreement? yes no
 14. Solar panel(s), windmill(s), cell tower(s).....
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available
 2. Approximate acreage: _____
 3. Wooded Acreage _____; Cleared Acreage _____
 4. Encroachments
 5. Public or private use paths or roadways rights of way/easement(s).....
 Financial or maintenance obligations related to same
 6. Communication, power, or other utility rights of way/easements
 7. Railroad or other transportation rights of way/easements.....
 8. Conservation easement
 9. Property Setbacks.....
 If yes, describe: _____
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
 11. Septic Easements and Repair Fields
 12. Any Proposed Easements Affecting Property
 13. Beach Access Easement, Boat Access Easement, Docking Permitted
 If yes, please describe: _____

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D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral)
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....
If yes, describe in detail: _____
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant
- 5. Presence of vegetative disease or insect infestation.....
- 6. Timber cruises or other timber related reports
- 7. Timber harvest within past 25 years
If yes, monitored by Registered Forester?
If replanted, what species:_____
Years planted: _____
- 8. Harvest impact (other than timber)
If yes, describe in detail: _____

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....
- 2. Underground or above ground storage tanks
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....
- 5. Federal or State listed or protected species present.....
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property
- 7. Groundwater, surface water, or well water contamination Current Previous
- 8. Previous commercial or industrial uses.....
- 9. Wetlands, streams, or other water features
Permits or certifications related to Wetlands
Conservation/stream restoration.....
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material
If yes, describe in detail: _____
 - ii. Other fuel/chemical.....
 - iii. Paint Lead based paint Other paint/solvents
 - iv. Agricultural chemical storage

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): _____
- Cable (describe): _____

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