

# RED REPORT™ 20 QUESTIONS® FORMAT

File No. \_\_\_\_\_

<b>INTRODUCTION</b>	Subject Property Address _____ City _____ State _____ Zip _____ Completed By _____ Date of Disclosure _____
	For the 20 Questions®, comment on known issues, past, present or proposed. For on-site observations, check "see comments" and for on-line research, check "see attached", or both if applicable. Check the source(s) used below: <input type="checkbox"/> Appraisal Report <input type="checkbox"/> Architectural Plan <input type="checkbox"/> Aerial Photo <input type="checkbox"/> Broker Document <input type="checkbox"/> City-County <input type="checkbox"/> Contract <input type="checkbox"/> EIR <input type="checkbox"/> Engineering Report <input type="checkbox"/> Escrow-Sales Document <input type="checkbox"/> Insurance Policy <input type="checkbox"/> Lease <input type="checkbox"/> Legal Document <input type="checkbox"/> Loan Document <input type="checkbox"/> Owner-Manager <input type="checkbox"/> Phase I-II-III Report <input type="checkbox"/> Police/Sheriff <input type="checkbox"/> Property Inspection Report <input type="checkbox"/> Property Profile <input type="checkbox"/> Site Survey <input type="checkbox"/> Soils Report <input type="checkbox"/> Special Study <input type="checkbox"/> Termite Report <input type="checkbox"/> Title Report <input type="checkbox"/> Other
<b>CLASS I</b>	<b>GENERAL CONDITIONS</b> 1. Are the property's general features and issues identified, i.e., size, history, title, trend, etc? <input type="checkbox"/> See property profile <input type="checkbox"/> See appraisal _____
<b>CLASS II</b>	<b>TRANSACTIONAL CONDITIONS</b> 2. Are there transfer issues, i.e., non-arm'slength, foreclosure, option, assemblage, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 3. Are there special financing issues, i.e., seller financing, exchange, balloon, wrap, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS III</b>	<b>DISTRESS CONDITIONS</b> 4. Are there accident or tragic issues, i.e., fire, violation, death (non-AIDS), etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 5. Are there crime issues, i.e., crime scene, burglary, neighbor with criminal record, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS IV</b>	<b>LEGAL CONDITIONS</b> 6. Are there legal issues, i.e., lease, easement, CC&R, lien, bond, contract, moratorium, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 7. Are there suit or claim issues, i.e., legal claim, insurance claim, title claim, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 8. Are there special government issues, i.e., eminent domain, unusual zoning-assessment, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS V</b>	<b>EXTERNAL CONDITIONS</b> 9. Are there area land use issues, i.e., airport, jail, school, cemetery, powerline, pipeline, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 10. Are there nuisance issues, i.e., noise, odor, view, construction, traffic, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS VI</b>	<b>BUILDING CONDITIONS</b> 11. Are there building issues, i.e., defect, termite, pest, ADA, code, permit, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 12. Are there repair issues, i.e., roof, structural, window, door, utility, appliance, floor, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS VII</b>	<b>SITE CONDITIONS</b> 13. Are there soil issues, i.e., corrosive, expansive, porous, subsidence, slide, creep, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 14. Are there geotechnical issues, i.e., grading, cut and fill, compaction, drainage, crack, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments
<b>CLASS VIII</b>	<b>ENVIRONMENTAL CONDITIONS</b> 15. Are there hazardous substance issues, i.e., hydrocarbon, solvent, radioactive, bio, metal, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 16. Are there contamination issues, i.e., asbestos ('79), lead paint ('78), spill, leak, septic, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 17. Are there environmental agency issues, i.e., Superfund, LUST, landfill, RCRA, NPL, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached
<b>CLASS IX</b>	<b>CONSERVATION CONDITIONS</b> 18. Are there natural resource issues, i.e., habitat, open space, wetland, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments 19. Are there historic or cultural resource issues, i.e., district, NRHP, archeology, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached
<b>CLASS X</b>	<b>NATURAL CONDITIONS</b> 20. Are there natural hazard issues, i.e., flood, wildfire, earthquake, tornado, storm damage, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached
<b>COMMENTS</b>	
Signature: _____	Date: _____
<b>Note: Please refer to the attached on-line research and disclaimer. Your state may have additional forms or requirements. Consult with a competent real estate attorney or the appropriate licensed professional.</b>	