

Sugar Grove Realty Inc.,

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SR 300A

RESIDENTIAL PROPERTY DISCLOSURE

Property Address: _____
Legal Description: 599.187 ac, (see tax tickets), Franklin District

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other Hand-Dug
Sewage Disposal Public Septic System approved for (Unapproved # bedrooms)
Garbage Disposal Yes No
Dishwasher Yes No
Heating Oil Natural Gas Electric Heat Pump Age ____ Other wood
Air Conditioning Oil Natural Gas Electric Heat Pump Age ____ Other ____
Hot Water Oil Natural Gas Electric Capacity ____ Age ____ Other ____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown
Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply
Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown
Type of roof: Metal Age: _____
Comments: _____
Is there any existing fire retardant treated plywood? Yes No Unknown
Comments: _____

4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any Defects (structural or otherwise)? Yes No Unknown
Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown
Comments: _____
Any Defects? Yes No Unknown

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating conditions? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does not apply

Comments: _____

Is the system in operating conditions? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: Does Not Apply

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home Water Treatment System: Yes No Unknown Does Not Apply

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage: Yes No Unknown

BR

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated material (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below:

Comments: _____

15. Are there any zoning violations, nonconforming uses, violation or building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below

Comments: _____

16. Is the property located in a flood zone, conservation area, wetland area, or Designated Historic District?

Yes No Unknown If yes, specify below:

Comments: _____

17. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below:

Comments: _____

18. Are there any other material defects affecting the physical condition of the property? Yes No Unknown

Comments: _____

The foregoing answers and explanations are true and complete to the best of my/our knowledge, I/we have authority to complete this disclosure form, and I/we have retained a copy hereof. I/we herewith authorize Sugar Grove Realty to disclose the information set forth above to other real estate brokers, real estate agents, and prospective buyers of the property.

Seller agrees to hold harmless all brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by Seller in this Disclosure Statement.

This PROPERTY CONDITION DISCLOSURE STATEMENT consists of 3 pages, including attachments.

SELLER:

Richard E. Beers 9/30/23

Signature

Date

Signature

Date

The purchaser(s) are satisfied with the above PROPERTY CONDITION DISCLOSURE STATEMENT.

PURCHASER:

Signature

Date

Signature

Date