



Exceptions/Explanations for "NO" responses above: N/A

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

II. Property Conditions, Improvements and Additional Information:

- 1. Basement/Foundation: Has there been known water or other problems? Yes [ ] No [X] Unknown [ ] If yes, please explain:
2. Roof: Any known problems? Yes [ ] No [X] Unknown [ ] Type \_\_\_\_\_ Unknown [ ]
Date of repairs/replacement None \_\_\_\_\_ Unknown [ ] Describe: \_\_\_\_\_
3. Well and pump: Any known problems? Yes [ ] No [ ] Unknown [ ] Type of well (depth/diameter), age and date of repair:
N/A - city water \_\_\_\_\_ Has the water been tested? Yes [ ] No [ ] Unknown [ ]
If yes, date of last report/results: \_\_\_\_\_
4. Septic tanks/drain fields: Any known problems? Yes [ ] no [ ] Unknown [ ] Location of tank \_\_\_\_\_ Unknown [ ]
Age \_\_\_\_\_ Unknown [ ] Date tank last cleaned \_\_\_\_\_ Unknown [ ]
5. Sewer: Any known problems? Yes [ ] No [X] Any known repairs/replacement? Yes [ ] No [X] Date of repairs \_\_\_\_\_
6. Heating system(s): Any known problems? Yes [ ] No [X] Any known repairs/replacement? Yes [ ] No [X]
Date of repairs \_\_\_\_\_
7. Central Cooling system(s): Any known problems? Yes [ ] No [X] Any known repairs/replacement? Yes [ ] No [X]
Date of repairs \_\_\_\_\_
8. Plumbing system(s): Any known problems? Yes [ ] No [X] Any known repairs/replacement? Yes [ ] No [X]
Date of repairs \_\_\_\_\_
9. Electrical system(s): Any known problems? Yes [ ] No [X] Any known repairs/replacement? Yes [ ] No [X]
Date of repairs \_\_\_\_\_
10. Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems?
Yes [ ] No [X] Unknown [ ] Date of treatment \_\_\_\_\_ Previous Infestation/Structural Damage?
Yes [ ] No [X] Date of repairs \_\_\_\_\_
11. Asbestos: Is asbestos present in any form in the property? Yes [ ] No [X] Unknown [ ] If yes, explain: \_\_\_\_\_
12. Radon: Any known tests for the presence of radon gas? Yes [ ] No [X] If yes, test results? \_\_\_\_\_
Date of last report \_\_\_\_\_
13. Lead Based Paint: Known to be present or has the property been tested for the presence of lead based paint? Yes [ ] No [X]
Unknown [ ] If yes, what were the test results? \_\_\_\_\_ Has the lead
disclosure and pamphlet been provided? Yes [ ] No [ ]
14. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned
with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property?
Yes [ ] No [ ] Unknown [X]
15. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways
whose use or maintenance responsibility may have an effect on the property? Yes [ ] No [X] Unknown [ ]
16. Structural Damage: Any known structural damage? Yes [ ] No [X] Unknown [ ]
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes [ ] No [X] Unknown [ ]
18. Is the property located in a flood plain? Yes [ ] No [X] Unknown [ ] If yes, flood plain designation \_\_\_\_\_
19. Do you know the zoning classification of this property? Yes [X] No [ ] Unknown [ ] What is the zoning? Residential
20. Is the property located in a real estate improvement district? Yes [ ] No [X] Unknown [ ]
If yes, indicate the amount of any special assessment against the property: \$ \_\_\_\_\_

N/A city

Buyer initials JK Seller initials \_\_\_\_\_

21. Any restrictive covenants on the property?  Yes  No  If the buyer desires to view the covenants prior to offer, where may the covenants be found? *Mr. Steve Saunders - Springbrook Developer*

You **MUST** explain any "Yes" responses above (Attach additional sheets if Necessary): \_\_\_\_\_

*The Developer of Springbrook, Mr. Steven Saunders, has restrictive covenants relating to construction of residential property on Springbrook.*

**III. Non-Mandatory Requested Items:** Are you as Seller aware of any of the following:

- 1. Structural modification, alteration, or repair made without necessary permits or licensed contractors? Yes  No  Unknown
- 2. Has there been a property/casualty loss or insurance claim over \$5,000, or major damage to the property from fire, wind, hail, flood(s) or landslide(s)? Yes  No  Unknown
- 3. Are there any known current, preliminary or future tax assessments for the property? Yes  No  Unknown
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes  No  Unknown
- 5. Septic Tank/Drain Field: If in a county requiring septic inspection when the title is transferred, has the system been inspected within regulated amount of time? Yes  No  Unknown  Date of inspection \_\_\_\_\_
- 6. Private burial grounds: Does property contain any private burial ground? Yes  No  Unknown
- 7. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes  No  Unknown
- 8. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes  No  Unknown  If yes, what were the test results? \_\_\_\_\_
- 9. Attic Insulation: Type Unknown  Amount \_\_\_\_\_ Unknown
- 10. Are you aware of any area environmental concerns? Yes  No  Unknown  If yes, please explain: \_\_\_\_\_
- 11. Are you related to the listing agent? Yes  No  If yes, how? \_\_\_\_\_
- 12. Attach copy of survey (if available).

N/A

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_

*Retaining wall on lower tier of back yard replaced summer 2008 following heavy spring rains.*

*new construction in*

Seller has owned the property since 1998 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller Jay R Kalas Seller \_\_\_\_\_ Date 03/22/09

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_