

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code. TO BE COMPLETED BY OWNER (Please Print) Property Address: Owners Name(s): , 20 is not occupying the property. If owner is occupying the property, since what date: ____ Owner is Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION. Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed. Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown. THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes): Public Water Service **Holding Tank** Unknown Private Water Service Cistern Private Well Spring Pond Shared Well Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? If "Yes", please describe: Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Purchaser's Initials / Date /

Owner's Initials / Date /

Property Address			
B) SEWER SYSTEM: The nature of the sanitary Public Sewer Leach Field Unknown	Private Sewer Aeration Tank Other	Septic Tank Filtration Bed	
If not a public or private sewer, date of last inspection Do you know of any current leaks, backups or othe If "Yes", please describe:	on:r material problems with the sewer	system servicing the property? Yes	s No
If owner knows of any leaks, backups or other mate years), please describe and indicate any repairs con			
Information on the operation and maintenance of the board of health of the health district in which the process of the control of the board of health of the health district in which the process of the control of the control of the board of the control of the board of the control of the cont	operty is located. Other material problems with the roo		ment of health or the
If owner knows of any leaks or other material prob- please describe and indicate any repairs completed:			er than the past 5 years),
D) WATER INTRUSION: Do you know of any property, including but not limited to any area belo If "Yes", please describe and indicate any repairs c	w grade, basement or crawl space?	Yes No	r other defects to the
Do you know of any water or moisture related damice damming; sewer overflow/backup; or leaking p If "Yes", please describe and indicate any repairs c	ipes, plumbing fixtures, or applianc	es? Yes No	noisture condensation;
Purchaser is advised that every home contains mole encouraged to have a mold inspection done by a query Yes No If "Yes", please describe and in	alified inspector. Have you ever ha		qualified inspector?
E) STRUCTURAL COMPONENTS (FOUNDA Do you know of any movement, shifting, deterioral problems with the foundation, basement/crawl space Yes No If "Yes", please describe:	tion, material cracks/settling (other te, floors, or interior/exterior walls?	than visible minor cracks or blemishes	
If owner knows of any repairs, alterations or modif (but not longer than the past 5 years), please descri		ct of any problem identified above, sin	ce owning the property
Do you know of any previous or current fire or smo If "Yes", please describe and indicate any repairs c		es No	
F) MECHANICAL SYSTEMS: Do you know o not have the mechanical system, mark N/A (Not A) YES NO		rith the following mechanical systems? YES NO	If your property does N/A
1) Electrical	8) Water softer		
2) Plumbing (pipes)	a. Is water so	oftener leased?	
3) Central heating	9) Security Sys	stem	
4) Central Air conditioning	•	system leased?	
5) Sump pump	10) Central vacu		
6) Fireplace/chimney	11) Built in app		
7) Lawn sprinkler	12) Other mech		
If the answer to any of the above questions is "Yes" not longer than the past 5 years).			owning the property (bi
Owner's Initials/_ Date	/ Purch	aser's Initials/ Dat	e/

Property Address				
G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No				
If "Yes", please describe:				
If owner knows of any inspection or treatment for wood boring insects/termites, since owning the				
past 5 years), please describe:				
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current identified hazardous materials on the property?	presence of any of the below			
Yes No Unkn 1) Lead-Based Paint 2) Asbestos	own			
 3) Urea-Formaldehyde Foam Insulation 4) Radon Gas a. If "Yes", indicate level of gas if known 				
5) Other toxic or hazardous substances If the answer to any of the above questions is "Yes", please describe and indicate any repairs, reproperty:	emediation or mitigation to the			
I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or gradi property? Yes No If "Yes", please describe:	Yes No Unknown			
If owner knows of any repairs, modifications or alterations to the property or other attempts to a grading or erosion problems since owning the property (but not longer than the past 5 years), pl				
K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION building or housing codes, zoning ordinances affecting the property or any nonconforming uses If "Yes", please describe:				
Is the structure on the property designated by any governmental authority as a historic building district? (NOTE: such designation may limit changes or improvements that may be made to the If "Yes", please describe:	e property). Yes No			
Do you know of any recent or proposed assessments, which could affect the property? Yes If "Yes", please describe:				
Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Condominium Association or any other Community Association? Yes No If "Yes", please describe:				
Owner's Initials/ Date/ Purchaser's Initials	/ Date/			

Property Address	
L) BOUNDARY LINES/ENCROACH conditions affecting the property? Yes	MENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following No Yes No
1) Boundary Agreement	4) Shared Driveway
2) Boundary Dispute	5) Party Walls
3) Recent Boundary Change	6) Encroachments From or on Adjacent Property
If the answer to any of the above question	ns is "Yes", please describe:
natural gas wells (plugged or unplugged),	NKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or or abandoned water wells on the property? Yes No
N) OTHER KNOWN MATERIAL DE	EFECTS: The following are other known material defects in or on the property:
	ects would include any non-observable physical condition existing on the property that could operty or any non-observable physical condition that could inhibit a person's use of the
the date signed by the Owner. Owner i obligation of the owner to disclose an it	contained in this form are made in good faith based on his/her actual knowledge as of is advised that the information contained in this disclosure form does not limit the tem of information that is required by any other statute or law or that may exist to ation, concealment or nondisclosure in a transaction involving the transfer of
OWNER:	DATE:
OWNER:	DATE:
RECEIPT AN	D ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS
5302.30(G). Pursuant to Ohio Revised Copurchase contract for the property, you man owner or Owner's agent, provided the do	owner has no obligation to update this form but may do so according to Revised Code Section ode Section 5302.30(K), if this form is not provided to you prior to the time you enter into a ay rescind the purchase contract by delivering a signed and dated document of rescission to ocument of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of ted your offer; and 3) within 3 business days following your receipt or your agent's receipt in.
	A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE N THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE
purchaser deems necessary with respect Purchaser should exercise whatever du Registration and Notification Law (conwritten notice to neighbors if a sex offer public record and is open to inspection	respect to any offsite conditions. Purchaser should exercise whatever due diligence at to offsite issues that may affect purchaser's decision to purchase the property. We diligence purchaser deems necessary with respect to Ohio's Sex Offender amonly referred to as "Megan's Law"). This law requires the local Sheriff to provide ander resides or intends to reside in the area. The notice provided by the Sheriff is a under Ohio's Public Records Law. If concerned about this issue, purchaser assumes om the Sheriff's office regarding the notices they have provided pursuant to Megan's
My/Our Signature below does not constitu	ute approval of any disclosed condition as represented herein by the owner.
PURCHASER:	DATE:
PURCHASER:	DATE: