

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code. TO BE COMPLETED BY OWNER (<i>Please Print</i>)					
Property Addre	ss:				
Owners Name(s	s):				
Date:	-	20			
Owner is	is not occupying the property	. If owner is occupying the pro	perty, since what date:		
owner, other that careful inspection generally inacces BY ANY AGE SUBSTITUTE	an having lived at or owning the on of the property by a potential essible areas of the property. To TOR SUBAGENT REPRES	e property, possesses no greate Il purchaser. Unless otherwise HIS STATEMENT IS NOT A ENTING THE OWNER OF TI	less otherwise advised in writing by the owner, the r knowledge than that which could be obtained by a advised, owner has not conducted any inspection o WARRANTY OF ANY KIND BY THE OWNER HE PROPERTY. THIS STATEMENT IS NOT A RE ENCOURAGED TO OBTAIN THEIR OWN	f	
owner's agent of purchasers in a this disclosure f law to be disclo	or subagent. This form and the transfer made by the owner, and form does not limit the obligations of the transfer of residential	representations contained in it d are not made to purchasers ir on of the owner to disclose an i l real estate. For example, alt	y the owner and are not the representations of the are provided by the owner exclusively to potential any subsequent transfers. The information contain tem of information that is required by any other state hough some questions are limited to the past five have not been fully corrected are required to be	tute or e	
Attach addition	al pages with your signature if	additional space is needed. (4)	al matters in the property that are actually known. Complete this form yourself. (5) If some items do is not within your actual knowledge, indicate Unkn	not	
THE FO	OLLOWING STATEMENTS	OF THE OWNER ARE BA	SED ON OWNER'S ACTUAL KNOWLEDGE		
A) WATER S	UPPLY: The source of water	supply to the property is (check	appropriate boxes):		
ŕ	Public Water Service	Holding Tank	Unknown		
	Private Water Service	Cistern	Other		
	Private Well	Spring			
	Shared Well	Pond			
Do you know o	f any current leaks, backups or	other material problems with the	ne water supply system or quality of the water?		
Yes No	If "Yes", please describe:				
If owner knows	of any leaks, backups or other	material problems with the wa	ge will vary from household to household) Yes ter supply system or quality or quantity of the wated indicate any repairs completed:	No r since	
Owner's Initials	s/ Date	/ Purc	haser's Initials/ Date/		

Property Address				
B) SEWER SYSTEM: The nature of the sanitary sewer 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 other mater If "Yes", please describe:	rial problems with the sewer	system servicing the property?	Yes No	
If owner knows of any leaks, backups or other material proyears), please describe and indicate any repairs completed:			not longer than the past 5	
Information on the operation and maintenance of the type board of health of the health district in which the property C) ROOF: Do you know of any current leaks or other m If "Yes", please describe:	is located. aterial problems with the roo	of or rain gutters? Yes No		
If owner knows of any leaks or other material problems with please describe and indicate any repairs completed:				
D) WATER INTRUSION: Do you know of any previous property, including but not limited to any area below grade If "Yes", please describe and indicate any repairs complete	e, basement or crawl space?	Yes No	ture or other defects to the	
Do you know of any water or moisture related damage to fice damming; sewer overflow/backup; or leaking pipes, pl If "Yes", please describe and indicate any repairs complete	umbing fixtures, or applianc	es? Yes No	age; moisture condensation;	
Purchaser is advised that every home contains mold. Som encouraged to have a mold inspection done by a qualified Yes No If "Yes", please describe and indicate	inspector. Have you ever ha	nd the property inspected for mole	d by a qualified inspector?	
E) STRUCTURAL COMPONENTS (FOUNDATION, Do you know of any movement, shifting, deterioration, maproblems with the foundation, basement/crawl space, floor Yes No If "Yes", please describe:	aterial cracks/settling (other rs, or interior/exterior walls?	than visible minor cracks or blem		
If owner knows of any repairs, alterations or modifications (but not longer than the past 5 years), please describe:			ve, since owning the propert	
Do you know of any previous or current fire or smoke dan If "Yes", please describe and indicate any repairs complete		es No		
F) MECHANICAL SYSTEMS: Do you know of any contract the mechanical system, mark N/A (Not Applicable YES NO N/A		ith the following mechanical sys	tems? If your property does	
1) Electrical	8) Water softer		10/1	
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", pleas not longer than the past 5 years).				
Owner's Initials / Date /	Durch	aser's Initials	Date /	

Property Address	
G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on a property or any existing damage to the property caused by wood boring insects/termites? Yes No If "Yes", please describe:	the
If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer that past 5 years), please describe:	ın the
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?	
Yes No Unknown 1) Lead-Based Paint 2) Asbestos 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, remediation or mitigation to the property:)
I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unkn 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 grading or erosion problems affecting the property? Yes No If "Yes", please describe:	
If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage grading or erosion problems since owning the property (but not longer than the past 5 years), please describe:	, settling,
K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violati building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes If "Yes", please describe:	ons of No
Is the structure on the property designated by any governmental authority as a historic building or as being located in an histo district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No If "Yes", please describe:	ric
Do you know of any recent or proposed assessments, which could affect the property? Yes No If "Yes", please describe:	
Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, 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	MENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following				
conditions affecting the property? Yes	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 questions	s 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 abandoned water wells on the property? Yes No				
N) OTHER KNOWN MATERIAL DE	FECTS: The following are other known material defects in or on the property:				
	cts would include any non-observable physical condition existing on the property that could perty or any non-observable physical condition that could inhibit a person's use of the				
the date signed by the Owner. Owner is obligation of the owner to disclose an ite	ontained in this form are made in good faith based on his/her actual knowledge as of advised that the information contained in this disclosure form does not limit the em of information that is required by any other statute or law or that may exist to tion, concealment or nondisclosure in a transaction involving the transfer of				
OWNER:	DATE:				
OWNER:	DATE:				
RECEIPT ANI	D ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS				
5302.30(G). Pursuant to Ohio Revised Co purchase contract for the property, you ma Owner or Owner's agent, provided the doc	where has no obligation to update this form but may do so according to Revised Code Section de Section 5302.30(K), if this form is not provided to you prior to the time you enter into a sy rescind the purchase contract by delivering a signed and dated document of rescission to cument of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of ed your offer; and 3) within 3 business days following your receipt or your agent's receipt.				
	VE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE 'ATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE WNER.				
purchaser deems necessary with respect Purchaser should exercise whatever due Registration and Notification Law (com written notice to neighbors if a sex offen public record and is open to inspection u	espect to any offsite conditions. Purchaser should exercise whatever due diligence to offsite issues that may affect purchaser's decision to purchase the property. e diligence purchaser deems necessary with respect to Ohio's Sex Offender monly referred to as "Megan's Law"). This law requires the local Sheriff to provide der 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 in the Sheriff's office regarding the notices they have provided pursuant to Megan's				
My/Our Signature below does not constitu	te approval of any disclosed condition as represented herein by the owner.				
PURCHASER:	DATE:				
PURCHASER:	DATE:				