

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address: 2102 Fairview Road Date: June 6, 2024

APPLIANCES

	None	working	Not working	Unknown
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Oven/Range				
Range Hood				
Microwave Oven				
Refrigerator				
Ice Maker				
Freezer				
Gas Grill				
Satellite System				
Window A/C				
Trash Compactor				
Mounted Appliances				

ROOF

Age	years	Yes	No	Unknown
Does roof leak?				
Is there present damage?				
Is roof under warranty?				
Is Warranty transferable?				
Expiration date of warranty:				

HAZARDOUS CONDITIONS

Age	years	Yes	No	Unknown
Are there current hazardous conditions on the property?				
Methane gas				
Lead paint				
Radon gas (house or well)				
Radioactive material				
Landfill				
Mineshaft				
Expansive soil				
Urea formaldehyde insulation				
Toxic materials				
Asbestos insulation				

ELECTRICAL SYSTEM

none	working	Not working	Unknown
Air Purifier			
Security System			
Ceiling fan(s)			
Garage Door opener(s)			
Smoke Alarm(s)			
Intercom			
200 Amp Service			
Circuit Breakers			
Fuses			
Switches & Outlet			
Light Fixtures			
Vent Fan(s)			
Interior Elec. Wiring			
Sanity			

OTHER DISCLOSURES Yes No Unknown

Are the improvements connected to:			
Public water system?			
Private water system?			
Public sewer system?			
Private sewer system?			
A. Do structures have aluminum wiring?			
B. Are trees/shrubs dead or diseased?			
C. Are there any encroachments?			
D. Are there any violations of zoning, building codes or restrictive covenants?			
E. Have you received notice from any governmental agency affecting the property?			
F. Are there any structural problems?			
G. Have there been any substantial additions or alterations made?			
H. Has there ever been moisture or water problems in basement or crawl space?			
I. Is there any damage due to wind, fire, pests or animals?			
J. When was fireplace/wd. burner/ Stove/chimney last cleaned?			
K. Has flooding occurred on property?			
L. Has water ever been inside any structures on property?			
M. Has flood occurred on access roads?			

HEATING/COOLING SYSTEMS

none	working	Not working	Unknown
Attic Fan			
Central Air Cond.			
Evaporative Cooler			
Gas Fireplace			
Wood burning Fireplace			
Fireplace Insert			
Wood burning Stove			
Forced Air Electric			
Forced Air Gas Furn.			
Humidifier			
Floor Furnace			
Heat Pump			
Baseboard Elec.			
Solar Heat			
Propane Tank			
Power Roof Fan			

Comments: seller(s) have never occupied the residence.

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrants or guarantees the above information on the property. Property inspection reports and/or home protection plans may be purchased. The information contained in this disclosure has been provided by the seller, who certifies to the truth thereof based upon the seller's current actual knowledge, but is no warranty.

Lynette L. Wright
 Seller
 Seller
 Purchaser
 Purchaser