

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address: 1562 Arnoldsburg Rd.

Date: 08-23-24

APPLIANCES

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

ELECTRICAL SYSTEM

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

HEATING/COOLING SYSTEMS

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

ROOF

	Age	3	years	Yes	No	Unknown
Does roof leak?					KW	
Is there present damage?					KW	
Is roof under warranty?						KW
Is Warranty transferable?						KW
Expiration date of warranty:						KW

HAZARDOUS CONDITIONS

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

	Yes	No	Unknown
Are the improvements connected to?			
Public water system?	KW		
Private water system?			KW
Public sewer system?			KW
Private sewer system?	KW		
A. Do structures have aluminum wiring?			KW
B. Are trees/shrubs dead or diseased?			KW
C. Are there any encroachments? Gasline	KW		
D. Are there any violations of zoning, building codes or restrictive covenants?			KW
E. Have you received notice from any governmental agency affecting the property?			KW
F. Are there any structural problems?			KW
G. Have there been any substantial additions or alterations made?	KW		
H. Has there ever been moisture or water problems in basement or crawl space?			KW
I. Is there any damage due to wind, fire, pests or animals?			KW
J. When was fireplace/w.d. burner/ Stove/chimney last cleaned?			KW
K. Has flooding occurred on property?			KW
L. Has water ever been inside any structures on property?			KW
M. Has flood occurred on access roads?			KW

Comments:

Selling it in "As Is" condition.

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrants 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.

M. Wilton
 Seller
Christina Wilton
 Seller

 Purchaser

 Purchaser