

# Seller's Disclosure Statement

Property Address 1720 Dimmers Road, Reading MICHIGAN  
Street City, Village or Township

10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on the property.
- unknown  yes  no
- If yes, please explain: \_\_\_\_\_
11. Flood Insurance: Do you have flood insurance on the property? unknown  yes  no
12. Mineral Rights: Do you own the mineral rights? unknown  yes  no

**Other Items:** Are you aware of any of the following:

- Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown  yes  no
- Any encroachments, easements, zoning violations or nonconforming uses? unknown  yes  no
- Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown  yes  no
- Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown  yes  no
- Settling, flooding, drainage, structural, or grading problems? unknown  yes  no
- Major damage to the property from fire, wind, floods, or landslides? unknown  yes  no
- Any underground storage tanks? unknown  yes  no
- Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown  yes  no
- Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown  yes  no
- Any outstanding municipal assessments or fees? unknown  yes  no
- Any pending litigation that could affect the property or the Seller's right to convey the property? unknown  yes  no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: neighbor farms

The Seller has lived in the residence on the property from 2020 (date) to current (date).  
The Seller has owned the property since 2021 (date).  
The Seller has indicated above the condition of all the items based on information known to the Seller. 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 the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Ronald Culin Date 6/15/24

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer has read and acknowledges receipt of this statement.

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

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

**Disclaimer:** This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation or for warranties made in connection with the form.



# Seller's Disclosure Statement

Property Address 1720 Dimmers Road, Reading, MI 49274 MICHIGAN  
Street City, Village or Township

**Purpose of Statement:** This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

**Seller's Disclosure:** The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

**Instructions to the Seller:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

**Appliances/ Systems/ Services:** The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

|                                     | Yes | No                        | Unknown | Not Available |
|-------------------------------------|-----|---------------------------|---------|---------------|
| Range/oven                          | ✓   |                           |         |               |
| Dishwasher                          | ✓   |                           |         |               |
| Refrigerator                        | ✓   |                           |         |               |
| Hood/fan                            | ✓   |                           |         |               |
| Disposal                            | ✓   |                           |         |               |
| TV antenna, TV rotor & controls     |     |                           |         | ✓             |
| Electrical system                   | ✓   |                           |         |               |
| Garage door opener & remote control |     |                           | ✓       |               |
| Alarm system                        | ✓   | <i>however never used</i> |         |               |
| Intercom                            |     |                           |         | ✓             |
| Central vacuum                      |     |                           |         | ✓             |
| Attic fan                           |     |                           |         | ✓             |
| Pool heater, wall liner & equipment |     |                           |         | ✓             |
| Microwave                           | ✓   |                           |         |               |
| Trash compactor                     | ✓   |                           |         |               |
| Ceiling fan                         | ✓   |                           |         |               |
| Sauna/hot tub                       |     |                           |         | ✓             |

|                                | Yes | No | Unknown | Not Available |
|--------------------------------|-----|----|---------|---------------|
| Washer                         | ✓   |    |         |               |
| Dryer                          | ✓   |    |         |               |
| Lawn sprinkler system          |     |    |         | ✓             |
| Water heater                   | ✓   |    |         |               |
| Plumbing system                | ✓   |    |         |               |
| Water softener/conditioner     | ✓   |    |         |               |
| Well & pump                    | ✓   |    |         |               |
| Septic tank & drain field      | ✓   |    |         |               |
| Sump pump                      |     |    |         | ✓             |
| City water system              |     |    |         | ✓             |
| City sewer system              |     |    |         | ✓             |
| Central air Conditioning       | ✓   |    |         |               |
| Central heating system         | ✓   |    |         |               |
| Wall Furnace                   |     |    |         | ✓             |
| Humidifier                     |     |    |         | ✓             |
| Electronic air filter          |     |    |         | ✓             |
| Solar heating system           |     |    |         | ✓             |
| Fireplace & chimney <i>gas</i> | ✓   |    |         |               |
| Wood burning system            | ✓   |    |         |               |

Explanation (attach additional sheets if necessary): \_\_\_\_\_

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

**Property conditions, improvements & additional information:**

- Basement/Crawlspace:** Has there been evidence of water? yes \_\_\_ no   
If yes, please explain: \_\_\_\_\_
- Insulation:** Describe, if known: \_\_\_\_\_  
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown \_\_\_ yes \_\_\_ no
- Roof:** Leaks? yes \_\_\_ no   
Approximate age if known: \_\_\_\_\_
- Well:** Type of well (depth/diameter, age and repair history, if known): unknown  
Has the water been tested? yes \_\_\_ no   
If yes, date of last report/results: \_\_\_\_\_
- Septic tanks/drain fields:** Condition, if known: pumped in 2022
- Heating system:** Type/approximate age: gas and geothermal
- Plumbing system:** Type: copper  galvanized \_\_\_ other \_\_\_  
Any known problems? \_\_\_\_\_
- Electrical system:** Any known problems? no
- History of infestation,** if any: (termites, carpenter ants, etc.) no

RC Seller's Initials      \_\_\_\_\_ Buyer's Initials





### Seller's Sewer/Septic Disclosure Statement



Property Address: 1720 Dimmers Road, Reading, Michigan

**Purpose of Statement:** This Supplemental Sewer/Septic Disclosure Statement expands upon the related questions in the Sellers' Disclosure Statement regarding the septic system or sewer system and is intended to be a part thereof.

**Seller's Disclosure:** Unless otherwise advised, the Seller does not possess any expertise in construction, engineering, or any other specific area related to the construction or condition of the sewage disposal system. This statement is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Purchaser may wish to obtain. The following are representations made solely by the Seller and are not the representations of the Seller's agent, if any.

**Instructions to Seller:** (1) Answer applicable questions to the best of your ability. (2) Report known conditions affecting the sewage disposal system. (3) If you do not know facts necessary to answer a question, respond "unknown". (4) Attach additional pages with your signature if additional space is needed. (5) Complete this form yourself.

Please indicate the type of sewage disposal system the property is connected to and answer the respective questions.

**Municipal sewer system**

- 1. Any known problems? \_\_\_\_\_
- 2. Has the sewer line from the house to the street required periodic rodding/cleaning? \_\_\_\_\_
- 3. Is your sewer line entirely on your property? \_\_\_\_\_
- 4. Has the municipal sewer system ever backed up at this property? \_\_\_\_\_

**On-site private septic system**

- 1. Age of system? \_\_\_\_\_
- 2. Any known problems? no
- 3. Septic tank size? unknown Is there also a Dosing Chamber with lift pump? no
- 4. The secondary system is a:
  - a.  drain field
  - b.  dry well(s)
  - c.  other
  - d.  unknown
  - e.  none (holding tank only)
- 5. Does the system serve only this property? yes
- 6. Is the entire septic system within the boundaries of your property? yes
- 7. When was the last time the tank was pumped out? 2022 By Whom: \_\_\_\_\_
- 8. When was the last time the septic system was inspected? \_\_\_\_\_ By Whom: \_\_\_\_\_



### Seller's Sewer/Septic Disclosure Statement

9. Is a municipal sewer system available at the street?  Yes  No

If yes, are you aware of any circumstances under which connection to municipal sewer would be required?

\_\_\_\_\_

10. Seller may attach copies of any inspection reports or permits for this system if available.

**Private Community Sewer System**

- 1. Describe \_\_\_\_\_
  - 2. Any known problems? \_\_\_\_\_
- \_\_\_\_\_

**Other type of sewage disposal system**

- 1. Describe \_\_\_\_\_
  - 2. Any known problems? \_\_\_\_\_
- \_\_\_\_\_

Seller has completed this disclosure based on information known to Seller. Should changes occur in the condition of the systems indicated above, Seller shall immediately revise this statement and furnish the Buyer with a copy. Seller certifies that the information in this statement is true and accurate to the best of Seller's knowledge and authorizes disclosure of this information to prospective purchasers. In no event shall the parties hold the Broker liable for any representations not directly made by the REALTOR/Broker.

Seller Ronald Carlin  
Ronald Carlin

Date 10/18/2023

Seller \_\_\_\_\_

Date \_\_\_\_\_

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_