

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller: Dale & Tammy Davis
Property Address: 813 Seabury St, Effingham
Age of Home: How Long have you owned home? 1 yr Currently occupied by Seller? Y X N

NOTICE TO SELLER

Each Seller is obligated to disclose any facts concerning the condition of the Property which are not readily observable and any other matters which might adversely affect the Property or influence a prospective Buyer. This Disclosure Statement is designed to assist Seller in complying with these disclosure requirements and to provide clear information to Buyers.

NOTICE TO BUYER

This is a disclosure of Seller's knowledge as of the date signed by Seller. It is not a substitute for Buyer's thorough inspection of the property. THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT HAS BEEN PROVIDED BY THE SELLER AND IS NOT A REPRESENTATION OF THE LISTING BROKER, THE SELLING BROKER OR THEIR AGENTS.

LAND(SOILS, DRAINAGE AND BOUNDARIES)

Is there any landfill dirt or expansive soil on the property? Y N X U
Do you know of any settling or grading problems on the Property? Y N X U
Is the Property located in a flood zone or wetland rea? Y N X U
Are there any past or present drainage or flood problems affecting the property? Y N X U
Do you know of any encroachments, boundary line disputes or easements(except utility)affecting property?...Y N X U
Are the boundaries of property marked in any way? Y N X U
Are any trees or shrubs on property diseased or dead? Y N X U
Are you aware of any gas/oil wells on property or adjacent property? Y N X U
If any of your answers in this section are "Yes," explain in detail.

Has the property ever had a stake survey? (If yes, attach a copy of said survey)...Y N X U
Is there fencing on property? Y N X If yes, does fencing belong to property...Y N U

HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS/NEIGHBORHOOD/OTHER MATTERS

Is any feature of property shared in common with adjoining landowners, such as walls, fences, roads or driveways, whose use or responsibility for maintenance might have an effect on property? Y N X U
Is there any defect, damage, or problem with any common elements or common areas which could affect their values or desirability? Y N X U
Is there any condition or claim which may result in an increase in Homes Assoc. assessments or fees? Y N X U
Do you know of any proposed changes in your neighborhood that could adversely affect the value or desirability of property (noise & nuisance, threat of condemnation, street widening, etc.)? Y N X U
Are you aware of any pending bonds or assessments for improvement that apply to property? Y N X U
Is property subject to rules or regulations of any Home Association? (Attach copy, if available). Y N X U
If any of your answers in this section are "Yes," explain in detail.

We do pay Homes Association dues in the amount of \$ per year, payable (yearly/monthly) and are paid in full until

ROOF

Age 18 years Type Shingles 50yr warranty
Has the roof ever leaked during your ownership? Y N X U
Has the roof been replaced or repaired during your ownership? Y N X U
Have there been any problems with the roof or rain gutters? Y N X U
Have you made any insurance claims in the past 5 years? Y N X U
Were repairs from claim(s) made? Y N U NA
If any of your answers in this section are "Yes," explain in detail.

Seller's Initials JD
Buyer's Initials

**TERMITES AND/OR WOOD DESTROYING INSECTS**

Do you have any knowledge of termites and/or wood destroying insects on or affecting property? .....Y NO U  
Do you have knowledge of any damage to property caused by termites or wood destroying insects? .....Y NO U  
Is property currently under warranty or other coverage by a licensed pest control company? .....Y NO U  
Do you know of any termites/pest control reports or treatments for property in last five years? .....Y NO U  
If any of your answers in this section are "Yes," explain in detail. \_\_\_\_\_

**STRUCTURAL/FOUNDATION WALLS (state past or present problems)**

Do you know of any movement, shifting or other problems with foundation, basement, crawl space or slab? Y NO U  
Do you know of any cracks or flaws in walls, foundation, or floors of basement, crawl space, slab or garage? Y NO U  
Has there ever been any water leakage or dampness in the basement or crawl space? .....Y NO U  
Have there ever been any problems with driveways, walkways, patios, or retaining walls on the property? . Y NO U  
Have there been any problems with fireplace and/or chimney? .....Y NO U  
If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe location, extent, date and name of person who did repair or control effort. Attach any reports or receipts. \_\_\_\_\_

Please give date of last chimney cleaning: \_\_\_\_\_

**ADDITIONS/REMODELING**

List and describe any additions, structural changes or alterations made to property by you or former owner. \_\_\_\_\_

Did you or any former owner make these or other additions, structural changes, or alterations to property without all the necessary permits and approval? .....Y N NA  
Was all work performed in compliance with building codes? If "no," explain. no

**PLUMBING AND RELATED ITEMS**

Type: Copper  PVC  Iron \_\_\_\_\_ Galvanized \_\_\_\_\_  
What is your drinking water source? City Water  Rural Water Dist. \_\_\_\_\_ Cistern \_\_\_\_\_ Well \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_  
when was it last checked for safety \_\_\_\_\_ what was the result of the test \_\_\_\_\_  
Do you have a water softener? Y \_\_\_\_\_ N  Leased \_\_\_\_\_ Owned \_\_\_\_\_  
Is there a water purifier system? Y \_\_\_\_\_ N  If yes, is it Reverse Osmosis? Y \_\_\_\_\_ N \_\_\_\_\_  
Type of sewage system? City  Septic tank(s) \_\_\_\_\_ Lagoon \_\_\_\_\_ Cesspool \_\_\_\_\_ Holding Tank \_\_\_\_\_ Other \_\_\_\_\_  
When was your sewage system last serviced? 4 yrs By Whom? Hawk Plumbing  
Do you know of any leaks, backups, or other problems relating to any of the plumbing, water or sewage-related items? NO  
If "Yes," explain in detail. \_\_\_\_\_

**HEATING AND COOLING SYSTEMS**

(Check appropriate items)

Cooling: Central Air  Central Gas \_\_\_\_\_ Window Units \_\_\_\_\_ (#Included in sale) \_\_\_\_\_  
Zoned cooling? Y \_\_\_\_\_ N \_\_\_\_\_ Age of cooling system: \_\_\_\_\_  
Heating: Electric \_\_\_\_\_ Forced Air Gas  Fuel Oil \_\_\_\_\_ (Propane Tank: Lease \_\_\_\_\_ Own \_\_\_\_\_)  
Other \_\_\_\_\_ Zoned heating Y \_\_\_\_\_ N \_\_\_\_\_ (Age of heating system \_\_\_\_\_)  
Last date of servicing: Cooling \_\_\_\_\_ Heating \_\_\_\_\_ By Whom \_\_\_\_\_  
Water Heating: Electric \_\_\_\_\_ Gas  Solar \_\_\_\_\_  
Describe any known problems or repairs on the above systems. none

**ELECTRICAL SYSTEMS**

Type: Copper  Aluminum \_\_\_\_\_ Unknown \_\_\_\_\_ Electrical Panel Total Amps Capacity \_\_\_\_\_  
Describe any known problems, repairs or modifications \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seller's Initials TD  
Buyer's Initials \_\_\_\_\_

