## SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME: Robert D. Bruce and Jewell K. Bruce Family Irrevocable Living Trust PROPERTY ADDRESS:

Notice to Seller: This document allows Sellers of V	/V residential property	to disclose to a potential	Buyer all
known facts that materially and adversely affect th	e value of the subject	property being offered for	sell that
are not readily observable. This disclosure state	ment is designed to a	issist the Seller with info	orming a
potential Buyer in evaluating the property being co	nsidered. The Listing R	eal Estate Broker, the Sel	lling
Real Estate Broker and their respective Agents v	ill also rely upon this	information as they ma	rket and
present the property to prospective Buyers. Thou			
Code, it serves as a means to inform all parties invo			
NOTICE TO PURCHASER: The information provide	is the representation	of the Sellers to the bes	t of their
knowledge as of the date noted. Disclosure by the	Sellers is not a substit	ute for an inspection and	vou may
wish to obtain such by an independent home i	nspection company. T	he information contained	d in this
Statement is not a warranty by the Sellers as to th	e condition of the pro-	perty of which the Sellers	have no
knowledge or other conditions of which the Sellers	have no actual knowle	edge. But, the Seller is red	quired to
disclose any known latent (hidden, concealed or	unseen) defects to an	y potential buyer. Buyer'	s Initials
/		N 10	
1 200 1:111			
/	bject Property is nor	n-owner occupied and t	the
seller is completing the document with limite	I knowledge of the p	roperty.	
1. Year Built?			
2. How long have you owned the property?	8 1/2 VEARS		
3. Do you have an accurate survey of the prope	orty2 Mat is	•	
4. Dates lived in property 10/29/20/3 to 11/1/2	12020 Charleham if	1 possession	
4. Dates lived in property 10/29/2013 to 11/16	Z0Z0 Check here if	never occupied	-
Property Systems: Water, Sewage, Heating & A	ir Conditioning (Ans	wer all that apply)	
1. Water Supply 🗆 Public 🗆 Well 🗆	Other		
Are there any known issues with the water sup		0 # Halmann - 1	. / ^
Comments:	pry: Lies Liv	o ⊠r Unknown □ N	I/A
Home water treatment system: ☐ Yes ☐ No	HI Inleaning	- 21/2	-
Comments:	⊎Unknown	□ N/A □ Lea	ised
Floring to 1 I among the second to 1			
Fire sprinkler system:   Comments:   Yes	□ No 💆 Unk	nown □ N/A	
Are the systems in operating condition? $\Box$ Yes	I No <b>™</b> Unknown □ N/	A Comments:	
D4 C-	, 0		
Page 1 of 5 Seller/ &\lambda	Buyer		

<ol><li>Sewage Disposal   Public   Septic System appr</li></ol>	Oved loi _		(") DC	41001113
Septic Systems: Is the septic system functioning proper		0.252	The second secon	
When was the septic system last pumped? Date:			D	nknown
Comments:				
3. Heating System  Oil  Natural Gas  Electric  Pro	pane 🗆 He	eat Pum	p 🗆 Other / A	ge
Heating Systems: Is heat supplied to all finished rooms	□ Yes	□ No	⊠Unknown	□ N/A
Are the systems in operating condition?	□ Yes	□ No	🗷 Unknown	□ N/A
Comments:				
I. Air Conditioning □ Oil □ Natural Gas □ Electric □ P			np 🗆 Other / /	Age
Is cooling supplied to all finished rooms: $\Box$ Yes $\Box$ No			N/A	
Is the system in operating condition? ☐ Yes ☐ No		wn 🗆	N/A	
Comments:				
5. Hot Water - Oil - Natural Gas - Electric - Oth				
Are there any known issues with the Hot Water system				
Comments:				
Diagonia di adamata di				
Please indicate your actual knowledge with respect to	tne rollov	ving:		
			MInknown	- N/A
5. Foundation: Any settlement or other problems?	□ Yes		⊠Unknown	□ N/A
	□ Yes		⊠Unknown	□ N/A
5. <b>Foundation</b> : Any settlement or other problems? Comments:	□ Yes	□ No	50-40-10-00-00-00-00-00-00-00-00-00-00-00-00	
5. Foundation: Any settlement or other problems?  Comments:	□ Yes	□ No	<b>☆</b> Unknown	□ N/A
5. Foundation: Any settlement or other problems?  Comments:	□ Yes	□ No	<b>☆</b> Unknown	□ N/A
5. Foundation: Any settlement or other problems?  Comments:	□ Yes	□ No	<b>☆</b> Unknown	□ N/A
Foundation: Any settlement or other problems?  Comments:  Basement/Crawlspace/Cellar: Any leaks or moisture  Comments:	□ Yes ? □ Yes	□ No	<b>₩</b> Unknown	□ N/A
5. Foundation: Any settlement or other problems?  Comments:	□ Yes  ? □ Yes  □ Yes	□ No □ No	∰ Unknown	□ N/A
S. Foundation: Any settlement or other problems? Comments:  C. Basement/Crawlspace/Cellar: Any leaks or moisture Comments:  C. Roof: Any leaks or evidence of moisture?  Type of Roof:   Mn Known	□ Yes  ? □ Yes □ Yes	□ No □ No □No	∰ Unknown	□ N/A
S. Foundation: Any settlement or other problems?  Comments:  C. Basement/Crawlspace/Cellar: Any leaks or moisture  Comments:  B. Roof: Any leaks or evidence of moisture?  Type of Roof:   Mn Knewn  S there any existing fire retardant treated plywood □Ye	□ Yes □ Yes □ Yes □ Solvering Augustian States	□ No □ No □No age:		□ N/A
S. Foundation: Any settlement or other problems?  Comments:	□ Yes □ Yes □ Yes □ Solvering Augustian States	□ No □ No □No age:		□ N/A
S. Foundation: Any settlement or other problems?  Comments:  C. Basement/Crawlspace/Cellar: Any leaks or moisture  Comments:  B. Roof: Any leaks or evidence of moisture?  Type of Roof:   Mn Knewn  S there any existing fire retardant treated plywood □Ye	□ Yes □ Yes □ Yes □ S □ No XUr	□ No □ No □No age:nknown	☐ Unknown ☐ N/A Comm	□ N/A □ N/A ents:
S. Foundation: Any settlement or other problems?  Comments:  S. Basement/Crawlspace/Cellar: Any leaks or moisture comments:  S. Roof: Any leaks or evidence of moisture?  Sype of Roof:   Mn Known  Sthere any existing fire retardant treated plywood   O. Plumbing System: Is the system in operating condition	□ Yes □ Yes □ Yes □ Son? □ Yes □	□ No □ No □No □ge: nknown		□ N/A □ N/A ents:
E. Foundation: Any settlement or other problems?  Comments:	□ Yes □ Yes □ Yes □ Yes □ Yes □ Yes □ No ⋈∪r	□ No □ No □ No □ge: nknown		□ N/A □ N/A ents:
Endougher Settlement or other problems?  Comments:	□ Yes □ Yes □ Yes □ Yes □ Yes □ Yes □ No ⋈∪r	□ No □ No □ No □ge: nknown		□ N/A □ N/A ents:
S. Foundation: Any settlement or other problems?  Comments:	□ Yes □ Yes □ Yes □ Yes □ Yes □ Anknown	□ No □ No □ No □ sge: nknown		□ N/A □ N/A ents:
S. Foundation: Any settlement or other problems?  Comments:  7. Basement/Crawlspace/Cellar: Any leaks or moisture  Comments:  8. Roof: Any leaks or evidence of moisture?  Type of Roof: ΜηΚησωη  s there any existing fire retardant treated plywood □Ye  Plumbing System: Is the system in operating condition there any known issues with the Plumbing system?  Comments:  10. Electric Systems: Are there any known issues with the plumbing system is the system is the plumbing system?	□ Yes □ Yes □ Yes □ Yes □ Son? □ Yes □	□ No □ No □No □ge: nknown □ No (x)U	y Unknown  □ N/A Comm  nknown □ N/A	□ N/A □ N/A □ N/A ents:  A Are □
S. Foundation: Any settlement or other problems?  Comments:  7. Basement/Crawlspace/Cellar: Any leaks or moisture  Comments:  8. Roof: Any leaks or evidence of moisture?  Type of Roof: ΜηΚησωη  s there any existing fire retardant treated plywood □Ye  Plumbing System: Is the system in operating condition there any known issues with the Plumbing system?  Comments:  10. Electric Systems: Are there any known issues with the plumbing system is the system is the plumbing system?	□ Yes □ Yes □ Yes □ Yes □ Yes □ Maknown he electric □ Yes □	□ No □ No □No □ge: nknown □ No (x)U	y Unknown  □ N/A Comm  nknown □ N/A	□ N/A □ N/A ents:

In ceiling/attic? Under the floor? In any other areas? Comments:  12. Exterior Drainage: D  Are gutters and downsp Comments:  13. Wood-destroying in  Any known treatments of Any warranties?  Comments:  15. Is a carbon monoxide  Comments:  14. Are there any haza radon gas, lead-based pany mining operations of Pes D	Pes   Note that the sector is a sector in good in in go	No UNO	property known Seation an known known	y after heav N/A No  d / Or prior of N/A No No	y rain?		□ N/A
Under the floor? In any other areas? Comments:  12. Exterior Drainage: D  Are gutters and downsp Comments:  13. Wood-destroying in  Any known treatments of Any warranties?  Comments:  15. Is a carbon monoxide  Comments:  14. Are there any haza radon gas, lead-based pany mining operations of Pes   No	Ooes water stayes Ooes water stayes Ooes water stayes Ooes water stayes Oouts in good Ooes Ooes Ooes Ooes Ooes Ooes Ooes Ooes	No DU No DU and on the o MUnk repair?  nown infest O MUn DYes O MUn alled in the	property known Yes tation an known known	y after heav N/A No  nd /or prior or N/A No	yy rain?  yUr  damage	9?	□ N/A
In any other areas?  Comments:	Does water stayes	and on the o Munk repair?  nown infest o Mun under the Mo Mun under the Mun under t	property known Yes tation an known	y after heav  N/A  No  No  No  No  No  N/A	yy rain?  yuur  damage	9?	□ N/A
Are gutters and downsp Comments:  13. Wood-destroying in Any known treatments of Any warranties?  15. Is a carbon monoxide  Comments:  14. Are there any haza radon gas, lead-based pany mining operations of yes  No	Does water stores outs in good  nsects: Any kromatic properties of the section of	and on the o Munk repair?  nown infest o Munch	property known Tes tation an known known	y after heav NA No nd /or prior of N/A No	yy rain? ÿUr damage ⊠ Un	9?	□ N/A
12. Exterior Drainage: D  Are gutters and downsp Comments:	Does water story yes Not	and on the o Industriant on Industri	property known Seation an known known	y after heav N/A No nd /or prior of N/A No	ØUr damage ⊠Un	9?	□ N/A
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Any known treatments of Any warranties?  Comments:   15. Is a carbon monoxide  Comments:   14. Are there any haza radon gas, lead-based pany mining operations of Yes  No	or repairs? Yes □ Note  de alarm insta Yes □ Note  ardous or reg  paint, licensed	□Yes o ▼Un alled in the No ▼Ur	nknown propert	□ No cy? □ N//	¢x Un	known	
Any warranties?  Comments:  15. Is a carbon monoxide  Comments:  14. Are there any haza radon gas, lead-based pany mining operations of Yes  No	de alarm insta Yes	o ⊠Un alled in the No ☑Ur gulated mat	propert	:y? □ N//		known	
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15. Is a carbon monoxide  Comments:  14. Are there any haza radon gas, lead-based pany mining operations of Yes   No	de alarm insta Yes	alled in the No 🙀 Ur	propert	:y? □ N//	A		
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Comments:  14. Are there any haza radon gas, lead-based pany mining operations of Yes   \[ \sigma \text{No} \]	Yes □ N ordous or reg	lo 💆 Ur	nknown	□ N//	A		
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14. Are there any haza radon gas, lead-based pany mining operations o  ☐ Yes ☐ No	rdous or reg	ulated mat					
ii yes, please specify,	or other past	contaminat	tion on t A	the property	y?		nage talli
15. Are there Fireplace To your knowledge are Comments:	(s)/Woodsto	ve(s)/Chim working co	ney(s)?	□ Yes			
16. Are there any zoning Set-back requirements of affecting the property? If yes, please specify:	or any record □ Yes	ded or unre	corded e	easement, e Unknov	except fo	ding restriction or utilities, or □ N/A	ons or or

17. <b>If you or a contractor has made improvements</b> obtained from the county or local permitting office						
18. Is the property located in a flood zone, farmlar historic district designated by locality? ☐ Yes ☐ No					and	/or
19. Is the property subject to any restrictions; Hor Community Association or any deed restrictions?					ents	i:
20. Do you own the mineral rights?   Yes   No   to transfer all rights; surface and mineral, to the n closing?  Comments:	ew owners at	. □ No				intend N/A
21. To your knowledge has there ever been a mure subject property?  Comments:	□ Yes	□ <b>N</b>	No	🕱 Unkno	wn	□ N/A
<b>22.</b> To your knowledge has there ever been <b>illegal</b> of the subject property; meth lab, etc Comments:	□ Yes		i <b>vity</b> v No			
23. Are there any other material defects, includin of the property?  Comments:	□ Yes	_ I		the physic		
24. Other Structural Systems: including but not lin sidewalks, etc; Any defects (structural or otherw Comments:	ise)? 🗆 Yes 🗖				vays,	,
***************************************						
Page 4 of 5 Seller / ELS	Buve	ar.		,		

NOTE: Seller may wish to disclose additional property of and or other buildings on the property below, that may document.	
Additional Discloser Items if any:	
Seller	Date
. 0 . 1	
Seller Galla X. Shearing	Date
Purchaser	Date
Purchaser	Date

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