



Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials JKS Date 8-12-22
Owner's Initials JKS Date 8/12/22

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 1240 Hayesville Road Waterford OH 45786

Owners Name(s): Lindsey and Tracy Strahler

Date: 8/12/22, 20

Owner ☒ is ☐ is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☒ Public Water Service☒ Holding Tank☐ Unknown☐ Private Water Service☐ Cistern☐ Other private well /
holding tank
hasn't been used since
public water hook-up☒ Private Well☐ Spring☐ Shared Well☐ PondDo you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes
☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☐ Public Sewer☐ Private Sewer☐ Septic Tank☐ Leach Field☒ Aeration Tank☐ Filtration Bed☐ Unknown☐ Other _____

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials KS Date 8-12-22
Owner's Initials WS Date 8-12-22Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

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Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of **any previous or current** fire or smoke damage to the property? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
☐ Yes ☒ No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | |
|-----------------------------|--|-------------------------------|--|
| 1) Electrical | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Central heating | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5) Sump pump | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

- | | |
|---|--|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | _____ |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials JKS Date 8-12-22
Owner's Initials MS Date 8/12/22

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

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I) **UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) **FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) **DRAINAGE/EROSION:** Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) **ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No

If "Yes", please describe (amount) _____

M) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?

1) Boundary Agreement ☐ Yes ☒ No 4) Shared Driveway ☐ Yes ☒ No

2) Boundary Dispute ☐ Yes ☒ No 5) Party Walls ☐ Yes ☒ No

3) Recent Boundary Change ☐ Yes ☒ No 6) Encroachments From or on Adjacent Property ☐ Yes ☒ No

If the answer to any of the above questions is "Yes", please describe: _____

N) **OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials YKS Date 8-12-22
Owner's Initials CNS Date 8/12/22

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

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CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: [Signature]

DATE: 8-12-22

OWNER: Dorothy N. Strubler

DATE: 8/12/22

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



Department of Commerce

Division of Real Estate
& Professional Licensing

STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q

Seller Lindsey and Tracy Strahler
Buyer _____
Property 1240 Hayesville Road Waterford OH 45786

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.




When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

 Seller	<u>8-12-22</u> Date	Buyer	Date
 Seller	<u>8-12-22</u> Date	Buyer	Date
 Listing Agent	<u>8/12/22</u> Date	Selling Agent	Date

Seller Lindsey and Tracy Strahler

Buyer _____

Personal Property located at 1240 Hayesville Road Waterford OH 45786

PERSONAL PROPERTY AGREEMENT

Any items of personal property which convey as indicated below are included in the sales price and shall be transferred free of liens.

Yes No N/A

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	refrigerator
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	washer
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	dryer
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	water softener
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	range/stove
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	attachments for rangetop
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	window treatments <i>upstairs do NOT STAY</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	blinds/shades
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable dishwasher
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable microwave
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	freezer
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable trash compactor
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	central vac attachments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	window/wall air conditioner(s) # _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable dehumidifier
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable humidifier
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable electronic air cleaner
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	garage door opener remote unit(s) # <u>1</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ceiling fan(s) # _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	outside playground equipment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	exterior accent lighting
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable water filtration system
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable work bench
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable kitchen island

Yes No N/A

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	satellite dish
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	satellite dish controls
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	hot tub and equipment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	hot tub cover
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	above ground pool
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	swimming pool equipment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	pool cover
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	fireplace equipment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	fireplace logs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	fireplace insert
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	wood stove
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	firewood
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	invisible fence
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	invisible fence collars # _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	security system
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	sump pump
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	space heaters
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable wet bar
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	mailbox
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	utility tub
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	pot rack
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	portable shower head
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	flag pole

Other items which shall convey: ring door bell does not stay

2 outdoor black lanterns do not stay including posts

dining room mantle does not stay

lilac bushes by electric pole and shed do not stay

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date