

SELLER REAL ESTATE CONDITION REPORT

Re: 5812 Old Clifton Road, Springfield, OH 45502

INCLUSIONS AND EXCLUSIONS: Check N/A if not present on property **Yes** if included with property and **No** if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	N/A	Yes	No	Condition/Age	Property	N/A	Yes	No	Condition/Age
Oven and Range		X		3 yrs	Water Softener	X			
Vent Fans		X		?	Water Heater		X		31 yrs
Refrigerator		X		9 mos	Garage Door Opener		X		2 yrs
Microwave		X		3 yrs	Window AC Units	X			
Dishwasher		X		6 mos	Pool	X			
Washing Machine			X		Pool Equipment	X			
Clothes Dryer			X		Humidifier		X		5 yrs
Disposal	X				Smoke Alarms		X		8 yrs
Trash Compactor	X				Sump Pump(s)		X		15 yrs
Ceiling Fan(s)		5		1 year	Attached Antenna				
Fireplace Equipment	X				Storm Windows		X		
Fireplace Insert		X		8 years	Screens		X		
Wood burning Stove	X				Window Treatment		X		15 yrs
Incinerator	X				Other	X		X	
Solar Equipment	X				Other	X		X	

STRUCTURAL: Have any of the following conditions occurred?

A. Basement	Yes	No		Yes	No
Water in Basement		X	Shifting/Settling		X
Flooding		X	Repairs Made/Completed		X
Leakage	X		Repairs Warranted / In Writing		X
Dampness		X	Repairs Made with Permit		X
Floor/Walls Cracked		X	Repairs Made to Sump Pump		X
Bulges		X			

Explain all "Yes" responses:

Minor leakage on NE wall 6x in 19 years when rained 3+ inches in an hour.

B. Roof	Yes	No		Yes	No
Original Roof		X	Roof Suffered From Ice Damage		X
Roof Ever Leaked	X		Repairs Made/Completed	X	
Gutter Ever Leaked		X	Repairs Warranted / In Writing	X	
Gutter Ever Backed Up		X	Repairs Made with Permit		X
Other:			Roof Age (years): 15 yrs.		

Explain all "Yes" responses:

Roof Leak around Chimney Flashing. Had Chimney Cap Sealed and Flashing replaced. 2019. No additional problem

C. Wood Destroying Organisms					
Are you aware of any evidence of:					
	Yes	No		Yes	No
Wood rot		X	Powder Post Beetles		X
Mildew		X	Other Insect Infestation		X
Vermin		X	Repairs Made / Completed		X
Rodents		X	Repairs Warranted / in Writing		X
Carpenter Ants		X			

Explain all "Yes" responses:

D. Windows					
Do you have:					
	Yes	No		Yes	No
Thermopane Windows	X		Brick Molding Dry Rot		X
Broken Windows		X	Repairs Made / Completed		X
Broken Seals		X	Repairs Warranted / In Writing		X
Sill Dry Rot		X			

Explain all "Yes" responses:

Double pane windows throughout the house

E. Asbestos					
To the best of your knowledge:					
	Yes	No		Yes	No
Is any boiler, pipe, duct, tank, furnace or load supporting structural member insulated or fireproofed with asbestos?					X

Explain "Yes" response and provide location:

F. Siding					
Do you have:					
	Yes	No		Yes	No
Hardboard Siding (LP, GP, Masonite, etc.)		X	Synthetic Stucco (EIFS)		X
Wood Siding	X		Repairs Made / Completed		X
Aluminum Siding	X		Repairs Warranted / In Writing		X
Vinyl Siding	X		Repairs Made with Permit		X
Hard Stucco		X			

Explain all "Yes" responses:

Stone structures, with wood siding on back porch and aluminum soffit, vinyl siding on front porch

MECHANICAL: Please provide answers to questions below.

G. Electrical	Yes	No
Additions to Original Installation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, was work performed by licensed contractor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Were permits taken out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type of Service: Fuses Circuit Breakers Other: _____

Explain all "Yes" responses:

Service was updated to 200 Amp Service and Aux Generator Connection Box added to outside

H. Plumbing	Yes	No
Are there any leaks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have there been any additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Were permits taken out on work/addition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any issues with the Plumbing Fixtures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explain all "Yes" responses:

I. Heating
Age of Furnace (years):
Type of Furnace: <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Gravity <input type="checkbox"/> Boiler <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other
Fuel Type <input type="checkbox"/> Gas <input type="checkbox"/> LP Tank <input type="checkbox"/> Oil <input checked="" type="checkbox"/> ^{Cor N} Wood/Coal Size of Tank: <u>N/A</u>
Buried Fuel Tanks: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Type & Location:

J. Cooling
Air Condition: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Type of System: <input checked="" type="checkbox"/> Central <input type="checkbox"/> Window Unit Number of Units () Age: <u>(5yrs)</u>

K. Sewer
System Type: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/> Mound <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Treatment System
Has your sewer ever backed up? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Date of last pump: <u>Approx 3 yrs ago</u> Date of last inspection: <u>Approx 3 yrs ago</u>

Have there been any **insurance claims** filed on your home in the past 5 years? Yes No
If **YES**, please explain:

Are you aware of a fire occurring in any location on the property? Yes No
If **YES**, please explain:

Are there any problem areas that exist in or on this property not covered by the questions above?
 No Yes

If "Yes", please explain:

CHINESE DRYWALL: Please answer questions below.

Notice: During a period of building material shortages some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane, and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils, copper tubing, electrical wiring, computer wiring, and other household items, as well as, create noxious odors which may also pose health risks.

Was your home built or remodeled since 2001? Yes No

If **yes**, please answer the following questions by circling the appropriate answer:

- YES NO Does the home or certain rooms have either a sulfur-like odor or other unusual odors?
- YES NO Have there been repeated failures of the A/C evaporator coils (located in the air handler unit)?
- YES NO Are you or your household aware of visual evidence of dark or black corrosion of copper Freon lines in the home?
- YES NO Are you or your household aware of other metallic surfaces (silverware, mirrors, chrome fixtures, accessible plumbing lines, exposed plumbing fixtures, brass components, electrical wiring, metal door hinges, electrical components, etc.) showing signs of corrosion in the home?
- YES NO Are you aware of the presence of Chinese/Defective drywall in your home?
- YES NO Have you received any written or verbal notice from the builder, contractor, municipality, or any other entity about the possible use of these materials in the construction and/or remodeling of your residence?

If you answered **YES** to any of the above questions pertaining to Chinese drywall, please provide additional information below:

LEAD PAINT – SAFE HANDLING: (applicable to homes constructed prior to 1978)

Notice: Effective April 2010, Federal law now requires that contractors performing renovation of six square feet or more of painted surfaces in an interior room or more than twenty square feet of painted surfaces on the exterior of a home, be lead certified and follow specific work practices to prevent lead contamination. Lead contamination poses a health risk if not handled properly. (For more information regarding safe lead practices, please consult your TRC Personal Move Manager)

JR/ER Our initials indicate that we have not employed a contractor for renovations as described above since the law's inception and should we be required to complete any repairs or make any improvements that require a contractor, we will provide documentation to TRC verifying that said contractor holds the proper lead certification.

PERMITS:

JR/ER Our initials indicate that all municipal permits taken out with the intention of performing work on the above referenced property, have been closed out with the appropriate municipal authority. We further understand that should TRC discover open permits which result in fines and/or inhibits the transfer of title, we will be responsible for the payment of such fines and/or resolution to allow for transfer of title.

PRIVATE TRANSFER FEES:

JR/ER Our initials indicate that there are no known development covenants providing for "private transfer fees" to be assessed by a homeowners association, builder, or any other party. We understand that should TRC discover any such fee, we will be responsible for payment of any outstanding amounts owed.

OWNER'S ACKNOWLEDGMENT

Owner acknowledges that the above Property information has been provided. Owner warrants that such information is accurate, true and complete, to the best of owner's knowledge and that owner has no notice of knowledge of any additional defect or problem with the Property that has not been set forth herein.

Jill Ridenour _____ Date 3/11/2020
Jill Ridenour
Larry Ridenour _____ Date 3-11-2020
Larry Ridenour

Buyer's Acknowledgement of receipt of this Condition Report

Date: _____ Buyer's Initials: _____