

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS David + Anna Nisley
 CITY Drakesville STATE Id ZIP _____

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

| | YES | NO | DON'T KNOW |
|--|----------|----------|------------|
| 1. Does seller currently occupy property? | _____ | <u>X</u> | _____ |
| 2. If not, when did seller last occupy property? | _____ | _____ | _____ |
| 3. Is any part of the property leased? | <u>X</u> | _____ | _____ |
| 4. Does anyone claim an easement on or a right to use all or some of the property? | _____ | <u>r</u> | _____ |
| 5. Does property rest on a landfill? | _____ | <u>X</u> | _____ |
| 6. Is the property in a designated flood plain? | _____ | <u>X</u> | _____ |
| 7. Is the property in a designated fire danger zone? | _____ | <u>X</u> | _____ |
| 8. Is the property in a designated earthquake danger zone? | _____ | <u>X</u> | _____ |
| 9. Are you aware of any settling/earth movement? | _____ | <u>X</u> | _____ |
| 10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements? | _____ | <u>X</u> | _____ |
| 11. How old is the structure? | _____ | _____ | _____ |
| 12. Are you aware of any problems, past or present, with roof, gutters, or downspouts? | _____ | <u>X</u> | _____ |
| 13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects? | _____ | <u>X</u> | _____ |
| 14. Is your property currently under warranty by a licensed pest control company? | _____ | <u>X</u> | _____ |
| 15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations? | _____ | <u>X</u> | _____ |
| 16. Has there been fire, wind, or flood damage that required repair? | _____ | <u>X</u> | _____ |
| 17. Has there ever been water leakage or dampness within basement or crawl space? | _____ | _____ | <u>X</u> |

18. Have there been any additions, structural changes, or alterations to the property?

_____ X _____

19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations?

_____ X _____

20. Is drinking water source public or private?

_____ yes _____

21. Is sewer system public or private?

_____ ~~no~~ private _____

22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer?

_____ no _____

23. Is there polybutylene plumbing (other than the primary service line) on the property?

_____ _____ X

24. Are you aware of any toxic substances on the property?

_____ X _____

25. Has the property been tested for radon?

_____ no _____

26. Are there or have there ever been fuel storage tanks below ground on the property?

_____ X _____

27. Is property subject to covenants and restrictions?

_____ X _____

28. Is there a mandatory association fee?

_____ _____

29. If so, how much monthly/yearly?

\$ _____ / _____

30. Is there an initiation fee?

_____ X _____

31. Are special assessments approved by the association?

_____ X _____

32. Has the property ever been the subject of litigation?

_____ X _____

33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property?

_____ X _____

34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement?

_____ X _____

35. Does the property contain asbestos?

_____ X _____

36. Does the property contain lead paint?

_____ X _____

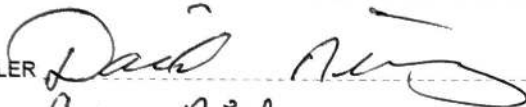
41. Additional explanations or disclosures (please attach additional sheets if necessary):

The following checked items are currently on the property and will be included in the sale:

| | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Fire Alarms | <input type="checkbox"/> Central Air |
| <input type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Window A/C Unit <i>mini split</i> | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input type="checkbox"/> Washer/Dryer Hookups |
| <input type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER  DATE 8-19-25

SELLER Anna Nusley DATE 8-19-25

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER _____ DATE _____

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.