ACTION: Final

RESCINDED Appendix 1301:5-6-10

DATE: 08/31/2012 1:48 PM

11/6/08



STATE OF OHIO DEPARTMENT OF COMMERCE

	de and rule <u>1301:5-6-10</u> of the	Administrative Code.
TO BE COMPLETED BY OWNER (Please	Print)	
Property Address:		
Owners Name(s):		
Date:	20	
Owner is is not occupying the property.	. If owner is occupying the pro	pperty, since what date:
known by the owner as required by Ohio Revisions, other than having lived at or owning the careful inspection of the property by a potential generally inaccessible areas of the property. The BY ANY AGENT OR SUBAGENT REPRESION.	sed Code Section 5302.30. Un e property, possesses no greate al purchaser. Unless otherwise HIS STATEMENT IS NOT A ENTING THE OWNER OF TI	perty and of information concerning the property actualless otherwise advised in writing by the owner, the reknowledge than that which could be obtained by a advised, owner has not conducted any inspection of WARRANTY OF ANY KIND BY THE OWNER OR THE PROPERTY. THIS STATEMENT IS NOT A ARE ENCOURAGED TO OBTAIN THEIR OWN
		y the owner and are not the representations of the are provided by the owner exclusively to potential
purchasers in a transfer made by the owner, and this disclosure form does not limit the obligation law to be disclosed in the transfer of residential	on of the owner to disclose an ill real estate. For example, alt	a any subsequent transfers. The information contained tem of information that is required by any other statute hough some questions are limited to the past five have not been fully corrected are required to be
purchasers in a transfer made by the owner, and this disclosure form does not limit the obligation law to be disclosed in the transfer of residential years material problems or defects that occur disclosed. Instructions to Owner: (1) Answer ALL quest Attach additional pages with your signature if a	on of the owner to disclose an ill real estate. For example, altarred over five years ago that estions. (2) Identify any material additional space is needed. (4)	any subsequent transfers. The information contained tem of information that is required by any other statute hough some questions are limited to the past five
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(Page 1 of 4)

Property Address				
B) SEWER SYST	ΓΕΜ: The nature of the san Public Sewer Leach Field Unknown	itary sewer system servicing the prop Private Sewer Aeration Tank Other	Septic Tank Filtration Bed	
Do you know of ar			er system servicing the property?	Yes No
		material problems with the sewer sys		
board of health of C) ROOF: Do yo	the health district in which the bouknow of any current leaks	of the type of sewage system serving ne property is located. or other material problems with the		
		oroblems with the roof or rain gutters eted:		longer than the past 5 years),
property, including	g but not limited to any area	any previous or current water leakage below grade, basement or crawl space irs completed:	e? Yes No	ture or other defects to the
ice damming; sewe	er overflow/backup; or leaking	damage to floors, walls or ceilings as ng pipes, plumbing fixtures, or applia irs completed:	nces? Yes No	age; moisture condensation;
	e a mold inspection done by	mold. Some people are more sensitival a qualified inspector. Have you ever and indicate whether you have an inspector.	had the property inspected for mol	d by a qualified inspector?
Do you know of ar problems with the	ny movement, shifting, deter foundation, basement/crawl	DATION, BASEMENT/CRAWL sioration, material cracks/settling (other space, floors, or interior/exterior wall	er than visible minor cracks or blends?	
		odifications to control the cause or ef		ve, since owning the property
	ny previous or current fire or escribe and indicate any repa		Yes No	
	AL SYSTEMS: Do you kno anical system, mark N/A (No YES NO	N/A	YES	stems? If your property does NO N/A
1) Electrical		8) Water sof		
2) Plumbing (pipe			softener leased?	
3) Central heating		9) Security S	System	
4) Central Air con	ditioning	a. Is securi	ity system leased?	
5) Sump pump		10) Central v		
6) Fireplace/chimi	ney	11) Built in a	ppliances	
7) Lawn sprinkler			chanical systems	
		Yes", please describe and indicate an		since owning the property (bu
Owner's Initials	/ Date	/ Pur	chaser's Initials/	Date/

Property Address					
G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No If "Yes", please describe: If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe:					
H) PRESENCE OF HAZARDOUS MATERIALS: Didentified hazardous materials on the property?	o you know of t	the previous or	current presen	ce of any of the	e below
Yes	N	lo .	Unknown		
 Lead-Based Paint Asbestos 					
3) Urea-Formaldehyde Foam Insulation4) Radon Gas					
a. If "Yes", indicate level of gas if known					
5) Other toxic or hazardous substances If the answer to any of the above questions is "Yes", pleas property:		indicate any rep	pairs, remediat	ion or mitigati	on to the
I) FLOOD PLAIN/LAKE ERIE COASTAL EROSIO Is the property located in a designated flood plain? Is the property or any portion of the property included in a J) DRAINAGE/EROSION: Do you know of any currer property? Yes No If "Yes", please describe:	a Lake Erie Coa nt flooding, drai	inage, settling o	or grading or e	No rosion problem	Unknown as affecting the
If owner knows of any repairs, modifications or alteration grading or erosion problems since owning the property (by					
K) ZONING/CODE VIOLATIONS/ASSESSMENTS/building or housing codes, zoning ordinances affecting the If "Yes", please describe:	e property or an	y nonconformi	ng uses of the		y violations of Yes No
Is the structure on the property designated by any government district? (NOTE: such designation may limit changes or in If "Yes", please describe:	mprovements th	nat may be mad	le to the proper	rty). Yes	an historic No
Do you know of any recent or proposed assessments, which If "Yes", please describe:			Yes No	0	
Is the property subject to any rules or regulations of, or the Condominium Association or any other Community Asso If "Yes", please describe:	ciation? Ye	es No	es to, a Homeo	owners Associa	ation,
Owner's Initials/_ Date/	P	Purchaser's Initi	als /	Date	/

Property Address	
L) BOUNDARY LINES/ENCROACHE conditions affecting the property? Yes	MENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following No Yes No
1) Boundary Agreement	4) Shared Driveway
2) Boundary Dispute	5) Party Walls
3) Recent Boundary Change	6) Encroachments From or on Adjacent Property
If the answer to any of the above question	s is "Yes", please describe:
natural gas wells (plugged or unplugged),	NKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or or abandoned water wells on the property? Yes No
N) OTHER KNOWN MATERIAL DE	FECTS: The following are other known material defects in or on the property:
	cts would include any non-observable physical condition existing on the property that could operty or any non-observable physical condition that could inhibit a person's use of the
the date signed by the Owner. Owner is obligation of the owner to disclose an ito	ontained in this form are made in good faith based on his/her actual knowledge as of s advised that the information contained in this disclosure form does not limit the em of information that is required by any other statute or law or that may exist to ation, concealment or nondisclosure in a transaction involving the transfer of
OWNER:	DATE:
OWNER:	DATE:
RECEIPT ANI	D ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS
5302.30(G). Pursuant to Ohio Revised Copurchase contract for the property, you material Owner or Owner's agent, provided the documents.	owner has no obligation to update this form but may do so according to Revised Code Section ode Section 5302.30(K), if this form is not provided to you prior to the time you enter into a may rescind the purchase contract by delivering a signed and dated document of rescission to cument of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of the your offer; and 3) within 3 business days following your receipt or your agent's receipt in.
	A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE N THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE
purchaser deems necessary with respect Purchaser should exercise whatever due Registration and Notification Law (com written notice to neighbors if a sex offer public record and is open to inspection	respect to any offsite conditions. Purchaser should exercise whatever due diligence to offsite issues that may affect purchaser's decision to purchase the property. The diligence purchaser deems necessary with respect to Ohio's Sex Offender amonly referred to as "Megan's Law"). This law requires the local Sheriff to provide ander resides or intends to reside in the area. The notice provided by the Sheriff is a under Ohio's Public Records Law. If concerned about this issue, purchaser assumes method the Sheriff's office regarding the notices they have provided pursuant to Megan's
My/Our Signature below does not constitu	ate approval of any disclosed condition as represented herein by the owner.
PURCHASER:	DATE:
PURCHASER:	DATE: