

Department of Commerce 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: 5030 North County Road 25A Piqua, Ohio 45356			
Owners Name(s): Christian Statler Smart Heirs, LLC			
Date: August 6 , 20 20			
Owner is 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: N/A			
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 Spring Shared Well Pond			
Do 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): Property has not been occupied for 5 years Previous issues of water quality 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 Sewer Septic Tank Leach Field Aeration Tank Filtration Bed Unknown Other If not a public or private sewer, date of last inspection: N/A Inspected By: N/A			
Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No v 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 Water Intrusion in excess of 5 years source unknown no current issues			
Owner's Initials Date Date Date			
Owner's Initials Date Date Purchaser's Initials Date Owner's Initials Date (Page 2 of 5)			

Property Address_5030 North County Road 25A Piqua, Ohio 45356			
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: Pipes have frozen in excess of 5 years ago do to being unoccupied. Repairs made and no other problems. Have you ever had the property inspected for mold by a qualified inspector? If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken:			
E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAW EXTERIOR WALLS): Do you know of any previous or current movement, than visible minor cracks or blemishes) or other material problems with the found interior/exterior walls? Yes No If "Yes", please describe and indicate any repairs, alterations problem identified (but not longer than the past 5 years): Unknown	shifting, deterioration, material cracks/settling (other dation, basement/crawl space, floors, or		
Do you know of any previous or current fire or smoke damage to the property! If "Yes", please describe and indicate any repairs completed:	? Yes No		
F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any prinsects/termites in or on the property or any existing damage to the property caus If "Yes", please describe and indicate any inspection or treatment (but not longer	sed by wood destroying insects/termites? Yes ✓ No		
3) Central heating 9) Security Sys	rk N/A (Not Applicable). YES NO N/A her		
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previdentified hazardous materials on the property? Yes No Yes No Asbestos Urea-Formaldehyde Foam Insulation Radon Gas a. If "Yes", indicate level of gas if known Other toxic or hazardous substances If the answer to any of the above questions is "Yes", please describe and indicate property:	Unknown V V V		
Owner's Initials Date Owner's Initials Date	Purchaser's Initials Date Purchaser's Initials Date		

(Page 3 of 5)

Property Address_5030 North County Road 25A Piqua, Onio 45356	
I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No Believed to have had a gasoline tank in barn yard by horse trough	or
Do you know of any oil, gas, or other mineral right leases on the property? Yes V No	
Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rig 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? Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	
K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problem 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):	ns
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:	f
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 V No If "Yes", please describe:	
Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes V 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? Yes No Yes	No
1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change If the answer to any of the above questions is "Yes", please describe: 4) Shared Driveway 5) Party Walls 6) Encroachments From or on Adjacent Property	ンとと
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 coube dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.	ıld
Owner's Initials Date Purchaser's Initials Date Owner's Initials Date Purchaser's Initials Date (Page 4 of 5)	_

PURCHASER:

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: Christial station Smart Heiro, DATE: 08/06/2020 OWNER: jis in DATE:				
OWNER: DATE:				
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 .				
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:				

(Page 5 of 5)

DATE:

5030 North County Rd. 25A Rigua OH

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

jor	possible le	aa-basea paint nazaras is	recommenaea p	rior to purchase.		
Sel	ller's Discl	osure				
(a)	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):					
	(i)	Known lead-based pa (explain).	int and/or lead-	based paint haza	rds are present in the ho	using
	(ii) <u> </u>	Seller has no knowled	ge of lead-based	l paint and/or lea	d-based paint hazards in	the housing.
(b)	Records	and reports available to	o the seller (chec	k (i) or (ii) below):	!	
	(i)	Seller has provided the based paint and/or le	e purchaser witi ad-based paint I	n all available rec nazards in the ho	ords and reports pertain using (list documents be	ing to lead- low).
	(ii)	Seller has no reports of hazards in the housin	or records pertai g.	ning to lead-base	d paint and/or lead-base	ed paint
Pui	chaser's	Acknowledgment (initia	al)			
(c)	Purchaser has received copies of all information listed above.					
(d)		Purchaser has received	d the pamphlet	Protect Your Family	from Lead in Your Home.	
(e)	Purchaser has (check (i) or (ii) below):					
	⟨∅	received a 10-day opp ment or inspection for	ortunity (or mute the presence of	ually agreed upor lead-based paint	n period) to conduct a rist and/or lead-based paint	k assess- hazards; or
	(ii)	waived the opportunit lead-based paint and/	ty to conduct a i	risk assessment o aint hazards.	r inspection for the prese	ence of
Age	ent's Acko	emledgment (initial)				
ر (۱)	AN		ne selier of the so consibility to ensu	eller's obligations are compliance.	under 42 U.S.C. 4852(d)	and is
Cer	tification	of Accuracy				
nfo	mation th	ey have provided is true a	and accurate.		e best of their knowledge,	that the
0	hnist	ar Statler 57	ent Heins, l		8/11/20	
Selle	er		Date	Seller	3	Date
Purc	chaser		Date	Purchaser		Date
	///		> 8-11-2020			
Age	rije		Date	Agent		Date



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: 4938 North County Road 25A Piqua, Ohio 45356				
Owners Name(s): Christian Statler Smart Heirs, LLC				
Date: August 6 , 20 20				
Owner is 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: N/A				
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 Spring Shared Well Pond				
Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No V If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): Property has not been occupied for 5 years Previous issues of water quality				
Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)				
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): Ceiling plaster has deteriorated because of age				
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: Occasional moisture in basement				
Owner's Initials Date Purchaser's Initials Date Owner's Initials Date (Page 2 of 5)				

Property Address 4938 North County Road 25A Piqua, Ohio 45356				
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? If "Yes", please describe and indicate whether you have an inspection report and any rer	Yes V No nediation undertaken:			
Purchaser is advised that every home contains mold. Some people are more sensit this issue, purchaser is encouraged to have a mold inspection done by a qualified in				
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? If "Yes", please describe and indicate any repairs completed:	es No			
F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/e insects/termites in or on the property or any existing damage to the property caused by w If "Yes", please describe and indicate any inspection or treatment (but not longer than the	wood destroying insects/termites? Yes No			
G) MECHANICAL SYSTEMS: Do you know of any previous or current problems mechanical systems? If your property does not have the mechanical system, mark N/A (
YES NO N/A 1) Electrical	YES NO N/A			
2) Plumbing (pipes) a. Is water softener le 3) Central heating 4) Central Air conditioning 5) Sump pump 6) Fireplace/chimney a. Is security System a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le b. In least softener le a. Is security system le a. Is security system le a.	ased?			
3) Central heating 9) Security System				
4) Central Air conditioning a. Is security system I	leased?			
5) Sump pump				
7) Lawn sprinkler				
If the answer to any of the above questions is "Yes", please describe and indicate any repthan the past 5 years): Security system owned and monitored on a month to month controller Knob and Tube wiring has been replace - some areas the wiring has not be	pairs to the mechanical system (but not longer act been removed			
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or identified hazardous materials on the property?	current presence of any of the below			
Yes No	Unknown			
1) Lead-Based Paint 2) Asbestos	<u>v</u>			
3) Urea-Formaldehyde Foam Insulation				
4) Radon Gas	V			
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", please describe and indicate any reproperty:	pairs, remediation or mitigation to the			
Owner's Initials Date	Purchaser's Initials Date			
Owner's Initials Date Owner's Initials Date	Purchaser's Initials Date Purchaser's Initials Date			

(Page 3 of 5)

Property Address_4938 North County Road 25A Piqua, Ohio 45356				
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 Believed to have had a gasoline tank by garage				
Do you know of any oil, gas, or other mineral right leases on the property? Yes V 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? Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? 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 V 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? Yes No Yes No				
1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change 4) Shared Driveway 5) Party Walls 6) Encroachments From or on Adjacent Property 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 Date Date Date Date Date Date (Page 4 of 5)				

PURCHASER: _

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: Chaisting Statler Start Heins, DATE: 08/06/2020 OWNER: DATE: DATE:				
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 <u>prior</u> 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 .				
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:				

(Page 5 of 5)

DATE: ____

4938 North County Rd 25A Pigua Ohio

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the bayer with any information on lead-based paint hazards from risk assessment or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sel	ler's Discl	osure				
(a)	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):					
	(i)	Known lead-based p (explain).	paint and/or lead	-based paint haza	rds are present in the h	ousing
	(ii) <u> </u>	Seller has no knowle	edge of lead-base	d paint and/or lea	d-based paint hazards ir	n the housing.
(b)	Records	and reports available	to the seller (che	ck (i) or (ii) below):		
	(i)	Seller has provided to based paint and/or	the purchaser wit lead-based paint	h all available rec hazards in the ho	ords and reports pertain using (list documents be	ning to lead- elow).
	(11)	Seller has no reports hazards in the hous	s or records perta ing.	Ining to lead-base	d paint and/or lead-bas	sed paint
Pur	chaser's A	Acknowledgment (ini	tial)			140
(c)		Purchaser has receiv	ed coples of all in	nformation listed a	above.	
(d)		Purchaser has receiv	ed the pamphlet	Protect Your Family	from Lead in Your Home)
(e)	Purchaser has (check (i) or (ii) below):					
	(i)	received a 10-day op ment or inspection for	pportunity (or mut or the presence o	wally agreed upor f lead-based paint	n period) to conduct a ris and/or lead-based pair	sk assess- nt hazards; or
	(ii)	waived the opportur lead-based paint and	nity to conduct a d/or lead-based p	risk assessment o aint hazards.	r inspection for the pres	sence of
Age	ent's Acko	owledgment (initial)				***
的人	AMW		the seller of the soonsibility to ensi	eller's obligations ure compliance.	under 42 U.S.C. 4852(d	l) and is
Cer	tification	of Accuracy				
The Info	following mation the	parties have reviewed to ey have provided is true	he information abo	ive and certify, to th	e best of their knowledge	, that the
0	hnist	, an Statlen 5:	rant Heins,	LLC	8/11/20	
Selle	er		Date	Seller		Date
Purc	haser		Date 8-1/-2020	Purchaser		Date
Age	pt	je:	Date	Agent		Date



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: 4744 North County Road 25A Piqua, Ohio 45356			
Owners Name(s): Christian Statler Smart Heirs, LLC			
Date: August 6			
Owner is 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: N/A			
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			
Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) 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 V 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 Date Purchaser's Initials Date Owner's Initials Date (Page 2 of 5)			

Property Address_4744 North County Road 25A Piqua, Ohio 45356			
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: Unknown			
Have you ever had the property inspected for mold by a qualified ins If "Yes", please describe and indicate whether you have an inspection			
Purchaser is advised that every home contains mold. Some peop this issue, purchaser is encouraged to have a mold inspection don			
E) STRUCTURAL COMPONENTS (FOUNDATION, BASEME EXTERIOR WALLS): Do you know of any previous or current than visible minor cracks or blemishes) or other material problems w interior/exterior walls? Yes No If "Yes", please describe and indicate any repairs problem identified (but not longer than the past 5 years): Unknown	movement, shifting, deterioration, material cracks/settling (other		
Do you know of any previous or current fire or smoke damage to the If "Yes", please describe and indicate any repairs completed:	ne property? Yes No		
F) WOOD DESTROYING INSECTS/TERMITES: Do you know insects/termites in or on the property or any existing damage to the proof of "Yes", please describe and indicate any inspection or treatment (but it is a superior of the property of the pr	roperty caused by wood destroying insects/termites? Yes No		
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).		
YES NO N/A 1) Electrical	YES NO N/A		
e de la constant de l	Vater softener		
	Is water softener leased?		
	ecurity System		
	Is security system leased?		
	Central vacuum		
	built in appliances		
7) Lawn sprinkler	Other mechanical systems		
If the answer to any of the above questions is "Yes", please describe than the past 5 years):	and indicate any repairs to the mechanical system (but not longer		
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know identified hazardous materials on the property?	•		
Yes 1) Lead-Based Paint	No Unknown		
2) Asbestos			
3) Urea-Formaldehyde Foam Insulation			
4) 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", please describe a property:			
Owner's Initials Date	Purchaser's Initials Date		
Owner's Initials Date	Purchaser's Initials Date		

(Page 3 of 5)

Property Address_4744 North County Road 25A Piqua, Ohio 45356							
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: Unknown							
Do you know of any oil, gas, or other mineral right leases on the property? Yes V 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? Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? 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 V 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 Volume 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 V 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? Yes No Yes No							
1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change 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 Date Purchaser's Initials Date Owner's Initials Date Date (Page 4 of 5)							

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.

6×1.90 8, 2095	ATE:				
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 .					
I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISC STATEMENTS ARE MADE BASED ON THE OWNERS ACT THE OWNER.					
My/Our Signature below does not constitute approval of any disclosed con	ndition as represented herein by the owner.				
PURCHASER: D	ATE:				

(Page 5 of 5)

PURCHASER: _____ DATE: ____

4744 North County Rd 25A Pigua Ohio

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sel	ler's Discl	osure				
(a)	Presence	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):				
	(1)	Known lead-based (explain).	l paint and/or lead	-based paint hazar	ds are present in the ho	ousing
	(11)					
<i>(</i> - \					l-based paint hazards in	the housing.
(b) Records and reports available to the seller (check (i) or (ii) below):						
	(i)	Seller has provided based paint and/c	d the purchaser with the read-based paint	th all available reconnected that has a contract the hour materials in the hour materials.	ords and reports pertain using (list documents be	ing to lead- low).
	(11)	Seller has no repo hazards in the hou	rts or records perta using.	ulning to lead-based	d paint and/or lead-base	ed paint
Put	chaser's A	kcknowledgment (i	nitial)			
(c)		Purchaser has rece	eived copies of all h	nformation listed a	bove.	
(d)	Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.					
(e)	Purchaser has (check (i) or (ii) below):					
	(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or					
	(ii)	waived the opport lead-based paint a	unity to conduct a nd/or lead-based p	risk assessment or paint hazards.	inspection for the pres	ence of
Age	ent's Aclen	wledgment (initia	1)			3
(f) _	AN	Agent has informe aware of his/her re	d the seller of the sesponsibility to ens	seller's obligations ure compliance.	under 42 U.S.C. 4852(d)	and is
Cer	tification o	of Accuracy			· ·	
The nfo	following p	parties have reviewed by have provided is to	ue and accurate.		e best of their knowledge,	that the
0	hnist,	ar Statlen -	syact Heins,	LLC	8/11/20	
Selle	er		Date	Seller		Date
Puro	chaser		Date 8-11-2020	Purchaser		Date
Age	nt		Date	Agent		Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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Sel	ler's Discl	osure				
(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) bel					low):	
	(i)	Known lead-based pa (explain).	int and/or lead-	based paint hazards are present	in the housing	
ā				I paint and/or lead-based paint h	azards in the housing.	
(b)		and reports available to	7.1			
	(i)	Seller has provided the based paint and/or le	e purchaser with ad-based paint I	n all available records and report hazards in the housing (list docum	s pertaining to lead- ments below).	
	(ii)	Seller has no reports of hazards in the housin		Ining to lead-based paint and/or	lead-based paint	
Pui	chaser's /	Acknowledgment (initi	al)			
(c)	-	Purchaser has receive	d coples of all ir	formation listed above.		
(d)	Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.					
(e)	Purchaser has (check (i) or (ii) below):					
	(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards					
(ii) waived the opportunity to conduct a risk assessment or inspection for lead-based paint and/or lead-based paint hazards.					the presence of	
Ago	ent's Ackr	owledgment (initial)				
(f)	•	Agent has informed the aware of his/her response.		eller's obl <mark>igation</mark> s under 42 U.S.C ire com <mark>pliance</mark> .	. 4852(d) and is	
Cer	tification	of Accuracy				
The Info	following mation the	parties have reviewed the ey have provided is true	e information abo and accurate.	ve and certify, to the best of their kr	nowledge, that the	
0	hnist	of Statler 57	ant Heins, 1	8/11	120	
Sell	er		Date	Seller	Date	
Pur	chaser		Date	Purchaser	Date	
Age	nt		Date	Agent	Date	