



# SELLER'S DISCLOSURE STATEMENT

Property Address: 213 Ballard Street Ypsilanti 48197-2189 Michigan  
 Street City, Village, or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction, and it is not a substitute for any inspections or warranties the buyer may wish to obtain. Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty; the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes the agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the seller and are not the representation of the seller's agent(s) it any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.** Instructions to the seller: (1) Answer **ALL** question. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the fact, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	N/A
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood burning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanations (attach additional sheets if necessary):

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UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. Basement/crawl space: Has there been evidence of water? Yes ☒ No ☐

If yes, please explain: Yes, 4 years ago, heavy rain causes some leaks.

2. Insulation: Describe, if known \_\_\_\_\_

Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown ☒ Yes ☐ No ☐

3. Roof: Leaks? Yes ☐ No ☒

Approximate age if known 8 Years

4. Well: Type of well (depth/diameter, age, and repair history is known): N/A

Has the water been tested? Yes ☐ No ☐

If yes, date of last report/results: \_\_\_\_\_

5. Septic tanks/drain fields: Condition, if known: N/A

6. Heating System: Type/approximate age: 11-16 Years Old

7. Plumbing System: Type: Copper ☒ Galvanized ☐ Other ☐

Any known problems? No

8. Electrical system: Any known problems? No

9. History of infestation, if any: (termites, carpenter ants, etc.) No

10. Environmental Problems: Are you aware of any substances, materials, or products that may be an environmental hazard such as but not limited to, asbestos, radon gas, formaldehyde, lead based paint, fuel or chemical storage tanks and contaminated soil on the property.

Unknown ☒ Yes ☐ No ☐

If yes, please explain: \_\_\_\_\_

11. Flood insurance: Do you have flood insurance on the property? Unknown ☐ Yes ☐ No ☒

12. Mineral Rights: Do you own mineral rights? Unknown ☐ Yes ☐ No ☒

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads, and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Unknown ☐ Yes ☐ No ☒

2. Any encroachments, easements, zoning violations, or nonconforming uses? Unknown ☐ Yes ☐ No ☒

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others, or a homeowners' association that has any authority over the property? Unknown ☐ Yes ☐ No ☒

4. Structural modifications, alterations, or repairs made without the necessary permits or licensed contractors? Unknown ☐ Yes ☐ No ☒

5. Settling, flooding, drainage, structural, or grading problems? Unknown ☐ Yes ☐ No ☒

6. Major damage to the property from fire, wind, floods, or landslides? Unknown ☐ Yes ☐ No ☒

7. Any underground storage tanks? Unknown ☐ Yes ☐ No ☒

8. Farm or farm operation in the vicinity; or proximity to landfill, airport, shooting range, etc. Unknown ☐ Yes ☐ No ☒

9. Any outstanding utility assessments or fees, including natural gas main extension surcharges? Unknown ☐ Yes ☐ No ☒

10. Any outstanding municipal assessments or fees? Unknown ☐ Yes ☐ No ☒

11. Any pending litigation that could affect the property or the seller's right to convey the property? Unknown ☐ Yes ☐ No ☒

If the answer to any of these questions is yes, please explain. Attach additional pages if necessary: \_\_\_\_\_

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# SELLER'S DISCLOSURE STATEMENT

The seller has lived in the residence on the property from NEVER (date) to NEVER (date). The seller has owned the property since 5/4/2015 (date). The seller has indicated above the condition of all the items based on information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, seller will immediately disclose the changes to buyer. In no event shall the parties hold the broker liable for any representations not directly made by the broker or broker's agent. Seller certifies that the information in this statement is true and correct to the best of the seller's knowledge as of the date of the seller's signature. BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR & WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA. BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY. BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILL ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

By the execution of this instrument the Seller acknowledges the receipt of a copy of this agreement.

IN THE PRESENCE OF:

DocuSigned by:

Fred Heegan  
556811115495...  
SELLER

DocuSigned by:

Keith P. Brandt  
A20A0D40CB5F49D...  
KEITH P. BRANDT

I.D. # 328150

DocuSigned by:

Erika Heegan  
B519C4FB8E94AE...  
SELLER

Dated: Aug-08-2024 | 8:10 AM EDT

Address \_\_\_\_\_

By the execution of this instrument, the Purchaser acknowledges receipt of a copy of the agreement.

IN THE PRESENCE OF:

\_\_\_\_\_  
Purchaser

I.D. # \_\_\_\_\_

\_\_\_\_\_  
Purchaser

Dated: \_\_\_\_\_

Address \_\_\_\_\_