

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
12.	Is the property currently part of a property tax freeze for any reason?		X			
13.	Is the property leased?	X				
14.	If leased, does the property use comply with applicable local ordinances?	X				
15.	Does this property or any portion of this property receive rent?	X				If yes, how much \$ <u>1800</u> and how often <u>Monthly</u>
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association? <i>HOA Street Maintenance Association</i>	X				If yes, what are the fees or assessments? \$ <u>140</u> per <u>year</u> (i.e. annually, semi-annually, monthly) Payable to whom: <u>West Hughes Place Street Maintenance Assoc.</u> For what purpose: <u>Electrical + Snow Street Lights Removal</u>
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		X			
18.	Is the property located in a flood plain?		X			
19.	Are federally protected wetlands located upon any part of the property?		X			
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?			X		If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments

II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?		X			
2.	Have any water damage related repairs been made?		X			
3.	Are there any unrepaired water-related damages that remain?		X			
4.	Are you aware if drain tile is installed on the property?	X				
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				<i>Normal Driveway Cracks</i>
6.	Type of roof covering: <u>Asphalt shingles</u>	X				
7.	Age of roof covering, if known:	X				<i>Replaced May 2023</i>
8.	Are you aware of any roof leakage, past or present?		X			
9.	Have any roof repairs been made, when and by whom?		X			
10.	Is there any existing unrepaired damage to the roof?		X			
11.	Are you aware of insulation in ceiling/attic?	X				
12.	Are you aware of insulation in walls?	X				
13.	Are you aware of insulation in the floors?		X			
14.	Are you aware of any pest infestation or damage, either past or present?		X			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		X			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	X				<i>Replaced Roof Shingles</i>

Seller RH / Seller _____

Buyer _____ / Buyer _____

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
17.	Was a permit obtained for work performed upon the property?	X				Roof shingles
18.	Was the work approved by an inspector as required by local or state ordinance?	X				
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?		X			
20.	Have any insurance claims been made for damage to the property?	X				Roof
21.	Was an insurance payment received for damage to the property?	X				Roof
22.	Has the damage to the property been repaired?	X				
23.	Are there any unrepaired damages to the property from the insurance claim?		X			
24.	Are you aware of any problems with sewer blockage or backup, past or present?		X			
25.	Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?		X			

Additional Comments

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System	X				Age of System, if known:
2.	Air Exchanger				X	
3.	Air Purifier				X	
4.	Attic Fan				X	
5.	Bathroom Whirlpool and Controls				X	
6.	Burglar Alarm & Security System				X	
7.	Ceiling Fan	X				
8.	Central Air - Electric	X				
9.	Central Air - Water Cooled				X	
10.	Cistern				X	
11.	Dishwasher	X				
12.	Disposal	X				
13.	Doorbell	X				
14.	Fireplace				X	
15.	Fireplace Insert				X	
16.	Garage Door(s)	X				
17.	Garage Door Opener(s)	X				
18.	Garage Door Control(s)	X				
19.	Garage Wiring	X				
20.	Home Heating System(s) Type:	X				Age of System, if known:
21.	Hot Tub and Controls				X	
22.	Humidifier				X	
23.	In Floor Heat				X	
24.	Intercom				X	
25.	Light Fixtures	X				
26.	Microwave	X				
27.	Microwave Hood	X				
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment				X	
30.	Propane Tank - Select One: Leased Owned				X	
31.	Radon System				X	

Seller RH / Seller _____

Buyer _____ / Buyer _____

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna				X	
33.	Septic/Leaching Field				X	
34.	Sewer Systems/Drains				X	
35.	Smart Home System				X	Smart Home System includes:
36.	Smoke/Fire Alarm	X				
37.	Solar House - Heating				X	
38.	Sump Pump(s)	X				
39.	Switches and Outlets	X				
40.	Underground Sprinkler and Heads	X				
41.	Vent Fan - Kitchen				X	
42.	Vent Fan - Bathroom	X				
43.	Water Heater, Select One: Electric <u>Gas</u>	X				Age of System, if known:
44.	Water Purifier, Select One: Leased <u>Owned</u>				X	
45.	Water Softener, Select One: Leased <u>Owned</u>	X				
46.	Well and Pump				X	
47.	Wood Burning Stove				X	

Additional Comments

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed? If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
	Yes	No	Yes	No	
1. Methane Gas		X		X	
2. Lead Paint		X		X	
3. Radon Gas (House)		X		X	
4. Radon Gas (Well)		X		X	
5. Radioactive Materials		X		X	
6. Landfill, Mineshaft		X		X	
7. Expansive Soil		X		X	
8. Mold		X		X	
9. Toxic Materials		X		X	
10. Urea Formaldehyde Foam Insulations		X		X	
11. Asbestos Insulation		X		X	
12. Buried Fuel Tanks		X		X	
13. Chemical Storage Tanks		X		X	
14. Fire Retardant Treated Plywood		X		X	
15. Production of Methamphetamines		X		X	
16. Use of Methamphetamines		X		X	

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <u>Private</u> X	X				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.			X		
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				X	

Seller RH / Seller _____

Buyer _____ / Buyer _____

