



Important information provided by the Seller for the property located at:

85 MAPLE DR. HUDSON, OH 44236



Age of Key Components

Roof: PER CONTRACTOR ESTIMATED ROOF LIFE EXPECTANCY 5+ years.
 Furnace: _____
 Air Conditioning: _____
 Hot Water Tank: NEW REPLACED ON MARCH 2024
 Septic System: _____
 Windows: _____
 Well Pump: -N/A-
 Refrigerator: UNKNOWN
 Oven/Range: UNKNOWN
 Dishwasher: UNKNOWN
 Other: _____
 Other: _____

Monthly Utility Costs

	Average Monthly Cost	Provider
Gas:	<u>48.00</u>	<u>ENBRIDGE</u>
Electric:	<u>105.00</u>	<u>CITY OF HUDSON</u>
Water:	<u>35.00</u>	<u>CITY OF HUDSON</u>
Sewer:	<u>23.00</u>	<u>NORTHEAST SEWER</u>
Trash:	<u>23.00</u>	<u>REPUBLIC</u>

Other Features

City Point of Sale Inspection (Check which applies) Not Applicable
 Clear _____ List of Violations Attached _____
 On Order _____ Applicable _____

County Septic Inspection: Clear _____ On Order _____ Not Applicable _____

Applicable Warranties: _____

Other Improvements: REPLACE CARPET, LVP FLOORING, NEW WALL PAINT, GRANITE TOP, RECONDITION UPSTAIR FLOOR, REPLACE ALL LIGHTING, UPGRADE LIGHTING AND FAN, REPLACE GARAGE AND DOOR

- Do you know of any: (please check)
- | | | |
|--|--|---|
| 1. Current Liens <input type="radio"/> Yes <input checked="" type="radio"/> No | 4. Adverse Liens <input type="radio"/> Yes <input checked="" type="radio"/> No | 7. Encroachments/ Easements <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Foreclosures <input type="radio"/> Yes <input checked="" type="radio"/> No | 5. Bank Related Issues <input type="radio"/> Yes <input checked="" type="radio"/> No | 8. Other Issues <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Tax Issues <input type="radio"/> Yes <input checked="" type="radio"/> No | 6. Insurance Claims <input type="radio"/> Yes <input checked="" type="radio"/> No | 9. Mineral Rights <input type="radio"/> Yes <input checked="" type="radio"/> No |

If yes on any of the above, please explain: DRIVEWAY ENCROACHMENT

All information is provided by Seller and is deemed reliable but not guaranteed.



Important information provided by the Seller for the property located at:

87 MAPLE DR., HUDSON, OH 44230



Age of Key Components

Roof: PER CONTRACTOR ESTIMATED ROOF LIFE EXPECTANCY 5+ YEARS.
 Furnace: _____
 Air Conditioning: _____
 Hot Water Tank: _____
 Septic System: -N/A-
 Windows: _____
 Well Pump: -N/A-
 Refrigerator: NEW REPLACED MAY 2024
 Oven/Range: NEW REPLACED MAY 2024
 Dishwasher: -N/A-
 Other: _____
 Other: _____

Monthly Utility Costs

	Average Monthly Cost	Provider
Gas:	<u>140.⁰⁰ (BOTH UNITS)</u>	<u>ENBRIDGE</u>
Electric:	<u>105.⁰⁰ (BOTH UNITS)</u>	<u>CITY OF HUDSON</u>
Water:	_____	<u>CITY OF HUDSON</u>
Sewer:	<u>20.⁰⁰</u>	<u>NORTHEAST SEWER</u>
Trash:	<u>23.⁰⁰</u>	<u>REPUBLIC</u>

Other Features

City Point of Sale Inspection (Check which applies) Not Applicable
 Clear _____ List of Violations Attached _____
 On Order _____ Applicable _____

County Septic Inspection: Clear _____ On Order _____ Not Applicable _____

Applicable Warranties: _____

Other Improvements: REPLACE CARPET, LVP FLOORING, NEW WALL PAINT, GRANITE TOP, REPLACE ALL LIGHTING, UPGRADE LIGHTING AND FAN, 87 UP- UPGRADE KITCHEN OUTLET, 87 UP- BATHROOM CABINET AND MIRROR UPGRADE

- Do you know of any: (please check)
- | | | |
|---|---|--|
| 1. Current Liens <input type="radio"/> Yes <input type="radio"/> No | 4. Adverse Liens <input type="radio"/> Yes <input type="radio"/> No | 7. Encroachments/ Easements <input type="radio"/> Yes <input type="radio"/> No |
| 2. Foreclosures <input type="radio"/> Yes <input type="radio"/> No | 5. Bank Related Issues <input type="radio"/> Yes <input type="radio"/> No | 8. Other Issues <input type="radio"/> Yes <input type="radio"/> No |
| 3. Tax Issues <input type="radio"/> Yes <input type="radio"/> No | 6. Insurance Claims <input type="radio"/> Yes <input type="radio"/> No | 9. Mineral Rights <input type="radio"/> Yes <input type="radio"/> No |

If yes on any of the above, please explain: 93 PROPERTY ENCRoACHMENT

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