# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL - SDCL 43-4-44

Sel	ler(s) Reno, LC						
Pro	perty Address 3602 W. Hughes Place			Sio	ux Falls	SD	57108
be	is Disclosure Statement concerns the real property ider completed by sellers of real property and given to pote not understand this form, you should seek advice from	ential buye	rs. This fo	orm can			
the	ler states that the information contained in this disclos date affixed to the form. If any material fact changes pendment to this disclosure statement and give the same	prior to ele	sing, the				
This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.							
	ler hereby authorizes any agent representing any party ity in connection with any actual or anticipated sale of			o provi	de a copy of	this statemen	t to any person o
	he answer to any of the following requires more space arate sheet.	for explan	ation, ple	ase full	ly explain in	comments or	on an attached
	I. LOT OR T	TILE IN	FORM	ATIO	N		
1. When did you purchase or build the home? February / 2004  Month Year							
	1. When did you purchase of ound the nome?		4			_	
<u></u>	LOT OR TITLE INFORMATION		Do Not			Comin	ents
2.	LOT OR TITLE INFORMATION  Are there any recorded liens or financial instruments	Month Yes No	Do Not Know	Ye		Comm	ents
	Are there any recorded liens or financial instruments against the property, other than a first mortgage?  Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the	Month	Do Not Know	Ye		Comm	ents
3.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?  Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?  Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service,	Month Yes No	Do Not Know	Ye		Comm	ents
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3. 4. 5. 6. 7.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?  Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?  Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?  Are there any problems related to establishing the lot lines/boundaries?  Do you have a location survey in your possession or a copy of the recorded plat?  Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?  Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?  Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?	Month  Yes No  X  X  X  X  X  X  X	Do Not Know	Ye	ear  If yes, attach a	а сору.	ents
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This contract is for use by Jeffrey Brooks and is the property of RASE and Instanet, any unauthorized use by non-members is strictly prohibited.

TRANSACTIONS

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Соштент
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?	×				If yes, how much \$ 1800 and how often Monthly
¥6.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?  HOA Maintenance  Street Maintenance  Association	X				If yes, what are the fees or assessments?  \$ 140 per year (i.e. annually, semi-annually, monthly)  West Hughe's Place Street  Payable to whom: Maintenance ASSOC.  For what purpose: Electrical + Snow  5treet Light's Removal
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?		×			
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?		×			If yes, what are the fees or charges?  \$ per

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?	×				
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				Normal Driveway Cracks
6	Type of roof covering: Asphalt Shingles	X				
7.	Age of roof covering, if known:	×				Replaced May 2023
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?	×				
12.	Are you aware of insulation in walls?	×				
13.	Are you aware of insulation in the floors?		X			
14.	Are you aware of any pest infestation or damage, either past or present?		×			
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?	×				Replaced Roof Shingles

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	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)?		×			
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?	×				Roof
22.	Has the damage to the property been repaired?	×				
23.	Are there any unrepaired damages to the property from the insurance claim?		×			
24.	Are you aware of any problems with sewer blockage or backup, past or present?		×			
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	×				Age of System, if known:
2.	Air Exchanger				X	
3	Air Purifier				×	
4.	Attic Fan				X	
5.	Bathroom Whirlpool and Controls				X	
6.	Burglar Alarm & Security System				×	
7.	Ceiling Fan	×				
8.	Central Air - Electric	×				
9.	Central Air – Water Cooled				×	
10.	Cistern				×	
11.	Dishwasher	×				
12.	Disposal	X				
13.	Doorbell	X				
14.	Fireplace				×	
15.	Fireplace Insert				×	
16.	Garage Door(s)	X				
17.	Garage Door Opener(s)	X				
18.	Garage Door Control(s)	X				
19.	Garage Wiring	$\perp$ $\times$	***			
20.	Home Heating System(s) Type:	×				Age of System, if known:
-21.	Hot Tub and Controls				$\times$	
22.	Humidifier				X	
23.	In Floor Heat				X	
24.	Intercom				X	
25.	Light Fixtures	X				
26.	Microwave	X				
27.	Microwave Hood					
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment				X	
30.	Propane Tank - Select One: Leased Owned				X	
31.	Radon System				X	

eller	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				2
37.	Solar House – Heating				X	
38.	Sump Pump(s)	X	-			
39.	Switches and Outlets	X				
40.	Underground Sprinkler and Heads	×				
41.	Vent Fan - Kitchen				X	
42.	Vent Fan - Bathroom	$\overline{x}$				
43.	Water Heater, Select One: Electric (Gas)	X				Age of System, if known:
44.	Water Purifier, Select One: Leased Owned				X	
45.	Water Softener, Select One: Leased Owned	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 C	Conditions	Tests Pe	erformed	Comments
	Yes	No	Yes	No	
1. Methane Gas		X		×	
2. Lead Paint		X		X	
3. Radon Gas (House)		X		X	
4. Radon Gas (Well)		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		×		$\overline{X}$	
11. Asbestos Insulation		X		X	MAN
12. Buried Fuel Tanks		X		X	
13. Chemical Storage Tanks		×		X	
14. Fire Retardant Treated Plywood		X		X	
15. Production of Methamphetamines		X		$\hat{\mathbf{x}}$	
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	Χ				
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.				×	

Seller_	PH /Seller	Buyer	/ Buyer



	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		X	Know		
5.	Is the water source (select one) public or private	X				If private, what is the date and result of the last water test?
б.	Is the sewer system (select one)  public or private	X				If private, what is the date of the last time septitank was pumped?
7.	Are there broken window panes or seals?		$\times$			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		X			If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		×			If yes, please explain:
The	Seller hereby certifies that the information contained her	SING rein is	SEC	CTION ad correct	t to the	pest of the Seller's information, knowledge.
and the	belief as of the date of the Seller's signature below. If an change will be disclosed in a written amendment to this described by the self-self-self-self-self-self-self-self-	y of the lisclosi	ese co ure sta	nditions of tement.	change l	perfore conveyance of title to this property.
Sell	## Reno, LC Date	<del></del>	Seller		<del></del>	Date
PRO APF	E SELLER AND THE BUYER MAY WISH TO OBTAI PERTY TO OBTAIN A TRUE REPORT AS TO THE OPENIATE PROVISIONS IN ANY CONTRACT OF SER WITH RESPECT TO SUCH PROFESSIONAL AD	IN PRO COND SALE A	OFESS OITION AS NE	SIONAL A N OF THI GOTIAT	E PROF CED BE	E AND INSPECTIONS OF THE ERTY AND TO PROVIDE FOR TWEEN THE SELLER AND THE
I/W any	e acknowledge receipt of a copy of this statement on the oparty to this transaction makes no representations and is a	date ap not res	pearii ponsil	ng beside ble for an	my/our y condi	signature(s) below. Any agent representing tions existing in the property.
Buy	er Date	B	luyer			Date

Buyer \_\_\_\_\_/ Buyer \_\_\_\_\_