

BigIron



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SELLER'S PROPERTY DISCLOSURE STATEMENT RESIDENTIAL
(To Be Completed by Seller)

DATE: 7/3/23

SELLER: Salbe Sears

PROPERTY ADDRESS: 26620 State Route RA
Gorin, MD 23743

SELLER'S INFORMATION

This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. The information provided in this statement is the representation of the SELLER and not the representation of any real estate licensees involved in the transaction. The information contained herein is intended to be part of any Contract between the SELLER(S) and BUYER(S).

SELLER discloses the following information with the knowledge that even though this is not a warrant, prospective BUYER(S) may rely on the information contained herein in deciding whether, and on what terms, to purchase the Property. SELLER hereby authorizes any real estate licensee involved in this transaction to provide a copy of this SELLER'S Property Disclosure Statement to any person or entity in connection with any actual or possible sale of the Property.

Statutory Disclosures:

1. Methamphetamine. Are you aware if this property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto?
☐ Yes ☒ NO
2. Lead-Based Paint: Does this property included a residential dwelling built prior to 1978? ☐ Yes ☒ NO
a. IF "Yes" a completed lead-based paint disclosure should be attached.
3. Waste Disposal site or landfill: Are you aware of a solid waste disposal site or demolition landfill on the property?
☐ Yes ☒ NO
4. Radioactive or hazardous materials: Have you ever received a report stating that the property was or is previously contaminated with radioactive material or other hazardous items: ☐ Yes ☒ NO

Part I. - OCCUPANCY OF THE PROPERTY.

1. Approximate age of the Property: 13 Yrs
2. Approximate date that SELLER acquired the Property: -
3. Does SELLER currently occupy the Property? YES ☒ NO ☐
- If NO, how long has it been since SELLER has occupied the Property -

Part II. Indicate the condition of the following items by marking the appropriate box. Check only one box.

SECTION A. - APPLIANCES, EQUIPMENT AND FIXTURES:

	Not Included	Working	Not Working	Unknown
1. Air conditioning-central system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Air conditioning - window units # <u> </u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air purifier system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Attic fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cable television wiring/jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ceiling fan(s) # <u> </u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Central vacuum system and attachments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Not Included	Working	Not Working	Unknown
8. Clothes dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Clothes washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Exhaust Fans-Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Fireplace/fireplace insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Fireplace gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Fireplace gas starter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Fireplace wood burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Garage door opener(s) # <u> </u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Gas grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Heating system <u>Gas</u> <input checked="" type="checkbox"/> <u>Electric</u> <input type="checkbox"/> <u>Hot Water</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Heat pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Hot tub-whirlpool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Intercom, sound system, speakers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Microwave oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Oven <input checked="" type="checkbox"/> <u>Electric</u> <input type="checkbox"/> <u>Gas</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Propane tank <u>Leased</u> <input type="checkbox"/> <u>Owned</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Range <input checked="" type="checkbox"/> <u>Electric</u> <input type="checkbox"/> <u>Gas</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Range ventilation system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Refrigerator # <u> </u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Sauna/spa <u>Steam</u> <input type="checkbox"/> <u>Dry</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Security system <u>Owned</u> <input type="checkbox"/> <u>Leased</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Smoke alarms/detectors# <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Swimming Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Telephone wiring/jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Television antenna/receiver/sat dish <u>Own</u> <input type="checkbox"/> <u>Leased</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|-----------------------------|----------|----------|--|--|
| 39. Trash compactor | <u>/</u> | | | |
| 40. Water heater | <u>/</u> | <u>/</u> | | |
| 41. Water purified/softener | <u>/</u> | | | |
| 42. Other | | | | |
| 43. Other | | | | |

PART III. Indicate the condition of the following items by marking the appropriate box and completing the appropriate blanks.

A. STRUCTURAL CONDITIONS:

- What is the approximate age of the roof (if known)? 13 years. Type of roof: Metal
☒ YES ☐ NO
- Have there been any leaking or other problems with the roof, flashing or rain gutters?
☐ YES ☒ NO
- Have there been any repairs to the roof, flashing or rain gutters?
 If so, please provide the date of the repairs _____
☐ YES ☒ NO
- Has there been any roof replacement?
☐ YES ☒ NO
- How many layers of roofing materials are currently on the roof (if known)? _____
☐ YES ☒ NO
- Have you made any homeowners' insurance claims on the Property?
 If so, were all the repairs completed?
☐ YES ☒ NO
- Has there ever been leakage/seepage in the basement or crawl space?
☐ YES ☒ NO

Buyer's Initial & Date

Date

Date

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- Has there been any damage to the Property due to wind, fire or flood?
☐ YES ☒ NO
- Are there any structural problems with the Property?
☐ YES ☒ NO
- Is any exterior wall covering of the structure covered with synthetic stucco?
☐ YES ☒ NO
- Is there any damage to the chimney or fireplace?
☐ YES ☒ NO
- Is there any exposed wiring presently in any structures on the Property?
☒ YES ☐ NO
- Are there any windows or doors that leak or have broken thermopane seals?
☒ YES ☐ NO
- Have you ever experienced or are you aware of any:
 Movement, shifting, deterioration or other problems with crawl space, foundations, slab or walls? ☐ YES ☒ NO
 Cracks or flaws in the basement floor, ceilings, concrete slab, crawl space, foundations or garage? ☐ YES ☒ NO
 Corrective action to remedy these structural conditions, including but not limited to bracing or piling? ☐ YES ☒ NO
 Water leakage or dampness in the Property, crawl space or basement? ☒ YES ☐ NO
 Dry rot, wood rot or similar conditions on the wood of the Property? ☒ YES ☒ NO
 Problems with decks, driveways, fences, patios or retaining walls on the Property? ☐ YES ☒ NO
- Do you have any knowledge of any damage to the Property caused by termites or wood infestation?
 If so, is the Property currently under warranty?
 If so, please name the company here: _____
☐ YES ☒ NO
- Have you had any termite/pest control treatments for the Property?
 If so, please name the company and year treated here: _____
☐ YES ☒ NO
- Has the ground been pre-treated for termites?
☐ YES ☒ NO
- If you have answered "YES" to any of the questions in A(1) through (17), please attach documentation to describe the date, extent and location of the problem and name of the person or entity responsible for repairing the problem. In addition, please attach, if available, any inspection reports, repair estimates and receipts. Explain in detail here:
Being not in contact in left area. Missing trim and gutters have allowed water to damage boards around top of wall under edge of roof, causing a leak around sliding glass doors. Broken window in basin.
- Additional Comments:

B. LAND (SOILS; DRAINAGE; BOUNDARIES):

- Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such by the Federal Emergency Management Agency (FEMA) which requires flood insurance?
☐ YES ☒ NO

5. Does the Property have air conditioning? ☒ YES ☐ NO

☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)

If YES, please provide the name, age and location of the unit along with the date the unit was last serviced and by whom here:

West side of house, unknown

6. Does the Property have a water heater? ☒ YES ☐ NO

☐ Electric ☐ Gas ☐ Solar

If YES, please provide the name, age and location of the unit along with the date the unit was last serviced and by whom here:

Utility Room, unknown

7. Are you aware of any problems relating to the electrical, gas and heating and cooling systems on the Property? ☐ YES ☒ NO

If YES, please explain:

8. Additional Comments:

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Date

Date

Seller's Initial & Date

Date 7/10/23

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Date 07/10/2023

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E. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ YES ☒ NO
2. Are you aware of any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ YES ☒ NO
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? ☐ YES ☒ NO
If YES, please attach a copy of the environmental reports.
4. Are you aware of any previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property or adjacent property? ☐ YES ☒ NO
5. Are you aware of any other environment matters (i.e. discolored soil, vegetation, oil sheets, etc)? ☐ YES ☒ NO
6. Are you aware of any existing hazardous conditions on the Property or adjacent properties (i.e methane gas, radon gas, mold, radioactive material, landfill or toxic materials)? ☐ YES ☒ NO
7. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ YES ☒ NO
8. Are you aware of natural gas/oil wells, lines or storage facilities on the Property or adjacent properties? ☐ YES ☒ NO
9. Are you aware of any other environmental conditions on the Property or adjacent properties? ☐ YES ☒ NO
10. Have any other environmental inspections or tests been conducted on the Property? ☐ YES ☒ NO
11. If you have answered "YES" to any of the questions in E(1) through (10), attach any documentation and explain here:

12. Additional Comments:

F. NEIGHBORHOOD INFORMATION AND HOMEOWNERS' ASSOCIATIONS:

1. Are you aware of any current/pending assessments, bonds or special taxes that apply to the Property? ☐ YES ☒ NO
2. Is the property subject to conditions, covenants and restrictions of a homeowners' association or common interest community or subdivision restrictions? ☐ YES ☒ NO
3. Are you aware of any violations of such conditions, covenants or restrictions on the Property? ☐ YES ☒ NO

4. Does the homeowners' association impose a transfer fee upon the sale of the Property? YES ☒ NO
5. Are you aware of any defect, damage, proposed change or problem with any common elements or area? YES ☒ NO
6. Are you aware of any condition or claim which may result in a change to assessments or fees? YES ☒ NO
7. Are streets or roads privately owned? YES ☒ NO
8. Is the Property in a historic, conservation or special review district that requires any alterations or improvements to the Property to be approved by a board or commission? YES ☒ NO
9. Is the Property subject to a tax abatement? YES ☒ NO
10. Is the Property subject to a right of first refusal? YES ☒ NO
11. If you have answered "YES" to any of the questions F(1) through (10), attach any documentation and explain here:

12. If you are required to pay assessments, dues, fees or any other periodic charges to a homeowners' association or common interest community, please specify here the amount and occurrence of those payments:

13. Additional Comments:

Buyer's Initial & Date

Date

Date

Seller's Initial & Date

SS Date 7/3/22

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G. OTHER MATTERS: Are you aware of...

1. Any violation of zoning, setbacks or restrictions, or of a non-conforming use? YES ☒ NO
2. Any violation of laws or regulations affecting the Property? YES ☒ NO
3. Any existing or threatened legal action pertaining to the Property? YES ☒ NO
4. Any litigation or settlement pertaining to the Property? YES ☒ NO
5. Any other conditions that may materially and adversely affect the value or desirability of the Property? YES ☒ NO
6. Any pending foreclosure or potential short sale affecting the Property? YES ☒ NO
7. Any burial grounds on the Property? YES ☒ NO
8. Any other condition that may prevent you from completing the sale of the Property? YES ☒ NO
9. Any leases on the Property? YES ☒ NO

If YES, attach a copy of the lease agreement and describe the tenant's rights and obligations for vacating the Property:

8. Probate Court approval of sale. 9. Low crop cash renter must be able to harvest crops.

10. Any easements or leases on the Property regarding wind energy? YES ☒ NO
11. Any public authority contemplating condemnation proceedings? YES ☒ NO
12. Any current or planned government rule limiting future use of the Property? YES ☒ NO
13. Any government plans that could lead to special benefit assessments against the Property? YES ☒ NO
14. Any interest reserved by a previous owner or government action to benefit any other property? YES ☒ NO
15. Any unrecorded interests affecting the Property? YES ☒ NO
16. Anything that would interfere in passing clear title to the Buyer? YES ☒ NO
17. Any general stains or pet stains to the carpet, flooring or sub-flooring? YES ☒ NO
18. If you have answered "YES" to any of the questions in G(1) through (17), attach any documentation and explain here:

19. Additional Comments:

H. MISCELLANEOUS MATTERS:

1. Are you aware of any other facts or condition affecting the habitability, use or value of the Property? YES ☒ NO
2. If YES, please explain here:

The information contained in this SELLER'S Property Disclosure Statement has been furnished by the SELLER(S), who certifies to the truth hereof to best of SELLER'S belief and knowledge, as of the date signed by the SELLER(S). Any substantive changes will be disclosed by the SELLER(S) to the BUYER(S) prior to closing.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Julie Sear 7/3/23
SELLER Date

DocuSigned by:
[Signature] 07/10/2023 | 6:56 PM PDT
SELLER Date

Buyer's Initial & Date

Date

Seller's Initial & Date
JS Date 7/3/23
[Signature] Date 07/10/2023 | 6:56 PM PDT

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. As the BUYER, I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement from the SELLER, the SELLER'S agent or the transaction broker involved in this transaction.
2. I have carefully inspected the property. Subject to any inspections allowed under my contract with SELLER, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by SELLER or any real estate licensee concerning the condition or value of the property.
3. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
4. I acknowledge that neither SELLER nor any real estate licensee involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by me, except as disclosed above or as fully set forth as follows and signed by them in this document:

BUYER Date

BUYER Date

Buyer's Initial & Date

Date _____

Date _____

Seller's Initial & Date
SS Date 7/3/23
[Signature] Date 07/10/2023 | 6:56 PM PDT

Disclosure of Information on Lead-Based Paint and 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.

Seller's Disclosure (initial)

SRG (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

SRG (b) Records and reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

____ (c) Purchaser has received copies of all information listed above.

____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

____ (e) Purchaser has (check one below):

☐ 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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

RL (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(a) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Sule Sures 7/3/23
Seller Date
Ray Louis 7-11-23
Agent Date

Purchaser Date

DocuSigned by:
Ray Louis
Seller
REF00B145712470

07/10/2023 | 6:56 PM PDT

Agent Date

Purchaser Date