

**SELLER'S DISCLOSURE EXHIBIT  
RESIDENTIAL PROPERTY**

PROPERTY: 305 S. 15th Street City Hamilton State IL Zip 61811

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY  SELLER  AGENT IN SELLER'S PRESENCE

**GENERAL.**

Age of Residence 31 years. Seller has  owned 13 occupied for 13 years.  
Property has been vacant for 0 months 0 years. Occupancy permit req'd  Yes  No.  
Survey  Yes  No. Designated historical home or district  Yes  No.  
Pets occupying property  Yes  No Explain small dog  
Home Warranty Plan offered by Seller  Yes  No. 100 year flood plain  Yes  No  
Features shared with other properties  Walls  Fences  Sewer  Well  Road  
Encroachments to property by neighboring landowners  Yes  No. Legal action  Yes  No  
Notice of zoning, legal, building code, permit violations  Yes  No.  
Explanations regarding any of the above N/A

Utilities. Gas Company unknown Electric Company Ameren  
Water Company City of Hamilton Cable TV Dish  
Sewer City of Hamilton Telephone Frontier  
Trash both Morgan Hualing  
Fire District City of Hamilton Dues in taxes  Yes  No  
Explanations of any of the above \_\_\_\_\_

**SPECIFIC**

1. Subdivision, Condominium or Association Name \_\_\_\_\_  
\_\_\_\_\_ Annual \_\_\_\_\_ Monthly Assessment Fee \$ \_\_\_\_\_ includes \_\_\_\_\_

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment?  Yes  No. If Yes, describe \_\_\_\_\_

Written subdivision rules, covenants, restrictions, regulations  Yes  No  
Association Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Comments \_\_\_\_\_

2. \_\_\_\_\_ Boat docks, \_\_\_\_\_ slips, \_\_\_\_\_ lifts included in the sale (must be included in personal property on sale contract). \_\_\_\_\_ Owned \_\_\_\_\_ Leased from \_\_\_\_\_  
Assessment?  Yes  No \$ \_\_\_\_\_ Annual \_\_\_\_\_ Monthly  
Permit required?  Yes  No Pending Assessment Increase?  Yes  No  
Comments \_\_\_\_\_

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3. Heating & Cooling:  Natural Gas  LP Gas  Electric  Wood  Oil forced air furnace. Other heating system In wall radiant forced air

Approximate age of heating system 3 and newer Serviced by self  
LP Gas or other fuel tank is  Owned  Leased from

Cooling  Central or 2 (#) Window Units (must be included in personal property on contract). Areas of dwelling not services by heat and/or air systems Sun Room

Fireplace(s) #  Woodburning Gas  Electric Other   
Insulation  Yes  No R-  Ceiling R-  Walls  Unknown  
Problems or explanations of heating and cooling systems none known

4. Electrical:  110v.  220v. 200 Amp Breaker Box  Fuse Box  
Wiring:  Copper  Aluminum  Knob & Tube  Romex  Unknown  
Attention needed in electrical system. Problems, repairs none known

Recent Updates Replaced most all 30 Amp Breakers in main

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract). The following items are included in the sale of the property and are in working condition unless otherwise noted:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Fans: Attic, Ceiling Exhaust                        | <input checked="" type="checkbox"/> Dishwasher               | <input type="checkbox"/> Trash Compactor                  |
| <input checked="" type="checkbox"/> Garage Door Openers (# <u>2</u> remotes) | <input type="checkbox"/> Fireplace Equipment and Doors       | <input checked="" type="checkbox"/> Exterior lighting     |
| <input checked="" type="checkbox"/> Smoke Alarms                             | <input type="checkbox"/> Garbage Disposal                    | <input checked="" type="checkbox"/> BBQ Grill             |
| <input type="checkbox"/> Fireplace Logs                                      | <input checked="" type="checkbox"/> Door Locks               | <input checked="" type="checkbox"/> Lighting Fixtures     |
| <input type="checkbox"/> Installed Humidifier                                | <input type="checkbox"/> Water Softener                      | <input checked="" type="checkbox"/> Sump Pump             |
| <input type="checkbox"/> Installed Microwaves                                | <input checked="" type="checkbox"/> Refrigerator             | <input type="checkbox"/> Security & Alarms System         |
| <input type="checkbox"/> LP Gas Tank   | <input type="checkbox"/> Sprinkler System                    | <input checked="" type="checkbox"/> Satellite Dish        |
| <input type="checkbox"/> Intercom  | <input type="checkbox"/> Satellite Remotes                   | <input checked="" type="checkbox"/> Cable TV Wiring       |
| <input type="checkbox"/> Satellite Receiver                                  | <input type="checkbox"/> Central Vacuum                      | <input checked="" type="checkbox"/> Water Heater Gas/Elec |
| <input type="checkbox"/> Television Antenna                                  | <input checked="" type="checkbox"/> Installed Range Gas/Elec |   |
| <input checked="" type="checkbox"/> Installed Oven Gas/Elec                  | <input type="checkbox"/> Clothes Dryer Gas/Elec              |   |
| <input type="checkbox"/> Washing Machine                                     |  |   |
| <u>2</u> # Window Air Conditioning Units                                     |  |   |

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc \_\_\_\_\_

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing  Copper  Galvanized  PVC  
Water Heater  Electric  Gas  Other Age 2 year  Gallon  
Hot Tub/Jacuzzi \_\_\_\_\_

Lawn Sprinkler System \_\_\_\_\_  
Water Source  Public  Well  Other \_\_\_\_\_ Approx well depth \_\_\_\_\_

Well tested  Yes  No Results \_\_\_\_\_  
Water Softener, Purifier, Filter?  Yes  No  Owned  Leased from \_\_\_\_\_

Attention needed in plumbing or water systems. Problems, repairs \_\_\_\_\_

Recent Updates \_\_\_\_\_

7. Roof, Gutters & Downspouts. Approximate age of roof 2 years. Leaks \_\_\_ Yes  No

Explanation (if Yes) small Leak in Sun Room

Roof repairs? garage and home replaced 2 years ago

Attention needed in roof, gutter & downspout systems. Problems, repairs \_\_\_\_\_

Sun Room Roof needs replaced materials on site for repair

Recent updates \_\_\_\_\_

8. Sewer System.  Public \_\_\_ Private \_\_\_ Septic \_\_\_ Aerator \_\_\_ Tank/laterals/drain field  
Other: \_\_\_\_\_

Septic service record \_\_\_\_\_

Back ups/leaks/problems with sewage system none

Recent Updates \_\_\_\_\_

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches, other load bearing or structural components \_\_\_ Yes  No.

Exterior. Synthetic Stucco (EIFS) \_\_\_ Yes  No \_\_\_ Unknown

Installed by (if known) \_\_\_\_\_

Inoperable windows, doors or broken seals Kitchen Living Sun Rooms all have hardware missing

Repairs or replacements to above screens

Recent Updates \_\_\_\_\_

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?  
 Lead \_\_\_ Asbestos \_\_\_ Mold \_\_\_ Radon \_\_\_ Methamphetamine

Do any of the above exist on the property? none known

To what Extent? \_\_\_\_\_

Has there been any remediation of any of the above? none

Other information pertaining to the above \_\_\_\_\_

11. Basement, Crawl Space. Dampness, water leakage, accumulation in basement or crawl space?  Yes \_\_\_ No. Attempts to control water or dampness problems \_\_\_ Yes  No.

Other information pertaining to the above installed sump pump

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection \_\_\_ Yes  No. Year \_\_\_\_\_.

Termite or other damage known none known

Termite or pest control warranties NO

Other information pertaining to the above \_\_\_\_\_

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property \_\_\_\_ Yes  No.  
Soil movement, flooding, drainage or grading problems \_\_\_\_ Yes  No.  
Other information pertaining to the above \_\_\_\_\_

14. Insurance claims in the past five years. no

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.

Is the access to this property from a public roadway?  Yes \_\_\_\_ No. **If not, explain below.**

Any recorded or unrecorded easements affecting the property \_\_\_\_ Yes  No.

Shared road agreements in place \_\_\_\_ Yes  No. If Yes, duties of landowner are as follows:

Other information pertaining to the above \_\_\_\_\_

**Seller's Acknowledgement:** Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.

  
\_\_\_\_\_  
Seller

Date 05/22/17

\_\_\_\_\_  
Seller

Date \_\_\_\_\_

**Buyer's Acknowledgement:** Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

\_\_\_\_\_  
Buyer

Date \_\_\_\_\_

\_\_\_\_\_  
Buyer

Date \_\_\_\_\_