



# Swift-N-Sure Auctions & Real Estate



## Sellers Disclosure Statement

Seller(s): Dene A. Rogen Property Address: 514 S. Market

Is each individual above a U.S. Citizen or resident alien? Yes ☒ No ☐  
Approximate age of property: 101 Date purchased: 8-92

**NOTICE TO SELLER:** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affecting the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist the Seller in compiling the disclosure requirements and to assist the Buyer in evaluating the property being considered. The listing real estate broker, the seller real estate broker and their respective agents will also rely upon this information when they evaluate, market, and present the Seller's property to prospective buyers.

**NOTICE TO BUYER:** This is a disclosure of the Seller's knowledge of the condition of the property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. It is not a warranty of any kind by the Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

**OCCUPANCY:** Does the Seller currently occupy this property? Yes ☐ No ☒  
If no, how long has it been since the Seller occupied the property? \_\_\_\_\_

### LAND/SOIL/DRAINAGE/BOUNDARIES:

1. Is there any fill or expansive soil on the property? Yes ☐ No ☐ Unknown ☐
2. Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes ☐ No ☐
3. Is the property located in a flood zone or wetlands area? Yes ☐ No ☐
4. Do you know of any past or present drainage or flood problems affecting the property or adjacent properties: Yes ☐ No ☒
5. Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes ☐ No ☒

If any of your answers in this section were "Yes", please explain here: \_\_\_\_\_

### ROOF:

1. Age: 2 yrs old - installed 2022 Unknown ☐
2. Has the roof ever leaked during your ownership? Yes ☒ No ☒
3. Has the roof been replaced or repaired during your ownership? Yes ☒ No ☐
4. Do you know of any problems with the roof or gutters? Yes ☐ No ☒

If any of your answers in this section were "Yes", please explain here: new roof because of hail damage

2) before it was replaced in 2022

## TERMITES, DRYROT, PESTS:

1. Do you have any knowledge of termites, dry rot, or pests on or affecting the property?  
Yes \_\_\_\_\_ No X
2. Do you have any knowledge of any damage to the property caused by termites, dry rot, or pests?  
Yes \_\_\_\_\_ No X
3. Is your property currently under warranty or other coverage by a licensed pest control company?  
Yes \_\_\_\_\_ No X
4. Do you know of any termite/pest control reports or treatments for the property in the last five years?  
Yes \_\_\_\_\_ No X

If any of your answers in this section were "Yes", please explain here: \_\_\_\_\_

## OTHER EQUIPMENT AND APPLIANCES: (Mark the items included in the sale)

_____ Garage Door Opener	<u>X</u> Refrigerator	<u>X</u> Washer	_____ Fence
_____ Alarm System	<u>X</u> Stove	<u>X</u> Dryer	_____ Drapes
<u>X</u> Smoke Detectors	_____ Microwave	_____ Trash Compactor	_____ Spa/Hot Tub
_____ Intercom	_____ Dishwasher	_____ Ceiling Fans	_____ Sprinklers

Other: portable shed

Are any of these items in need of repair or replacement? Yes \_\_\_\_\_ No X If "Yes", please explain: \_\_\_\_\_

## NEIGHBORHOOD:

Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes?

Yes \_\_\_\_\_ No X If "Yes", please explain: \_\_\_\_\_

## TOXIC SUBSTANCES:

1. Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PCBs accumulated radon, lead paint, or others? Yes \_\_\_\_\_ No X If "Yes", please explain: \_\_\_\_\_
2. Has the property been tested for radon or any other toxic substances? Yes \_\_\_\_\_ No X If "Yes", please explain: \_\_\_\_\_

## CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS:

1. Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC&R's) of a homeowner's association? Yes \_\_\_\_\_ No X

**If your answer is "No" you may ignore the remainder of this section.**

2. Is there any defect, damage, or problem with any common elements or common areas which could affect value and desirability? Yes \_\_\_\_\_ No X
3. Is there any condition or claim which may result in an increase in assessments or fees? Yes \_\_\_\_\_ No X

**If your answer is "yes" to #2 or #3, please explain:** \_\_\_\_\_



## OTHER MATTERS:

1. Is there any existing or threatened legal action affecting the property? Yes \_\_\_\_\_ No X
2. Do you know of any violations of local, state, or federal laws or regulations relating to this property?  
Yes \_\_\_\_\_ No X
3. Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property (zoning violation, non-conforming units, setback, violations, zoning changes, road changes, etc.)? Yes \_\_\_\_\_ No X

If any of your answers in this section were "Yes", please explain here: \_\_\_\_\_

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Swift-N-Sure Auctions & Real Estate to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify Swift-N-Sure Auctions & Real Estate in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

## STRUCTURAL ITEMS

1. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundation? Yes X No \_\_\_\_\_
2. Are you aware of any past or present cracks or flaws in the walls or foundation? Yes + No \_\_\_\_\_
3. Are you aware of any past or present water leakage in the house? Yes X No \_\_\_\_\_
4. Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls?  
Yes X No \_\_\_\_\_
5. Have there been any repairs or other attempts to control the cause or effect of any problem above?  
Yes X No \_\_\_\_\_

If any of your answers in this section are "yes", please explain: Shifting and cracking of the driveway and foundation; water in basement when it was first purchased and a sump pump was installed

## BASEMENTS AND CRAWL SPACES: (if applicable)

1. Does the property have a sump pump? Yes X No \_\_\_\_\_
2. Has there ever been any water leakage, accumulation, or dampness within the basement or crawlspace?  
Yes X No \_\_\_\_\_
3. Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? Yes X No \_\_\_\_\_

If any of your answers to #2 or #3 in this section are "yes", please explain: \_\_\_\_\_

Sump Pump was put in about 1992

## ADDITIONS/REMODELING

1. Have you or any previous owners (if known) made any additions, structural changes, or other alterations to the property? Yes \_\_\_\_\_ No X
2. Who performed the work? \_\_\_\_\_
3. What work was performed? \_\_\_\_\_
4. Any other information: \_\_\_\_\_

## PLUMBING

1. What is your drinking water source? City  
If you answered "well", when was your water last checked for safety and what was the result of the test?

2. Do you have a water softener? Yes \_\_\_\_\_ No X  
3. What is the type of sewage system? City sewer  
4. When was the septic tank or cesspool last serviced? NA  
5. Do you know of any leaks, backups, or other problems relating to any of the plumbing? Yes X No \_\_\_\_\_  
If "yes", please explain: Washer will back up into the sink.

## HEATING AND AIR CONDITIONING

1. Heating information Central — GAS  
2. Air conditioning information Central  
3. Water heating information GAS  
4. Are you aware of any problems regarding these items? Yes \_\_\_\_\_ No X  
If "yes", please explain:

## ELECTRICAL

Are you aware of any problems or conditions that affect the value or desirability of the electrical system?  
Yes \_\_\_\_\_ No X  
If "yes", please explain:

## ACKNOWLEDGEMENTS

Seller Diane A. Rogers Date 10-16-2024

Seller \_\_\_\_\_ Date \_\_\_\_\_

## RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I have carefully inspected the property. I have been advised to have the property examined by professional inspectors. I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical effects in the property. I understand that unless stated otherwise in my control with seller, the property is being sold in its present condition, without warranties or guarantees of any kind by seller or any broker or agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed above or stated within the sales contract.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

This is a legally binding document. If not understood, consult an attorney!