

SELLER'S PROPERTY DISCLOSURE

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NOTICE FOR NORTH DAKOTA PROPERTY:

This form is designed to guide Seller(s) in making the legally required disclosures and to assist Seller(s) to avoid inadvertent nondisclosures of material facts as required by statute. Seller(s) must disclose all material facts Seller(s) is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the Property or any intended use of the Property of which Seller(s) is aware, even if not specifically asked in this form. Additional space for disclosure is provided on the last page of this form. Seller(s) may attach any additional information as necessary. Refer to North Dakota Century Code 47-10-02.1 for more detail on requirements of the statute.

DATE: 07/15/2025

PROPERTY ADDRESS:

Name of Seller(s): Nancy Levonian Anthony Serritella Tony Serritella

Street Address: 1117 3rd Avenue South

City: Fargo State: ND Zip Code: 58103 County: Cass County

THIS IS NOT A WARRANTY:

This disclosure is not a warranty or guarantee of any kind by Seller(s), Broker(s) or Agent(s) representing or assisting any party in the transaction; and, it is not a substitute for inspections or warranties which the parties may wish to obtain. Seller(s) is only providing information of which Seller(s) is aware. Broker(s)/Agent(s) is not a property inspector and has little or no information regarding the condition of this Property.

Seller(s) authorizes Broker(s) and Agent(s) to provide the following information to prospective Buyer(s). Information presented in this form is not intended to be part of any PURCHASE AGREEMENT between Buyer(s) and Seller(s).

SELLER(s):

- Seller(s) is to personally complete this form. Please include the Property address on every page.
- Answer all line items, even if the answer is "Unknown."
- If more space is needed, place additional disclosures on Page 9 and include the line number(s) being referenced.
- Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. Seller(s) must disclose new or changed facts on the SELLER'S PROPERTY DISCLOSURE ADDENDUM/AMENDMENT or in writing.

BUYER(s):

- Buyer(s) is encouraged to thoroughly inspect the Property personally or have it inspected by a third party and to inquire about any specific areas of concern.
- **NOTE:** If Seller(s) answers "Unknown" to any of the questions listed below, it does not necessarily mean that it does not exist on the Property. "Unknown" may mean Seller(s) is unaware that it exists on the Property.
- Buyer(s) is responsible for reviewing any zoning or regulatory use restrictions affecting the Property, including but not limited to mineral rights, airport zoning regulations, and municipality ordinances.

SELLER(s) & BUYER(s):

- THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Initial by any changed answers or mistakes made on this form.

Buyer(s) Initials _____

Seller(s) Initials

	<u>AS</u>	<u>NL</u>
Anthony Serritella	AS	

43 **GENERAL INFORMATION**

	YES	NO
1 When did you purchase or build the home? <u>April 2, 2022</u>		
2 Has the home been occupied continuously for the past 12 months?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, Explain:		
<div></div>		
3 Type of title evidence. <input type="checkbox"/> Abstract <input type="checkbox"/> Owner's Title Insurance <input checked="" type="checkbox"/> Unknown		
4 Is the Property on a public or private road? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Public – not maintained		
If Private or Public not maintained, Explain:		
<div></div>		

44 **STRUCTURAL ELEMENTS (UNK = Unknown, NA = Not Applicable)**

	YES	NO	UNK	NA
1 Has the structure been altered? (Additions, altered roof lines, changes to load bearing walls, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Explain:				
<div>East wall of garage had a rotted bottom plate. Foundation was fortified and new plate installed and bolted.</div>				
2 Was a permit obtained to alter the structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, Explain:				
<div></div>				
3 Have you or anyone else performed work on the Property which required a building, plumbing, electrical, or other permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Explain:				
<div>Fence - 8.5'. Required permit and inspection.</div>				
4 Was a permit obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If No, Explain:				
<div></div>				
5 Was the work approved by an inspector?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If No, Explain:				
<div></div>				
6 Is there, or has there been, water seepage, sewer back up, and/or dampness?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Explain:				
<div>Slight dampness near east basement wall.</div>				
7 Have waterproofing repairs been made?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Explain:				
<div>Sump pump and pit added, no more dampness.</div>				
8 Type of basement/foundation. (Check one) <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete block <input checked="" type="checkbox"/> Concrete poured				
<input type="checkbox"/> Stone <input type="checkbox"/> Insulated concrete forms <input type="checkbox"/> Wood <input type="checkbox"/> Other				
If Other, Explain:				
<div></div>				

Buyer(s) Initials _____

Seller(s) Initials

or


AS

NL

	YES	NO	UNK	NA
9 Are there cracked or bulged floors or walls in the basement? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Is drain and/or sump pump installed and working properly? If Yes, where does it drain to: <div>Sewer</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Are all structures located within the boundaries of the Property? If No, Explain: <div></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Was any structure moved to this site? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas? If Yes, Explain: <div>Driveway cracked slightly, garage floor cracked.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 What is the age of the roofing material on the home? _____ Year(s) <input checked="" type="checkbox"/> Unknown				
15 What is the age of the roofing material on the garage/out buildings? _____ Year(s) <input checked="" type="checkbox"/> Unknown				
16 Does the roof leak, or has the roof ever leaked? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Has there been interior damage from a roof leak, condensation, or ice buildup? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Has there been damage to any roof or shingles? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 Was insulation added to the structure? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Are you aware of dry rot in the building? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 Has the Property or its improvements been damaged? (Check all applicable) <input type="checkbox"/> Fire <input type="checkbox"/> Smoke <input type="checkbox"/> Wind <input type="checkbox"/> Floods <input type="checkbox"/> Hail <input type="checkbox"/> Snow <input type="checkbox"/> Frozen pipes <input type="checkbox"/> Broken water line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		YES	NO	UNK	NA
	If Yes, was the damage repaired? Explain: <div></div>				
22	Have damage claims been paid to you by insurance coverage? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Do rain gutters and downspouts work? If No, Explain: <div></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Are exterior and interior locks operable? Will keys be provided for each?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
25	Are all the window screens available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Are there damaged screens? If Yes, Explain: <div>One screen missing in N.E. bedroom</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Are all the storm windows available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	Are there broken windows or broken seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29	Are skylights in working condition? (i.e., no leaking, condensation, or mechanical)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30	Is the fireplace/wood burner in working order? If No, Skip to Number 33.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Is the fan, chimney, or flue in working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32	Has the fireplace/wood burner/chimney/flue been cleaned? If Yes, When: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33	Has the vents/ductwork ever been cleaned? If Yes, When: <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34	Are you aware of any rough-in for future amenities that were added during construction or remodel of the home? (i.e., Plumbing rough-in for future wet-bar, bathroom, sprinkler. Electrical rough-in for hot tub, pool, sound system, generator. Heat rough-in for future gas, electric baseboard, garage heater. Gas for future fireplace, grill, firepits, etc.) If Yes, Explain: <div>Holes drilled for 2" electrical conduit from main floor bathroom to attic.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35	Are there additional Property conditions that have not been described above? (i.e., slanted floors, sticking windows, settling, distorted door frames, sagging ceilings, siding irregularities, stained or damaged floor coverings, etc.) If Yes, Explain: <div>Some 2nd floor windows not working, may need new glazing.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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45 **UTILITIES (UNK = Unknown, NA = Not Applicable)**


	YES	NO	UNK	NA
1 Are there wells on the above-described Property? If Yes, see WELL DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Is there a Rural Water membership serving the Property? If Yes, provide membership transfer information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Is there a private sewer system on or serving the Property? If Yes, see PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Have you ever scoped or snaked the sewer lines? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Utilities provided by:				
Gas: <u>Xcel</u>	Average Monthly Cost: <u>22.35</u>			
Electrical: <u>Xcel</u>	Average Monthly Cost: <u>20.40</u>			
Water: <u>City of Fargo</u>	Average Monthly Cost: <u>9.05</u>			
Trash Pick Up: <u>City of Fargo</u>	Average Monthly Cost: <u>10</u>			
Other: _____	Average Monthly Cost: _____			
Mailbox Number: _____	Key: <input type="checkbox"/> YES <input type="checkbox"/> NO			

46 **LAND USE (UNK = Unknown, NA = Not Applicable)**

	YES	NO	UNK	NA
1 Are there covenants, deed restrictions, or reservations? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div></div>				
2 Have you received notice from any governmental authority of future assessments? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div>				
3 Are there zoning infractions, non-conforming uses, or violations? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div>				
4 Are there encroachments, easements, life estate, right of first refusal, or existing lease(s)? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div>				
5 Is the Property part of a Homeowner's Association? If Yes, See HOA INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Is the Property a Condominium? If Yes, See CONDO INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Are there shared features with adjoining property such as walls, fenced, and/or driveways? If Yes, Explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>Shared fences</div>				

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 AS NL

47 **ENVIRONMENTAL CONCERNS (UNK = Unknown, NA = Not Applicable)**

48 **To your knowledge, have any of the following existed or do they currently exist on the Property:**

	YES	NO	UNK	NA
1 Fill dirt? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Asbestos? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Insect, animal, or pest infestations? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hazardous wastes/substances? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Underground storage tanks? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Drainage/standing water issues? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Smoking inside any structures? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Illicit drug production/sales/usage? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Methamphetamine production/sales/usage? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Signs of soil expansion, contraction, or movement other than situations related to normal conditions? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Any suspected microbial/fungal growth? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Has there been confirmed black mold on the Property? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Is urea-formaldehyde foam insulation present? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Are there or have there been pets on the Property? If Yes, Explain: <div>Cat and dog</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials

 **AS** **NL**

49 **RADON DISCLOSURE (UNK = Unknown, NA = Not Applicable)**

	YES	NO	UNK	NA
1 Has the Property been tested for radon? If Yes, attach the most current records and reports pertaining to radon concentrations, mitigation, or remediation. If Yes, Explain: Previous owner installed mitigation as part of sale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has a radon mitigation system been installed? If Yes, include the system description and documents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

50 **FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING**

51 This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events
52 including overland and river flooding that may impact the Property.

53 **Note:** Whether or not Seller(s) currently carries flood insurance, it may be required in the future. Flood
54 insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums
55 previously charged for flood insurance for the Property. As a result, Buyer(s) should not rely on the premiums
56 paid for flood insurance on this Property previously as an indication of the premiums that will apply after
57 Buyer(s) completes their purchase.

	YES	NO	UNK	NA
1 Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Do you carry flood insurance? If Yes, Explain: 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Is the flood insurance transferrable? If Yes, Explain: 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

58 **PROPERTY TAX/SPECIALS DISCLOSURE**

59 Check appropriate box:

60 ☒ **Yes** ☒ **No** Is there an exclusion from market value for home improvements on this Property. Any valuation
61 exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property
62 tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting
63 tax consequences.

64 ☐ **Yes** ☒ **No** Is the Property subject to any preferential property tax status or any other credits affecting
65 the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)?
66 If Yes, Explain:

67

69 If Yes, would these terminate upon the sale of the Property? ☐ Yes ☐ No If Yes, Explain:

70

71

Buyer(s) Initials _____	Seller(s) Initials AS NL	
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72 SYSTEMS & APPLIANCES


73 Answers below do not guarantee item is included or not included in sale. See PURCHASE AGREEMENT for
 74 inclusions/exclusions.

75 **NI = Not Included, WK = Working, NW = Not Working, UNK = Unknown, N/A = Not applicable.**

1		NI	WK	NW	UNK	N/A		NI	WK	NW	UNK	N/A
2	Air Exchanger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Antenna & Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bathroom Vent Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Carbon Monoxide Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Central Air Cooling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Dehumidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Doorbells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Hardwire)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Drain Tile System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Collector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Heater(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Electronic Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Fire Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer Hookups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Garage Door Auto Reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Garage Door Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Treatment System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Air Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Lawn Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30	Microwave Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Audio Visual System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials _____



AS

NL

76 **SECURITY SYSTEM:**

77 Security System Equipment (Check one) ☒ Owned ☐ Leased ☐ N/A

78 Security System Service Contract is transferrable (Check one) ☐ Yes ☐ No ☒ N/A

79 Terms of Security System Contract (Explain):

80

81 **ADDITIONAL DISCLOSURES:**

Roof over garage replaced and fixed. Soffits and fascia on garage replaced and fixed.

82 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):**

83 As a general rule, 26 U.S. Code 1445 (hereinafter "FIRPTA") requires a transferee (Buyer(s)) of a United States
84 real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the
85 transferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception
86 to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the
87 FIRPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek
88 appropriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA
89 withholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s)
90 or qualified substitutes.

91 Seller(s) hereby represents and warrants that Seller(s) ☐ IS ☒ IS NOT a foreign person, as defined by the
92 FIRPTA. This representation of the Seller(s) shall survive closing. Seller's Broker(s)/Agent(s) and Buyer's
93 Broker(s)/Agent(s), and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon
94 this representation.

95 If the Seller(s) represents that it is a foreign person, the Buyer(s) may be subject to income tax withholding
96 requirements, and the Buyer(s) could be personally liable for failing to withhold a tax from the proceeds of the
97 real estate disposition, if none of the enumerated exemptions to the FIRPTA apply to the transaction. If the
98 Seller(s) represents that it is a foreign person, but that one of the exemptions to the FIRPTA apply, Buyer(s)
99 may require Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty
100 of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If
101 the Seller(s) represents that it is not a foreign person, the Buyer(s), or its Broker(s)/Agent(s) or qualified

Buyer(s) Initials _____

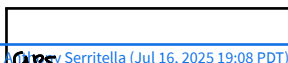
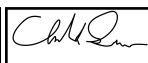
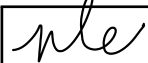
Seller(s) Initials



substitutes, may require the Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller(s) is not a foreign person. On or before closing, the Buyer(s) and Seller(s) agree to complete, execute, and deliver any affidavit, instrument, or statement which may reasonably be required to comply with FIRPTA requirements.

SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)

Seller(s) hereby states the condition of the Property to be as stated above and authorizes any Broker(s) or Agent(s) representing any parties in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge as of the date listed below. Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. See SELLER'S PROPERTY DISCLOSURE AMENDMENT/ADDENDUM.

	16/07/25		16/07/25		07.16.25
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Seller Signature	Date	Seller Signature	Date
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BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED AT THE TIME OF PURCHASE AGREEMENT)

Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the condition of the Property other than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this Statement independently.

Buyer(s) acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any inspection of the Property Buyer(s) may wish to obtain.

_____ Buyer Signature	_____ Date	_____ Buyer Signature	_____ Date
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Sellers Property Disclosure-11

Final Audit Report

2025-07-17

Created:	2025-07-17
By:	Nancy Levonian (hirakoanonthrowawayemail@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAary648gDUnZq5BTRM9Vpwl-L3tXy6knP

"Sellers Property Disclosure-11" History

-  Document created by Nancy Levonian (hirakoanonthrowawayemail@gmail.com)
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-  Document emailed to Anthony Serritella (apserritella@gmail.com) for signature
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-  Document emailed to Anthony Serritella (anthony@anthonyherritella.com) for signature
2025-07-17 - 1:17:40 AM GMT
-  Email viewed by Anthony Serritella (anthony@anthonyherritella.com)
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-  Document e-signed by Anthony Serritella (anthony@anthonyherritella.com)
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-  Document e-signed by Anthony Serritella (apserritella@gmail.com)
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-  Agreement completed.
2025-07-17 - 2:08:13 AM GMT