

# Residential Real Property Disclosure Report

**Notice:** The purpose of this report is to provide prospective buyers with information about material defects in the residential real property. This report does not limit the parties' right to contract for the sale of residential real property in "as is" condition. Under common law sellers who disclose material defects may be under a continuing obligation to advise the prospective buyers about the condition of the residential real property even after the report is delivered to the prospective buyer. Completion of this report by the seller creates legal obligations on the seller, therefore, seller may wish to consult an attorney prior to completion of this report.

Property Address: 18078 St. Rt. 34

City, State, Zip Code: Thompsonville, IL 62890

Seller's Name: David N. Ridgeway & Jessica M. Ridgeway

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of \_\_\_\_\_, 2023 and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosure herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health and safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase residential real property.

The seller represents that to the best of his knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

	YES	NO	N/A	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Seller has occupied the property within the last 12 months. (No explanation needed.)
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of flooding of recurring leakage problems in the crawl space or basement.
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware that the property is located in a flood plane or that I currently have flood hazard insurance on the property.
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of material defects in the basement or foundation (including cracks and bulges).
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of leaks or material defects in the roof, ceilings, or chimney.
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I am aware of material defects in the walls or floors.
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of material defects in the electrical system.
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I am aware of material defects in the well or well equipment.

	YES	NO	N/A	
10.	—	✓	—	I am aware of unsafe conditions in the drinking water.
11.	—	✓	—	I am aware of material defects in the heating, air conditioning, or ventilation systems.
12.	—	✓	—	I am aware of material defects in the fireplace or wood burning stove.
13.	—	✓	—	I am aware of material defects in the septic, sanitary sewer or other disposal system.
14.	—	✓	—	I am aware of unsafe concentrations of radon on the premises.
15.	—	✓	—	I am aware of unsafe concentrations or of unsafe conditions relating to asbestos on the property.
16.	—	✓	—	I am aware of unsafe concentrations or of unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes, or lead in the soil on the premises.
17.	—	✓	—	I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.	—	✓	—	I am aware of current infestations of termites or other wood boring insects.
19.	—	✓	—	I am aware of structural defect caused by previous infestations of termites or other wood boring insects.
20.	—	✓	—	I am aware of underground fuel storage tanks on the property.
21.	—	✓	—	I am aware of boundary or lot line disputes.
22.	—	✓	—	I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
23.	—	✓	—	I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

Note: These disclosures are not intended to cover the common elements of condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Check here if additional pages were used.

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in this report, to any person in connection with any anticipated sale of the property.

Seller: David N. Ridgeway Date: 9-16-23

Seller: Jessica M. Ridgeway Date: 9-16-23

Prospective buyer is aware that the parties may choose to negotiate an agreement for the sale of the property subject to any or all material defects disclosed in this report ("as is"). This disclosure is not a substitute for any inspections or warranties that the prospective buyer or seller may wish to obtain or negotiate. The fact that the seller is not aware of a particular condition or problem is no guarantee that it does not exist. Prospective buyer is aware that he may request an inspection of the premises by a qualified professional.

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



# DISCLOSURE OF INFORMATION ON RADON HAZARDS

(For Residential Real Property Sales or Purchases)

## Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Property Address: 18078 State Rt 34 Thompsonville, IL

### Seller's Disclosure (initial each of the following which applies)

(a) \_\_\_\_\_ Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)

(b) \_\_\_\_\_ Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.

JMR (c) JMR Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.

JMR (d) JMR Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

### Purchaser's Acknowledgment (initial each of the following which applies)

(e) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(f) \_\_\_\_\_ Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

### Agent's Acknowledgment (initial) (if applicable)

(g) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under Illinois / Missouri law. (circle which state)

### Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she provided is true and accurate.

Seller	<u>David N. Ridgeway</u> Printed Name	Seller	<u>Jessica M. Ridgeway</u> Printed Name
Seller	<u>David N. Ridgeway</u> Signature	Seller	<u>Jessica M. Ridgeway</u> Signature
	Date <u>9-16-23</u>		Date <u>9-16-23</u>
Purchaser	_____ Printed Name	Purchaser	_____ Printed Name
Purchaser	_____ Signature	Purchaser	_____ Signature
	Date _____		Date _____
Agent	<u>Wayne Keller</u> Printed Name	Agent	_____ Printed Name
Agent	<u>Wayne Keller</u> Signature	Agent	_____ Signature
	Date <u>9-16-23</u>		Date _____