



Illinois Association of REALTORS®
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 SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 5 Woodhaven Estates
 City, State & Zip Code: Metropolis, Illinois 62960
 Seller's Name: Donald J and Patricia M Snodgrass

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 March 25, 2015, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures 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 or 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 even 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 the residential real property.

The seller represents that to the best of his or her actual 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 | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. I am aware of flooding or recurring leakage problems in the crawlspace or basement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. I currently have flood hazard insurance on the property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. I am aware of material defects in the basement or foundation (including cracks and bulges). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. I am aware of leaks or material defects in the roof, ceilings or chimney. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. I am aware of material defects in the walls or floors. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. I am aware of material defects in the electrical system. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. 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). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. I am aware of material defects in the well or well equipment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. I am aware of unsafe conditions in the drinking water. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. I am aware of material defects in the fireplace or woodburning stove. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. I am aware of unsafe concentrations of radon on the premises. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. I am aware of current infestations of termites or other wood boring insects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. I am aware of underground fuel storage tanks on the property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. I am aware of boundary or lot line disputes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 a 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.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

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

This property is not in a flood plane

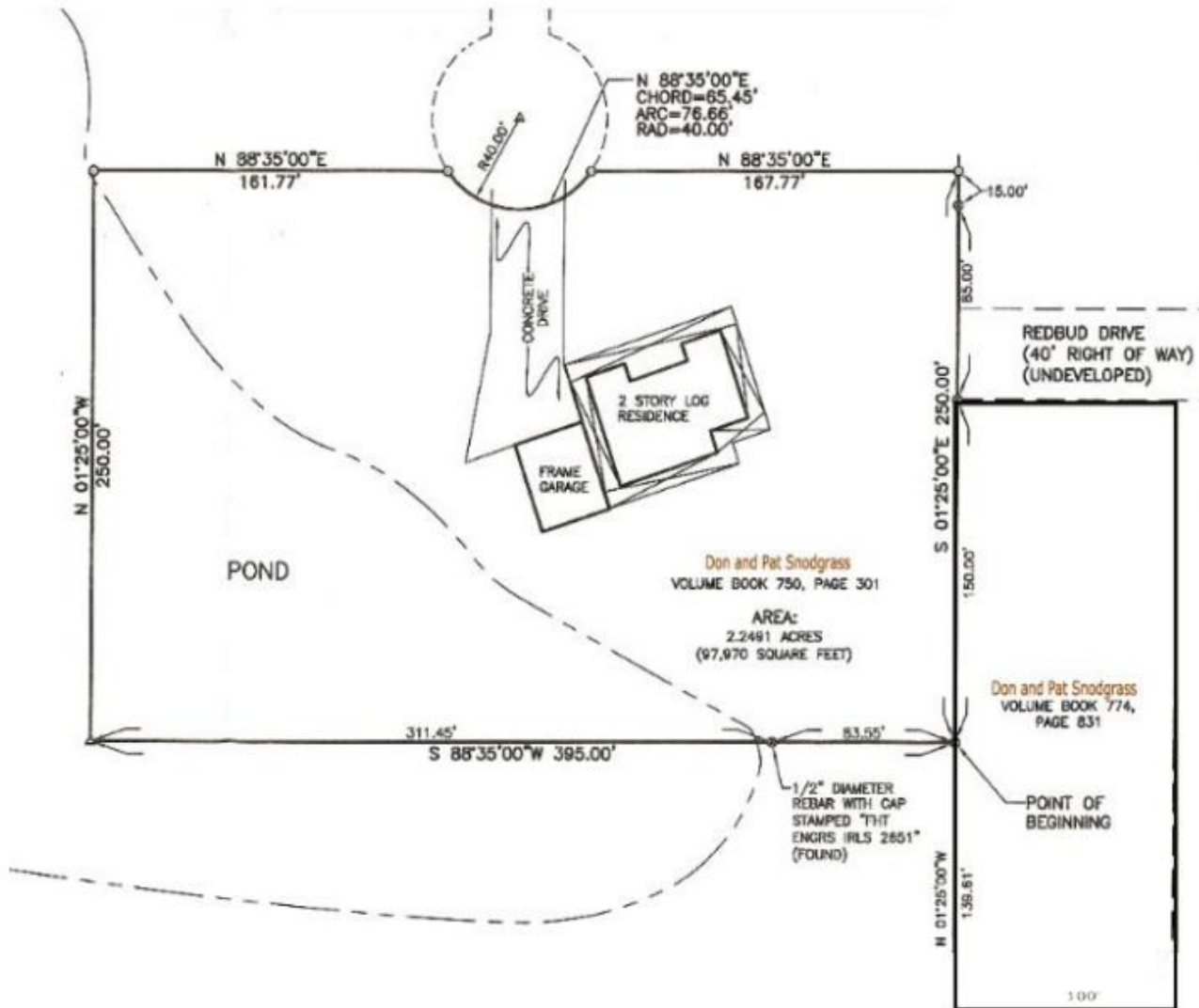
Check here if additional pages used: _____

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 the report, to any person in connection with any actual or anticipated sale of the property.

Seller: _____ Date: _____
 Seller: _____ Date: _____

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 PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____
 Prospective Buyer: _____ Date: _____ Time: _____



Plot of property at 5 Woodhaven Estates where the house is located and an adjoining vacant lot to the east. This plot resulted from a property survey performed when the property was purchased in 2007.

What stays with the property:

- Kitchen appliances, red painted island and hanging pot rack
- Washer and dryer
- Window treatments
- Attached light fixtures
- Interior and exterior security devices
- John Deere lawn tractor
- Refrigerator in garage
- John Deere 48 inch riding lawn mower
- Wall mounted TV in kitchen
- Miscellaneous tools, gardening supplies, etc.
- Heated spa on the backyard patio (added in spring of 2014)
- Pellet stove in family room (added winter of 2014)

Note: Other items are negotiable

Property improvements and repairs

During 2007:

- Installed exhaust fan for electric range
- Installed 3600 sq ft of new carpeting
- Completely remodeled the kitchen
- Remodeled the master bathroom
- Partially remodeled the upstairs guest bathroom
- Repainted several interior walls
- Installed new curtains/draperies in foyer, dining room, family room, kitchen and downstairs offices
- Restored wood floors in kitchen and foyer
- All track lighting removed and replaced with table/floor lamps, chandeliers and spot lights

During 2008:

- Cleared undergrowth from adjacent wooded area
- Built a new brick mailbox
- Remodeled the front porch
- Remodeled the landscape
- Added board and batten shutters to the front of the house
- Installed false dormer windows on the garage
- Landscaped the area between garage and pond
- Painted the interior of the six car garage including ceiling, walls and floor
- Installed additional outdoor security lights
- Replaced the downstairs air conditioner with a dual-fuel Trane heat pump for greater efficiency and lower monthly gas/electric bill

During 2009:

- Finished clearing underbrush from adjacent lot
- Replaced the porch crawl space sump pump
- Replaced the upstairs air conditioner serving the master suite with a new York condenser and compressor
- Replaced the primary electric hot water heater

During 2010:

- Installed new floor length draperies in family room and master bedroom
- Installed cafe curtains in north facing downstairs office
- Installed valances in north facing upstairs guest bedroom and Bathroom
- New whirlpool washer and dryer
- Modified the downstairs heating and A/C ductwork resulting in dramatically improved forced air flow

During 2011:

- Painted both guest bedrooms
- Replaced air conditioning unit serving the two upstairs guest bedrooms
- Installed new washer and dryer
- Constructed new boat dock
- Replaced living room carpet
- Replaced 21 sections of A/C flex ducting in the crawl space
- New roofing
- Repainted the exterior of the house and garage
- Installed a security system
- Modified furnace vent piping

During 2012:

- Installed 1 hp fountain in our pond (currently out of commission)
- Constructed stepping stone pathway leading from back patio to boat dock.
- Installed lamp post on back patio
- Installed interior alarm system and two exterior security cameras
- Repaired small cracks in chimney and repainted with elastomeric paint
- Resealed all three skylights

During 2013:

- Constructed 20 X 8 ft screened porch off kitchen with view to backyard, pond and dock
- Refinished kitchen wide plank pine floor
- Installed carpet under steps adjacent to foyer
- Re-enforced floor joists adjacent to utility room and kitchen
- Refurbished backyard landscaping
- Preventative termite treatment by Terminix around the exterior foundation of the house and garage

During 2014:

- Replaced both hot water heaters
- Installed wainscoting on back wall of office that faces the front of the house
- Heated spa added on the backyard patio. Click [Treasure Cay](#) for details.
- Koi Pond constructed adjacent to backyard patio. Click <http://k4gky.com/our-hobbies/koi-ponds> for details.
- Enlarged the screened in back porch

During 2015:

- Installed a Vogelzang model VG5770 pellet burning stove in the family room