

OHIO SELLER'S PROPERTY DISCLOSURE FORM

This form is required by Ohio Residential Property Disclosure Form (ORC §5302.30).

SELLER: _____ [Full Name(s)]

Property Address: _____

City: _____ State: Ohio ZIP: _____

Date of Completion: _____

INSTRUCTIONS: Seller is required to complete this form based on personal knowledge of the Property. Mark each item: **Yes**, **No**, or **Unknown**. For items marked Yes, provide a brief explanation in the comments section. Seller is NOT required to perform inspections — this is a disclosure of what Seller actually knows.

1. STRUCTURAL

Are there any known structural defects (foundation, walls, roof, ceiling)? ___ Yes ___ No ___ Unknown

Has the foundation ever been repaired? ___ Yes ___ No ___ Unknown

Is there any settling, slippage, or movement of the property? ___ Yes ___ No ___ Unknown

Any cracks in foundation, walls, or floors? ___ Yes ___ No ___ Unknown

Comments: _____

2. ROOF

Approximate age of roof: _____ years

Has the roof leaked since you owned the property? ___ Yes ___ No ___ Unknown

Any roof repairs in past 5 years? ___ Yes ___ No Date: _____

Comments: _____

3. WATER AND SEWER

Water source: ___ Public/Municipal ___ Private well ___ Shared well ___ Other: _____

Sewer system: ___ Public/Municipal ___ Septic system ___ Other: _____

Any water quality issues (taste, odor, contamination)? ___ Yes ___ No ___ Unknown

Has the septic been pumped/inspected in past 3 years? ___ Yes ___ No Date: _____

Any plumbing leaks, backups, or repairs in past 3 years? ___ Yes ___ No

Comments: _____

4. ELECTRICAL

Type of electrical system: ___ Circuit Breakers ___ Fuses ___ Other: _____

Any known electrical issues (sparking, tripped breakers, dim lights)? ___ Yes ___ No ___ Unknown

Aluminum wiring present? ___ Yes ___ No ___ Unknown

Knob and tube wiring present? ___ Yes ___ No ___ Unknown

Comments: _____

5. HVAC

Heating system type: ___ Gas ___ Electric ___ Oil ___ Heat Pump ___ Other: _____

Heating system age: _____ years

Air conditioning type: ___ Central ___ Window units ___ None ___ Other

AC age: _____ years

Any known HVAC issues? ___ Yes ___ No ___ Unknown

Comments: _____

6. PESTS AND INFESTATION

Termite damage (current or past)? ___ Yes ___ No ___ Unknown

Termite treatment ever performed? ___ Yes ___ No Date: _____

Carpenter ants, beetles, other wood-destroying pests? ___ Yes ___ No ___ Unknown

Rodent or pest problems? ___ Yes ___ No ___ Unknown

Comments: _____

7. ENVIRONMENTAL

Asbestos materials present? ___ Yes ___ No ___ Unknown

Lead-based paint (for property built before 1978)? ___ Yes ___ No ___ Unknown

Federal Lead-Based Paint Disclosure required separately for pre-1978 properties.

Radon testing performed? ___ Yes ___ No Date: _____ Result: _____

Mold (visible or known)? ___ Yes ___ No ___ Unknown

Underground storage tanks? ___ Yes ___ No ___ Unknown

Methamphetamine production history? ___ Yes ___ No ___ Unknown

Comments: _____

8. WATER ISSUES

Property in a flood zone? ___ Yes ___ No ___ Unknown

Has property flooded? ___ Yes ___ No Date: _____

Drainage issues (standing water, runoff)? ___ Yes ___ No ___ Unknown

Basement leaks or moisture? ___ Yes ___ No ___ Unknown

Sump pump installed? ___ Yes ___ No

Comments: _____

9. APPLIANCES AND FIXTURES

Which appliances are included in sale (and in working order)?

Refrigerator Stove/Range Dishwasher Microwave Washer Dryer
 Water heater age: _____ years Garage door opener Other: _____

Any appliance problems or not working? Yes No

Comments: _____

10. ZONING AND BOUNDARIES

Are you aware of any zoning violations or unpermitted improvements? Yes No Unknown

Any encroachments by neighbors or onto neighbor's property? Yes No Unknown

Any boundary disputes? Yes No Unknown

Easements affecting the property? Yes No Unknown

Comments: _____

11. HOA AND ASSESSMENTS

Is property subject to a Homeowners Association? Yes No

If yes, monthly/annual HOA fee: \$ _____

Special assessments pending or recent? Yes No Amount: \$ _____

Any HOA violations against this property? Yes No Unknown

Comments: _____

12. LEGAL AND OTHER

Any pending lawsuits affecting the property? Yes No Unknown

Any liens or unpaid claims against the property? Yes No Unknown

Any unrecorded easements or oral agreements? Yes No Unknown

Has property been used as a rental in past 3 years? Yes No

Death on property in past 3 years (where state law requires disclosure)? Yes No

Comments: _____

13. ADDITIONAL DISCLOSURES (state-specific)

Ohio Residential Property Disclosure Form (ORC §5302.30):

SELLER CERTIFICATION

I (we), the undersigned Seller(s), certify that the information provided in this Disclosure Statement is true and complete to the best of my (our) knowledge as of the date signed. I (we) understand that this Disclosure is based on my (our) personal knowledge and is NOT a warranty or substitute for inspection.

I (we) agree to promptly notify Buyer of any material changes prior to Closing.

SELLER:

Signature: _____ Date: _____

Printed Name: _____

SELLER (co-owner, if applicable):

Signature: _____ Date: _____

Printed Name: _____

BUYER ACKNOWLEDGMENT

I (we), the undersigned Buyer(s), acknowledge that I (we) have received and reviewed this Disclosure Statement before signing the purchase agreement. I (we) understand that the Disclosure is based on Seller's personal knowledge and I (we) am (are) advised to obtain independent inspections.

BUYER:

Signature: _____ Date: _____

Printed Name: _____

DISCLAIMER: This Disclosure Form is informational. Ohio requires specific disclosures per Ohio Residential Property Disclosure Form (ORC §5302.30). Failure to disclose known material defects can give rise to fraud claims and may void the sale. For complex properties (older homes, properties with significant repairs, historical issues), have a Ohio-licensed real estate attorney review before signing.