



Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials BR Date 9/27
Owner's Initials RL Date 9-27-25

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Purchaser's Initials Date
Purchaser's Initials Date



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:
9276 Harness Place NW, Pickerington, OH 43147Owners Name(s):
Blake Roseberry and Rebecca L. RoseberryDate: 9/27/2025, 2025Owner ☒ is ☐ is not occupying the property. If owner is occupying the property, since what date: 11/1/2018
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| ☒ Public Water Service | ☐ Holding Tank | ☐ Unknown |
| ☐ Private Water Service | ☐ Cistern | ☐ Other _____ |
| ☐ Private Well | ☐ Spring | _____ |
| ☐ Shared Well | ☐ Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes
☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| ☒ Public Sewer | ☐ Private Sewer | ☐ Septic Tank |
| ☐ Leach Field | ☐ Aeration Tank | ☐ Filtration Bed |
| ☐ Unknown | ☐ Other _____ | |

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____Owner's Initials RL Date 9-27-25
Owner's Initials BR Date 9-27-25Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 9276 Harness Place NW, Pickerington, OH 43147

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector?

☐ Yes ☒ No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

☐ Yes ☒ No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | |
|-----------------------------|--|-------------------------------|--|
| 1) Electrical | ☐ YES ☒ NO ☐ N/A | 8) Water softener | ☐ YES ☒ NO ☐ N/A |
| 2) Plumbing (pipes) | ☐ YES ☒ NO ☐ N/A | a. Is water softener leased? | ☐ Yes ☒ No |
| 3) Central heating | ☐ YES ☒ NO ☐ N/A | 9) Security System | ☐ YES ☐ NO ☒ N/A |
| 4) Central Air conditioning | ☐ YES ☒ NO ☐ N/A | a. Is security system leased? | ☐ Yes ☐ No |
| 5) Sump pump | ☐ YES ☒ NO ☐ N/A | 10) Central vacuum | ☐ YES ☐ NO ☒ N/A |
| 6) Fireplace/chimney | ☐ YES ☒ NO ☐ N/A | 11) Built in appliances | ☐ YES ☒ NO ☐ N/A |
| 7) Lawn sprinkler | ☐ YES ☐ NO ☒ N/A | 12) Other mechanical systems | ☐ YES ☒ NO ☐ N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | |
|---|---|
| 1) Lead-Based Paint | ☐ Yes ☒ No ☐ Unknown |
| 2) Asbestos | ☐ Yes ☒ No ☐ Unknown |
| 3) Urea-Formaldehyde Foam Insulation | ☐ Yes ☒ No ☐ Unknown |
| 4) Radon Gas | ☒ Yes ☐ No ☐ Unknown |
| a. If "Yes", indicate level of gas if known | <u>0.2 pCi/L (2018)</u> |
| 5) Other toxic or hazardous substances | ☒ Yes ☒ No ☐ Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials

WM
Bic

Date

9-27-25

Purchaser's Initials

Date

Purchaser's Initials

Date

Property Address 9276 Harness Place NW, Pickerington, OH 43147

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) 2/1/25 \$ 210.00 HOA yearly
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | ☐ Yes ☒ No | 4) Shared Driveway | ☐ Yes ☒ No |
| 2) Boundary Dispute | ☐ Yes ☒ No | 5) Party Walls | ☐ Yes ☒ No |
| 3) Recent Boundary Change | ☐ Yes ☒ No | 6) Encroachments From or on Adjacent Property | ☒ Yes ☐ No |

If the answer to any of the above questions is "Yes", please describe: Neighbor's fence slightly over property line

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

None

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

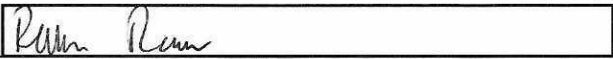
Owner's Initials BR Date 9-27-25
Owner's Initials BR Date 9-27-25

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 9276 Harness Place NW, Pickerington, OH 43147

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER:  DATE: 9-27-25
OWNER:  DATE: 9-27-25

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:  DATE: _____
PURCHASER:  DATE: _____



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

**STATE OF OHIO
RESIDENTIAL PROPERTY DISCLOSURE FORM**

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q



The Radon Wizard
3425 Creek Road
Sunbury, Ohio 43074
614-746-3538
Lic # : RC110
Radonwizard@LIVE.com



Client:	Kristine Kelly	ASD Present:	Yes
Address:	9276 Harness	ASD Active/ Type:	Yes Sump/ DTD/ SMD
City,Zip,Cty:	Pickerington 43147 Fairfield	Permanent Vents:	None Observed
Test Device:	Accustar RadStar CRM		
Calib Date:	2/20/2018	Serial # :	4192
Start Date:	11/5/2018	End Date:	11/8/2018
Start Time:	14:41	End Time:	14:41
Test Duration Contiguous Hours:	Yes		
Min 24hr Delay:	Yes	U-Tube "s :	0.9
		Severe Weather:	No
		Tampering:	None Observed
		Analysis Lab Used:	No
		Placed By:	John Hillard RS206
		Retrieved By:	John Hillard RS206

J. Hillard
J. Hillard

Average [Rn] (pCi/L): 0.2

Explanation of Results:

Congratulations! Your test average for the 48 hour period was **0.2pCi/L**. This is **BELOW** the level at which the EPA recommends action be taken. However, there is no "safe-level" for radon. Further testing is recommended to get an annual radon level average. The EPA recommends that any lived-in areas of a home that measure greater than 4.0pCi/L (or any areas that are suitable for occupancy without renovation, if the home is involved in a Real Estate Transaction) be mitigated to below 4.0pCi/L. It is the client's obligation to inform the dwelling occupants of the results of the measurement. If the radon test result is less than 4.0pCi/L the recommendation is to retest in two years or if any renovations or additions are made to the building. The Radon Wizard can not guarantee radon levels as they can increase or decrease by several factors not limited to; temperature, weather, barometric pressure, ventilation, living habits, and the season. This result is merely the average level recorded during the testing time frame.

What YOU Need to Know:

The radon mitigation system installed in your home prevents radon from entering utilizing a method called Active Soil Depressurization (ASD). ASD is recognized as the best available method for reducing radon concentrations in a residential home. Through the use of PVC pipe and a specially designed radon fan, the ASD system will draw radon gas from beneath your home and safely vents it above the roofline. The radon fan motor activity can be monitored by taking a look at the visual U-Tube Monometer located on the interior portion of the piping. If the colored oil is pulled to one side, the radon fan motor is indeed creating a vacuum. If the levels are perfectly even, the fan motor may not be functioning correctly. If you find that the fan motor is not functioning correctly, please follow the instructions as outlined in the section "Troubleshooting" below. This system was installed in compliance with and implementation of the Ohio Radon Mitigation Standards described in OAC 3701-69-08 with no deviations from this regulation noted.

Notes:

There are no specialized notes for this completed test.

Alpha	pCi/L
2	0.1
10	0.5
4	0.2
0	0.0
9	0.4
0	0.0
0	0.0
8	0.4
1	0.0
1	0.0
10	0.5
17	0.8
5	0.2
6	0.3
0	0.0
5	0.2
6	0.3
10	0.5
5	0.2
2	0.1
0	0.0
1	0.0
4	0.2
0	0.0
0	0.0
0	0.0
3	0.2
0	0.0
6	0.3
0	0.0
2	0.1
1	0.0
0	0.0
2	0.1
9	0.4
7	0.3
6	0.3
5	0.2
1	0.0
18	0.9
10	0.5
10	0.5
9	0.4
15	0.7
14	0.7
2	0.1
0	0.0
1	0.0

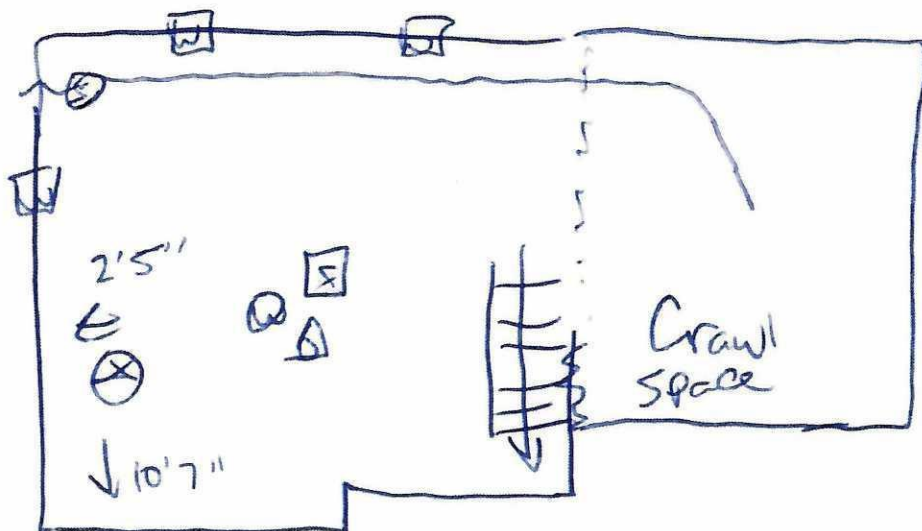


The Radon Wizard
3425 Creek Road
Sunbury, Ohio 43074
614-746-3538
Lic # : RC110
Radonwizard@LIVE.com



Name: Kristine Kelly
Address: 9276 Harness
City, Zip, Cty: Pickerington 43147 Fairfield

Test Device: Accustar RadStar CRM
Serial Number: 4192
Date: 11/8/2018



This Radon Test Report has been prepared in accordance with the requirements of Ohio Revised Code 3723 and Ohio Administrative Code 3701-69.

Name and License # : John Hillard RS206

Signature:

Date:

11/8/2018