

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Cy Chesterman Jr Property Address 972 Wynstone Dr
Jefferson SD 57038

This Disclosure Statement concerns the real property identified above situated in the City of Jefferson
County of Union, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party 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.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 1999

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes ___ No
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes ___ No
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?
Yes ___ No Unknown ___
5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No Unknown ___
6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No Unknown ___
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
Yes ___ No Unknown ___
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ___ No
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No
10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? Yes ___ No
11. Is the property currently occupied by the owner? Yes No ___
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39?
Yes No ___
13. Is the property currently part of a property tax freeze for any reason? Yes ___ No Unknown ___
14. Is the property leased? Yes ___ No
15. If leased, does the property use comply with local zoning laws? Yes ___ No ___

16. Does this property or any portion of this property receive rent? Yes ___ No
If yes, how much \$ ___ and how often ___?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?
Yes No ___

If yes, what are the fees or assessments? \$300 per Quarterly (i.e. annually, semi-annually, monthly)
Payable to whom: Wynstona HOA For what purpose? Maintain Development

18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes ___ No

19. Is the property located in or near a flood plain? Yes ___ No Unknown ___

20. Are wetlands located upon any part of the property? Yes ___ No Unknown ___

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?
Yes ___ No

2. What water damage related repairs, if any, have been made? Ground water in basement
If any, when? 2011 replaced shutters

3. Are you aware if drain tile is installed on the property? Yes ___ No

4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No ___
What related repairs, if any, have been made? Jacked up concrete in a few spots.

5. Are you aware of any roof leakage, past or present? Yes No ___
Type of roof covering: Rubber & Metal Age: 20
What roof repairs, if any, have been made, when and by whom? Patch rubber membrane & replaced a broken skylite 2013 Halles Construction
Describe any existing unrepaired damage to the roof: NONE

6. Are you aware of insulation in:
the ceiling/attic? Yes No ___ the walls? Yes No ___ the floors? Yes ___ No

7. Are you aware of any pest infestation or damage, either past or present? Yes ___ No

8. Are you aware of the property having been treated for any pest infestation or damage?
Yes ___ No If yes, who treated it and when? ___

9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit? Yes ___ No If yes, describe the work: ___
Was a permit obtained? Yes ___ No ___ Was the work approved by an inspector? Yes ___ No ___

10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
Yes No ___ If yes, describe flood 2011 + wind/trees 2013

Have any insurance claims been made? Yes No ___ Unknown ___

Was an insurance payment received? Yes No ___ Unknown ___

Has the damage been repaired? Yes No ___ If yes, describe in detail: Flood - New sheetrock downstairs, new pool liner & cover. Wind - Vantous

11. Are you aware of any problems with sewer blockage or backup, past or present? Yes ___ No

12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes ___ No If yes, describe in detail: ___

repairs in roof, back deck, & railing

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		<input checked="" type="checkbox"/>	
2. Air Exchanger	<input checked="" type="checkbox"/>		
3. Air Purifier	<input checked="" type="checkbox"/>		
4. Attic Fan	<input checked="" type="checkbox"/>		
5. Burglar Alarm & Security System	<input checked="" type="checkbox"/>		
6. Ceiling Fan	<input checked="" type="checkbox"/>		
7. Central Air – Electric		<input checked="" type="checkbox"/>	
8. Central Air – Water Cooled	<input checked="" type="checkbox"/>		
9. Cistern	<input checked="" type="checkbox"/>		
10. Dishwasher		<input checked="" type="checkbox"/>	
11. Disposal		<input checked="" type="checkbox"/>	
12. Doorbell		<input checked="" type="checkbox"/>	
13. Fireplace		<input checked="" type="checkbox"/>	
14. Fireplace Insert	<input checked="" type="checkbox"/>		
15. Garage Door/Opener Control(s)		<input checked="" type="checkbox"/>	
16. Garage Wiring		<input checked="" type="checkbox"/>	
17. Heating System		<input checked="" type="checkbox"/>	
18. Hot Tub, Whirlpool, and Controls	<input checked="" type="checkbox"/>		
19. Humidifier		<input checked="" type="checkbox"/>	
20. Intercom	<input checked="" type="checkbox"/>		
21. Light Fixtures		<input checked="" type="checkbox"/>	
22. Microwave/Hood		<input checked="" type="checkbox"/>	
23. Plumbing and Fixtures		<input checked="" type="checkbox"/>	
24. Pool and Equipment		<input checked="" type="checkbox"/>	
25. Propane Tank	<input checked="" type="checkbox"/>		
26. Radon System	<input checked="" type="checkbox"/>		
27. Sauna		<input checked="" type="checkbox"/>	
28. Septic/Leaching Field		<input checked="" type="checkbox"/>	
29. Sewer Systems/Drains		<input checked="" type="checkbox"/>	
30. Smoke/Fire Alarm		<input checked="" type="checkbox"/>	
31. Solar House – Heating	<input checked="" type="checkbox"/>		
32. Sump Pump(s)		<input checked="" type="checkbox"/>	
33. Switches and Outlets		<input checked="" type="checkbox"/>	
34. Underground Sprinkler and Heads		<input checked="" type="checkbox"/>	
35. Vent Fan		<input checked="" type="checkbox"/>	
36. Water Heater – Electric or Gas		<input checked="" type="checkbox"/>	
37. Water Purifier	<input checked="" type="checkbox"/>		
38. Water Softener – Leased or Owned		<input checked="" type="checkbox"/>	
39. Well and Pump	<input checked="" type="checkbox"/>		
40. Wood Burning Stove	<input checked="" type="checkbox"/>		

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
2. Lead Paint		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
3. Radon Gas (House)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
4. Radon Gas (Well)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
5. Radioactive Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
6. Landfill, Mineshaft		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
7. Expansive Soil		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. Mold		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
9. Toxic Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
10. Urea Formaldehyde Foam Insulations		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
11. Asbestos Insulation		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
12. Buried Fuel Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
13. Chemical Storage Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
14. Fire Retardant Treated Plywood		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
15. Production of Methamphetamines		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

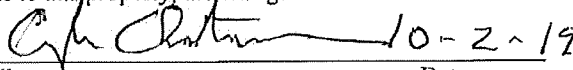
V. MISCELLANEOUS INFORMATION

- 1. Is the street or road located at the end of the driveway to the property public or private?
Public Private
- 2. Is there a written road maintenance agreement? Yes No
If yes, attach a copy of the maintenance agreement.
- 3. When was the fireplace/wood stove/chimney flue last cleaned? 2017
- 4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
a. A human death by homicide or suicide? Yes No
If yes, explain: _____
b. Other felony committed against the property or a person on the property? Yes No
If yes, explain: _____
- 5. Is the water source (select one) public or private?
- 6. If private, what is the date and result of the last water test? _____
- 7. Is the sewer system (select one) public or private?
- 8. If private, what is the date of the last time the septic tank was pumped? _____
- 9. Are there broken window panes or seals? Yes No
If yes, specify: _____
- 10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes No
If yes, please list _____
- 11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes No If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.



10-2-19

Seller _____ Date _____ Seller _____ Date _____

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer _____ Date _____ Buyer _____ Date _____