# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL - SDCL 43-4-44

Seller(s)	Christian Eldred		Darice Eldred							
	ss 1129 Doxsee Trail				We	bster	SD			
This Disclosure	Statement concerns the real property ide y sellers of real property and given to pote nd this form, you should seek advice from	ential b	uyers.	This for	rm can	sale. This d	lisclosure is required by law to ant legal consequences. If you			
he date affixed	at the information contained in this disclosed to the form. If any material fact changes this disclosure statement and give the same	prior to	closi	ng, the s	Seller's eller M	s knowledge UST disclos	of the matters disclosed as of se that change in a written			
South Dakota It is ransaction. It is	is a DISCLOSURE OF THE CONDITIO aw § 43-4-38. It is NOT A WARRANTY S NOT A SUBSTITUTE FOR ANY INSE	of AN PECTIC	Y KIN ONS C	ID by the OR WAR	e Seller RANT	or anyone r IES either p	arty may wish to obtain.			
eller hereby autity in connect	thorizes any agent representing any party tion with any actual or anticipated sale of	in this	s trans	action to	provid	de a copy of	this statement to any person of			
he answer to a arate sheet.	any of the following requires more space	for ex	planat	ion, plea	ase full	y explain in	comments or on an attached			
	I. LOT OR T	TITLE	E INF	FORM	ATIO	N				
1 When die	d you purchase or build the home?				_//	ear	_			
		Moi	nth		16	zai				
	LOT OR TITLE INFORMATION	Yes	nth No	Do Not Know	N/A	Zai	Comments			
Are there any against the pro	COT OR TITLE INFORMATION recorded liens or financial instruments operty, other than a first mortgage?		,	Do Not Know	V - 2 1	ai	Comments			
Are there any against the pro Are there any against the pro any materials hundred twen	recorded liens or financial instruments operty, other than a first mortgage? unrecorded liens or financial instruments operty, other than a first mortgage; or have or services been provided in the past one may days that would create a lien against the		,		V - 2 1	ai	Comments			
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Are there any against the pro Are there any against the pro any materials hundred twen property under the connection we easements for service, tele drainage, and Are there and lines bounds Do you have copy of the reasement of the copy of the reasem	recorded liens or financial instruments operty, other than a first mortgage? unrecorded liens or financial instruments operty, other than a first mortgage; or have or services been provided in the past one try days that would create a lien against the er chapter 44-9? ye assements which have been granted in with the property (other than normal utility or public water and sewer, gas and electric ephone service, cable television service, and sidewalks)? by problems related to establishing the lot aries? et a location survey in your possession or a recorded plat? are of any encroachments or shared features, djoining property (i.e. fences, driveway, sheds,	Yes	No /		V - 2 1	If yes, attach	a copy.			
Are there any against the pro Are there any against the pro any materials hundred twen property under Are there any connection we easements for service, tele drainage, and Are there and lines bounds Do you have copy of the rare you awa from or on a outbuildings. Are you away the use of the	recorded liens or financial instruments operty, other than a first mortgage? unrecorded liens or financial instruments operty, other than a first mortgage; or have or services been provided in the past one try days that would create a lien against the er chapter 44-9? yeasements which have been granted in with the property (other than normal utility or public water and sewer, gas and electric ephone service, cable television service, and sidewalks)? by problems related to establishing the lot aries? a a location survey in your possession or a recorded plat? are of any encroachments or shared features, djoining property (i.e. fences, driveway, sheds, or other improvements)? are of any covenants or restrictions affecting a property in accordance with local law?	Yes	No /		V - 2 1		a copy.			
Are there any against the property and against the property under the there are connection we assements for service, tele drainage, and the there are lines/boundary to bound the property of the result of the property of the	recorded liens or financial instruments operty, other than a first mortgage? unrecorded liens or financial instruments operty, other than a first mortgage; or have or services been provided in the past one try days that would create a lien against the er chapter 44-9?  ye easements which have been granted in with the property (other than normal utility or public water and sewer, gas and electric ephone service, cable television service, and sidewalks)?  The problems related to establishing the lot aries?  The a location survey in your possession or a recorded plat?  The of any encroachments or shared features, dipining property (i.e. fences, driveway, sheds, or other improvements)?  The of any covenants or restrictions affecting a property in accordance with local law?  The of any current or pending litigation, zoning, building code or restrictive covenant lices, mechanic's liens, judgments, special zoning changes, or changes that could affect	Yes	No /		V - 2 1	If yes, attach	a copy.			

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SD

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
12.	Is the property currently part of a property tax freeze for any reason?		/			
13.	Is the property leased?		1			
14.	If leased, does the property use comply with applicable local ordinances?		ľ	V		
15.	Does this property or any portion of this property receive rent?		/			If yes, how much \$and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		/			If yes, what are the fees or assessments?  \$
1	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		/			
8.	Is the property located in a flood plain?	100	and the	./	The same	
9.	Are federally protected wetlands located upon any part of the property?			1		
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?			1		If yes, what are the fees or charges?  \$

Additional Comments

### II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?		/			
2.	Have any water damage related repairs been made?					
3.	Are there any unrepaired water-related damages that remain?					
4.	Are you aware if drain tile is installed on the property?			/		
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	/				
6.	Type of roof covering:		700		100	Asphat shing les
7.	Age of roof covering, if known:		100	/		The state of the s
8.	Are you aware of any roof leakage, past or present?					The way I in east
9.	Have any roof repairs been made, when and by whom?		1991	/	(	Mer was minor leak in
10.	Is there any existing unrepaired damage to the roof?					
11.	Are you aware of insulation in ceiling/attic?		17 11/4	1	Ballie	
12.	Are you aware of insulation in walls?	- 10		V,	100	
13.	Are you aware of insulation in the floors?			7		
14.	Are you aware of any pest infestation or damage, either past or present?					
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		/			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	/	*			shore permit to beef

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
17.	Was a permit obtained for work performed upon the property?	/				
18.	Was the work approved by an inspector as required by local or state ordinance?	/				
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?		/			
20.	Have any insurance claims been made for damage to the property?					
21.	Was an insurance payment received for damage to the					
22.	Has the damage to the property been repaired?				V	
23.	Are there any unrepaired damages to the property from the insurance claim?					
24.	Are you aware of any problems with sewer blockage or backup, past or present?	Ht	/			
25	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?		/			

Additional Comments

## III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System	/				Age of System, if known:
2	Air Exchanger					
3.	Air Purifier					
4.	Attic Fan					
5.	Bathroom Whirlpool and Controls			¥		
6.	Burglar Alarm & Security System			X		
7	Ceiling Fan					
8.	Central Air - Electric					
9	Central Air - Water Cooled			- 1		
10.	Cistern					
11.	Dishwasher			~		
12.	Disposal			-		
13.	Doorbell				~	
14.	Fireplace	and miles			~	
15.	Fiseplace Insert					
16.	Garage Door(s)					
17.	Garage Door Opener(s)	~				
18.	Garage Door Control(s)					
19.	Garage Wiring					101
20.	Home Heating System(s) Type:					Age of System, if known:
21.	Hot Tub and Controls				1	74
22.	Humidifier				~	
23.	In Floor Heat					
24.	Intercom					
25.	Light Fixtures	-				
26.	Microwave	-		-		
27.		N		-		
28.		-		1		
29.		×		-		
30.	Tropunt Tunni Serest Sint,	_ A				
31	Radon System			C		

Seller	(V)	_/ Seller _	

Buyer \_\_\_\_\_ / Buyer \_\_\_\_\_

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna			V		
33.	Septic/Leaching Field	V				
34.	Sewer Systems/Drains					
35.	Smart Home System			V		
36.	Smoke/Fire Alarm			1		Smart Home System includes:
37.	Solar House - Heating			V		
38.	Sump Pump(s)			-		
39.	Switches and Outlets	./		-		
10.	Underground Sprinkler and Heads			1		
11.	Vent Fan - Kitchen					
2.	Vent Fan - Bathroom	1				
3.	Water Heater, Select One: Electric Gas					
4.	Water Purifier, Select One: Leased Owned	V				Age of System, if known:
5.	Water Softener, Select One: Leased Owned			V		
b.	Well and Pump			V		
-	Wood Burning Stove				/	

Additional Comments

#### IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed? If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

HAZARDOUS CONDITIONS	Existing (	Conditions	Tests Pe	erformed	Comments
	Yes	No	Yes	No	
Methane Gas		$\checkmark$			
2. Lead Paint		<b>V</b> ,			
3. Radon Gas (House)		1			
4. Radon Gas (Well)		1			
5. Radioactive Materials		./			
6. Landfill, Mineshaft		5/			
7. Expansive Soil					
8. Mold		-			
9. Toxic Materials					
10. Urea Formaldehyde Foam Insulations		/			
11. Asbestos Insulation		~			Committee of the National Committee of the Committee of t
12. Buried Fuel Tanks					1/240
13. Chemical Storage Tanks					None
14. Fire Retardant Treated Plywood					None
15. Production of Methamphetamines		11			
16. Use of Methamphetamines		1			

#### V. MISCELLANEOUS INFORMATION

1	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
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?  If yes, attach a copy of the maintenance agreement.		/			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.					

Seller / Seller \_\_\_\_\_

Buyer \_ / Buyer\_

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		/			
5.	Is the water source (select one)  public or private					If private, what is the date and result of the last water test?
6.	Is the sewer system (select one)  public or private					If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?		/			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		/			If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?	600	V			If yes, please explain:

# VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

		CLO	SING SECTION		
and belief as of	by certifies that the inform the date of the Seller's si be disclosed in a written	gnature below. If a	erein is true and correct to t ny of these conditions chan disclosure statement.	he best of the Seller's in ge before conveyance of	formation, knowledge, title to this property,
Ch	1 1		Seller Seller	Eldred	1-7-25 Date
THE SELLER PROPERTY TO APPROPRIAT	AND THE BUYER MA' O OBTAIN A TRUE RE E PROVISIONS IN ANY	Y WISH TO OBTA PORT AS TO THE Y CONTRACT OF	AIN PROFESSIONAL ADV CONDITION OF THE PR SALE AS NEGOTIATED DVICE AND INSPECTION	ICE AND INSPECTION OPERTY AND TO PROBETWEEN THE SELL	NS OF THE OVIDE FOR
any party to thi	edge receipt of a copy of t is transaction makes no re	his statement on the presentations and is	e date appearing beside my/ s not responsible for any co	our signature(s) below. Anditions existing in the pr	any agent representing roperty.
Buyer		Date	Buyer		Date
	Seller/ Se	eller $\mathcal{DE}$	Buye	r/ Buyer	

