

Regina Vent

Residential

07/19/2022 2:33:22 PM



MLS#: **6090186** St: **Active** LP: **\$210,000**
 Area: **112 - Wyandot County** Cat: **SFM**
 Addr: **6019 County Highway 112** Zip: **43351**
 City: **Upper Sandusky** County: **WYANDOT**
 Twship: Plat: Lot:
 Subdiv: **None** Parcel: **05-144000.0000** DOM: **4**

Lot Size: **40,075** Acres: **0.92000** Rooms: **6**
 Garage Spa: **2.0** Zoning: Bedrooms: **4**
 Year Built: **1900** Est CompDt: Full Baths: **2**
 Apx Tot SqFt: **1548** SFSOURCE: Half Baths: **0**
 Accessibility Features (YN): **N** Mstr Bath: **N** Tot Baths: **2.0**

Directions: **From Upper Sandusky take SR 53 North to CH 4. Turn West 3/4 of a mile then turn south on 112. Home sits on the East side of the road.**

Baths FB HB
 Upp Lvl **0 0**
 Main Lvl **2 0**
 Lower Lvl **0 0**

Mstr Bath: **N**
 Bsmt SqFt:

Recent: 07/19/2022 : NEW

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Schedule a Showing

Room Type	L	Dimen	Floor	Features	Room Type	L	Dimen	Floor	Features
Kitchen	M	10 X 7							
Living Room	M	15 X 12							
Bedroom	M	17 X 11							
Bedroom	U	12 X 7							
Bedroom	U	12 X 7							
Dining Room	U	11 X 12							

School Dist: **Upper Sandusky** ElemSch: **Union (Upper Sandusky)** HighSch: **Upper Sandusky**
 Asmt Type: Constr Assmt: 6MOS Gen Tax: **\$405.53**
 Homestead Exempt: Bal Constr Assmt: 6MOS Spc Tax: **\$2.00**
 Auction: **N** Auction Date: 6MOS Tot Tax: **\$407.53**
 Annual Assoc Fee:

Type: **1.5-Sty** Ext: **Vinyl** Heat: **Forced Air** Fuel: **Propane**
 Styl: Prk: **Attached, Garage** Cool: **Central Air** WtrH: **Other**
 Fnd: **Crawl** Drv: **Gravel** Swr: **Septic**
 Roof: **Metal** Lot: **Paved Roads** Wtr: **Well**
 Frpl: **None** Ownr Stat:
 Equip: **Microwave, Range Oven, Washer**
 Featr: **1st Laundry**
 Terms: **Cash, Conventional**
 Interior/Exterior - Video/Audio Equipment: **No**

Remarks: This country home is sitting on a nice lot. It has been updated throughout. All the rooms have been recently painted. Flooring, carpet, furnace, a/c, and well was new in 2017-2018. The home also has an updated electrical panel. The outside features vinyl siding, metal roof, and a 2 car attached garage. Move-in ready and minutes from Upper Sandusky and Carey.

PI:
Agent Remarks: Propane in the tank is to be measured by Schillings and paid for by the buyers to the sellers at closing.

Show Instr:

LO: [RVR Regina Vent Realty \(419\) 294-2000](#) Email: r.vent@yahoo.com LD: **07/15/22**
 LA: [1VENTRE Regina Vent \(419\) 209-0905](#) LT: **ER** XD: **12/31/22**
 CL: OFax: Poss: **At Close** Occupied By: **VACANT**
 Lead Based Pnt Discl: **Y** I-NET: **Y** Poss: **At Close** Sub Agt: **0**
 Named Excp: **N** Prop Disclsr: **Y** SR: **NA** DOM: **4** Buyer Agt: **2.5%**
 Comm Desc: Less Lot\$: Term: Seller Concess.: Dual Rate: **N**
 Pending Date: Closing Date:

6019 County Highway 112

MLS#: 6090186









This search was narrowed to a specific set of Listings.
Property Category is 'Residential'
Found 1 result in 0.02 seconds.



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 W Date 7/18/2022
Owner's Initials _____ Date _____

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



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:

6019 CH 112, Upper Sandusky, OH 43351

Owners Name(s):

6019 CH 112, Upper Sandusky, OH 43351

peaceful Families LLC

Date: _____, 20²²

Owner is is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: 1-23-2017

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):

- | | | |
|---|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input checked="" type="checkbox"/> Private Water | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Service Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> 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):

- | | | |
|---------------------------------------|---|---|
| <input type="checkbox"/> Public Sewer | <input checked="" type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> 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 MS Date 7/18/2022
Owner's Initials _____ Date _____

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

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 <input type="checkbox"/> <u>NO</u> | 8) Water softener <input type="checkbox"/> <u>N/A</u> | N/A <input type="checkbox"/> |
| 2) Plumbing (pipes) <input type="checkbox"/> <u>NO</u> | a. Is water softener leased? <u>N/A</u> | |
| 3) Central heating <input type="checkbox"/> <u>NO</u> | 9) Security System <input type="checkbox"/> <u>N/A</u> | |
| 4) Central Air conditioning <input type="checkbox"/> <u>NO</u> | a. Is security system leased? <u>N/A</u> | |
| 5) Sump pump <input type="checkbox"/> <u>NO</u> | 10) Central vacuum <input type="checkbox"/> <u>N/A</u> | |
| 6) Fireplace/chimney <input type="checkbox"/> <u>N/A</u> | 11) Built in appliances <input type="checkbox"/> <u>N/A</u> | |
| 7) Lawn sprinkler <input type="checkbox"/> <u>N/A</u> | 12) Other mechanical systems <input type="checkbox"/> <u>NO</u> | |

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 <input type="checkbox"/> <u>unknown</u> | Unknown <input checked="" type="checkbox"/> |
| 2) Asbestos <input type="checkbox"/> <u>unknown</u> | |
| 3) Urea-Formaldehyde Foam Insulation <input type="checkbox"/> <u>unknown</u> | |
| 4) Radon Gas <input type="checkbox"/> <u>unknown</u> | |
| a. If "Yes", indicate level of gas if known _____ | |
| 5) Other toxic or hazardous substances <input type="checkbox"/> <u>unknown</u> | |

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 [Signature] Date 7/18/2012 Purchaser's Initials _____ Date _____
Owner's Initials _____ Date _____ Purchaser's Initials _____ Date _____

Property Address 6019 CH 112, Upper Sandusky, OH 43351

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: Yes No Unknown

Is the property located in a designated flood plain?

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

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) _____

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? Yes No

1) Boundary Agreement

4) Shared Driveway

2) Boundary Dispute

5) Party Walls

3) Recent Boundary Change

6) Encroachments From or on Adjacent Property

If the answer to any of the above questions is "Yes", please describe: _____

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

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 Date 7/18/2022

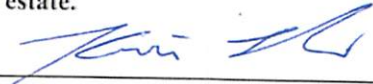
Owner's Initials Date

Purchaser's Initials Date

Purchaser's Initials Date

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: 7/18/2022
OWNER: _____ DATE: _____

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: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Property Address 6019 CH 112, Upper Sandusky, OH 43351

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) EW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

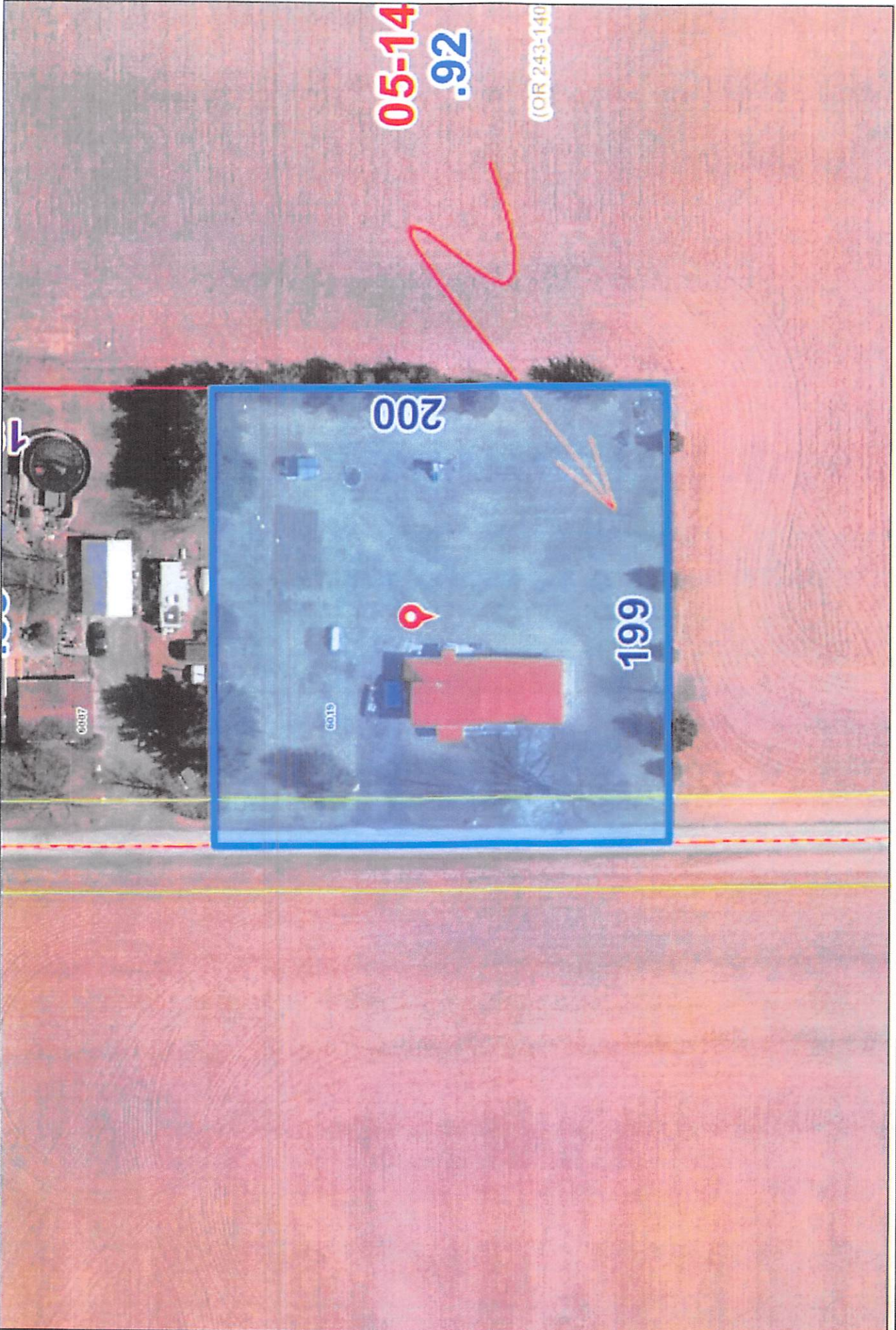
Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 7/18/2022
Seller Date Seller Date

Purchaser Date Purchaser Date

[Signature] 7-18-22
Agent Date Agent Date



05-14
.92

(OR 243-140)

Enter Map Title...
Web Print: 07/08/2022



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