



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Property Address:

643 CAVANAUGH RD
Street

LANSING

MICHIGAN

48910

City, Village, Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER, EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes no
If yes, please explain: see attached...
- Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown yes no
- Roof:** Leaks? _____
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age, and repair history, if known): N/A
Has the water been tested? yes no
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: N/A
- Heating system:** Type/approximate age: GFA
- Plumbing system:** Type: copper galvanized other _____
Any known problems? No
- Electrical system:** Any known problems? No
- History of Infestation,** if any: (termites, carpenter ants, etc.) No

SELLER [Signature]

SELLER [Signature]

Date 5-1-2010





**GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT**



Address: 643 CAVANAUGH RD, LANSING, MI 48910

10. **Environmental problems:** Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property. unknown yes no
 If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown yes no
12. **Mineral Rights:** Do you own the mineral rights? unknown yes no

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown yes no
2. Any encroachments, easements, zoning violations, or nonconforming uses? unknown yes no
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? unknown yes no
4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? unknown yes no
5. Settling, flooding, drainage, structural, or grading problems? unknown yes no
6. Major damage to the property from fire, wind, floods, or landslides? unknown yes no
7. Any underground storage tanks? unknown yes no
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown yes no
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown yes no
10. Any outstanding municipal assessment fees? unknown yes no
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown yes no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____


The Seller has lived in the residence on the property from 7/29/05 (date) to present (date). The Seller has owned the property since 7/29/05 (date). The Seller has indicated above condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller  Date 5-1-2010
 Seller' _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____
 Buyer _____ Date _____ Time _____

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GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT ADDENDUM



This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 643 CAVANAUGH RD, LANSING, MI 48910

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, improvements, and additional information:

Table with 4 columns: YES, NO, UNKNOWN, N/A. Contains 8 rows of property condition questions with handwritten checkmarks.

If yes to any of 1-8 above, please explain:

Supplement: The items listed below are included in the sale of the property only if the Buy & Sell Contract so provides. Are the items below in working order?

Satellite Dish/Controls Explanations: YES NO UNKNOWN N/A

Other Items:

- 1. Water Heater: Approximate age, if known unknown
2. Has septic system been pumped? N/A If so, what date?
3. Is property currently registered or licensed as a rental? Yes No

Note: Some taxing authorities require licensing or registration for rental property. If property is currently licensed or registered: What is the maximum occupancy limit? What is the maximum parking limit?

- 4. Current Taxing Status of property: 100% Homestead NonHomestead or partial What percent?

Initials of Buyer (s) Date Initials of Seller (s) Date



Greater Lansing Association of REALTORS®
Seller's Disclosure Statement Addendum



643 CAVANAUGH RD, LANSING, MI 48910

Address

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at 720 square feet and was determined by:

Foundation measurement _____ Assessor record Appraiser record _____ Builder plans _____
No determination is made _____

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's knowledge as of this date. This Statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller [Signature] _____

Date 5-1-2010 _____

Seller [Signature] _____

Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____

Date _____

Buyer _____

Date _____

Seller reaffirms as of 7/27/2005 (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____

Date _____

Seller _____

Date _____

Buyer _____

Date _____

Buyer _____

Date _____

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Addendum to Seller's Disclosure Statement
643 East Cavanaugh/Lansing, MI 48910

Item #1: Basement/Crawlspace:

Due to an extremely heavy snow & rain season in 2008, there was evidence of water in the basement in 2 locations. These were: 1)In the middle of the joint space of the east wall & floor 2)In the northeast corner of the north basement bedroom. This was corrected by having an Active Basement Water Proof System installed by "Sani Dry Basement on October 25, 2008. This system has a transferrable lifetime warranty.

Warranty

Type of System Installed: Partial Perimeter System

Sani-Dry Basement Systems Inc. hereby warrants that if water from the walls or floor wall joint passes through the perimeter water control system onto the basement floor that we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to the specific areas where the system is installed only. Said warranty will be in effect for the lifetime of the structure from the date of installation. This warranty may be transferred to the future homeowners provided Sani-dry Basement Systems is notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home. If the entire perimeter of the basement was not treated, the additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work can not guarantee that in all circumstances.

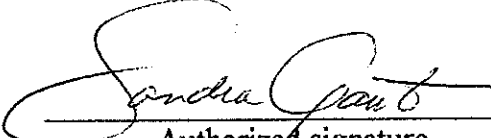
This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action. The purchase of the Sani-Dry Air System & Humid-Evac System will help control this. Contractor can not be responsible for peeling paint, water once pumped from the house, water squirting over the system (unless a wall system is installed), dust incidental to system installation, damage to hidden fuel lines or plumbing, or frozen discharge lines.

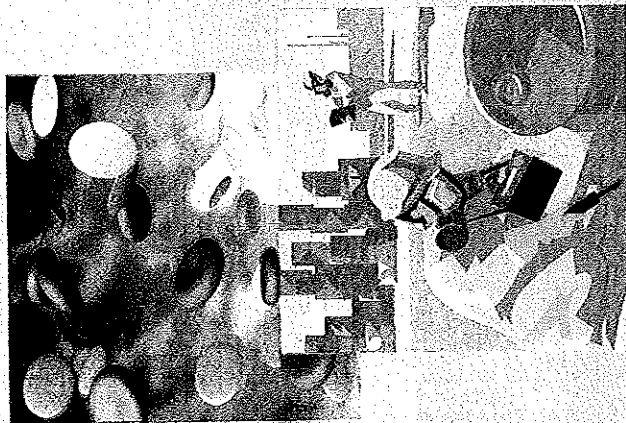
Primary AC operated sump pumps and DC back-up pumps are covered under separate manufacture's warranty which is 12 months from the date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off of a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but can not be relied upon to work in every situation no matter what. Annual maintenance will avoid most pump problems, and other potential problems.

It is recommended that the homeowner purchase the Sani-Dry Air System for the summer to control condensation. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor can not be responsible for these situations, and that system will require cleaning, flushing or other service to keep it functioning as necessary for that particular situation.

This warranty does not cover, and the contractor specifically disclaims liability for, water damage to floor coverings, furniture, stored items, finished walls and other objects inside the foundation. Contractor will not be responsible for any damages caused by mold, to include but not limited to property damage, personal injury, lost of income, emotional distress, death, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep the area dry and report any leaks that may be related to our work within 24 hours. This warranty is made in lieu of all other warranties expressed or implied and of all other obligations on contractor's part. There are no other warranties verbal or written.

Installation Date: 10/25/2008


Authorized signature



Sani-Dry Basement

Certificate of Bio-Decontamination

This BASEMENT have been Decontaminated To Help
neutralize: MOLD, BACTERIA AND VIRUSES
Address: 643 EAST CAVANAUGH

LANSING, MICHIGAN 48910

By:

Sani-Dry Basements Technicians
5515 W. Mt. Hope Hwy. Lansing, MI 48917

Anthony Pomales
Anthony Pomales

IIAQCP, LPW, WRT, CMI, CMRS
Certified Indoor Air Quality Officer

October 27, 2008

Sani-Dry
Basement
Tony Pomales
LWP, CMI, CMRS, IAQCP, WRT
Phone: 517.322.3980 • Fax: 517.721.0172 • 1-877-Sani-Dry
5518 W. Mt. Hope Hwy • Lansing, MI 48917 • www.Sani-Dry.com



Property Address: 643 CAVANAUGH RD, LANSING, MI 48910

Lead Warning Statement

Every Purchaser with 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 with 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.

I. Seller's Disclosure

initials

(A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

() Known lead-based paint and/or lead-based paint hazards are present in/on the property. (Explain):

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

initials

(B) Records and reports available to the Seller. (Check one below):

() Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):

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

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: _____ Seller(s) Michael Kevern KDS

II. Agent's Acknowledgment

initials Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: May 1, 2010 Agent: Michael Kevern

III. Purchaser's Acknowledgment

(A) Purchaser has received copies of all information listed above.
(B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.

(C) Purchaser has (check one below):
initials () Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards;
() Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____ Purchaser(s) _____

OR () Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: _____
initials

Date: _____ Seller(s) _____

Date: _____ Purchaser(s) _____

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.

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