



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 SWH  
Owner's Initials 10/07/2024

Purchaser's Initials   
Purchaser's Initials



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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: 8051 Storrow Dr., Westerville, OH 43081

Owners Name(s): Sheila W. Horne

Date: \_\_\_\_\_, 20\_\_\_\_\_

Owner [X] is [ ] is not occupying the property. If owner is occupying the property, since what date: 9-1989

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 [X], Private Water Service [ ], Private Well [ ], Shared Well [ ], Holding Tank [ ], Cistern [ ], Spring [ ], Pond [ ], Unknown [ ], Other [ ]

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [X] No

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 [X], Leach Field [ ], Unknown [ ], Private Sewer [ ], Aeration Tank [ ], Other [ ], Septic Tank [ ], Filtration Bed [ ]

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 [X] No

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 [X] No

If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): I've experienced sump pump issues periodically - requiring replacement when back-up sump failed

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

Owner's Initials [SWH], Purchaser's Initials [ ], Owner's Initials [10/07/2024], Purchaser's Initials [ ]

Property Address 8051 Storrow Dr., Westerville, OH 43081

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): See attached repairs & warranty, and Buckeye Basement Solutions

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"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | 8) Water softener             | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A                       |
| 2) Plumbing (pipes)         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | a. Is water softener leased?  | <input type="checkbox"/> Yes <input type="checkbox"/> No   |
| 3) Central heating          | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | 9) Security System            | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <i>SWH</i> |
| 4) Central Air conditioning | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | a. Is security system leased? | <input type="checkbox"/> Yes <input type="checkbox"/> No   |
| 5) Sump pump                | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | 10) Central vacuum            | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A                       |
| 6) Fireplace/chimney        | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A            | 11) Built in appliances       | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A                       |
| 7) Lawn sprinkler           | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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): Sump pump replaced 6-2024  
seller does security system to be operable.  
not warrant SWH

**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"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 2) Asbestos                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation              | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 4) Radon Gas                                      | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known _____ |  |
| 5) Other toxic or hazardous substances            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 SWH 10/07/2024 Purchaser's Initials \_\_\_\_\_  
Owner's Initials \_\_\_\_\_ Purchaser's Initials \_\_\_\_\_

Property Address 8051 Storrow Dr., Westerville, OH 43081

**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: Voluntary - \$25 Annually

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) \$25 a year - voluntary

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

- |                           |   |   |   |
|---------------------------|---|---|---|
| 1) Boundary Agreement     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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:

N/A

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 SWH  
Owner's Initials \_\_\_\_\_

10/07/2024

Purchaser's Initials \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_

Property Address 8051 Storrow Dr., Westerville, OH 43081

### 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: Sheila W. Horne 10/07/2024  
OWNER:

### 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](http://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:   
PURCHASER:



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

# INVOICE

Spartan Wall Repair  
14191 State Rd.  
Ostrander, OH 43061

dave@spartanwallrepair.com  
+1 (614) 284-2030  
www.spartanwallrepair.com



## Bill to

Sheila Horn  
Kathy Greenwell  
8051 Storrow Dr.  
Westerville, OH 43081

## Ship to

Sheila Horn  
Kathy Greenwell  
8051 Storrow Dr.  
Westerville, OH 43081

## Invoice details

Invoice no.: 1037  
Terms: Due Upon Completion  
Invoice date: 06/18/2024  
Due date: 06/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Carbon Fiber Wall Supports</b>	Install (4) on North wall, (8) on West wall, (7) on South wall	19	\$525.00	\$9,975.00
2.		<b>Interior Drainage System</b>	Interior drainage system w/ sump pump & perforated pit	1	\$10,705.00	\$10,705.00

## Ways to pay

BANK

## Note to customer

\*30% Deposit due immediately(\$6,204) and 70% due upon completion (\$14,476)  
Thank you for choosing Spartan Wall Repair! "The Foundation Experts"

<b>Total</b>	<b>\$20,680.00</b>
Payment	-\$20,680.00
<b>Balance due</b>	<b>\$0.00</b>

**Paid in Full**

Spartan Wall Repair  
14191 State Rd.  
Ostrander, OH 43061  
Phone 614-705-4830



### General

- Spartan Wall Repair & Waterproofing will be read as “SWR” for all purposes in this document.
- Final balances to be paid immediately upon completion of contracted work. Warranty is in effect when work is completed and paid in full.
- Warranties are transferable **one time** to future homeowners. The new owner must contact us to transfer the warranty within 30 days of closing. No transfer fee applies. In the case of real estate transactions, the buying party will be considered the first owner of the warranty provided they contact us within 30 days of closing.
- SWR will make a reasonable effort to control and contain dust, however dust is expected during the course of the project. SWR assumes no liability for dust created or damages resulting from dust.
- SWR is not responsible for any underground or under slab utilities during installation of any product.
- Any alteration performed to any product or installation, not performed by SWR, may void any warranty.
- There are no warranties in effect, written or verbal, outside the warranties that are listed below and checked in accordance with the work being performed.



## **WARRANTY PAGE**

### **WATERPROOFING (INTERIOR DRAINAGE SYSTEMS)**

\_\_\_\_ Lifetime warranty of no groundwater seepage (standing water) on floors for as long as the structure is standing. Warranty applies only to where the waterproofing pipe has been installed. Dampness and condensation on walls/concrete patch does NOT apply. SWR is not responsible for damage to any hidden utilities below the slab during installation or dust due to installation. Leaks from floor cracks are only warranted with a full perimeter system. Homeowner agrees to keep downspouts extended away from the foundation and clear of clogs or breakage and soil graded away from the home for warranty to be in effect. Grass and/or yards are not covered due to mixing concrete in lawns.

### **SUMP PUMPS**

\_\_\_\_ All sump pumps are covered under a 1 year labor and material warranty as well as a separate manufacturer's warranty. Sump pumps must be kept clean from debris in the sump pit. Battery backup sump pumps are highly and always recommended. SWR is not responsible for flooding or any damage due to pump failure.

### **ENCAPSULATION**

\_\_\_\_ Crawlspace encapsulation (20 MIL Vapor Barrier) must be installed with drainage matting underlayment to carry the warranty. No rips or tears in the material for 25 years from the date of install. There will be no charge for service calls on any tears or holes in the 20 MIL liner, in the unlikely event this occurs. Does not cover abuse. Crawlspace encapsulation is

intended to lower humidity and moisture in the crawlspace area. Crawlspaces that are flooded or have standing water in the crawlspace, or develop this problem require a drainage system with a sump pump to be installed under the liner at an additional cost. A whole home dehumidifier is highly, and always recommended for encapsulated areas. Condensation is not covered without a recommended dehumidifier installed.

### **SUPPORT POSTS AND SUPPLEMENTAL BEAMS**

\_\_\_ Life of the structure, no downward movement in areas treated with support posts and supplemental beams. Leveling of the treated areas is not guaranteed or warranted. SWR is not responsible for accidental damage to any hidden utilities under slabs and floors.

### **WALL SUPPORTS (CARBON FIBER/STEEL BEAMS)**

\_\_\_ -Lifetime warranty of no further inward movement of foundation walls treated with carbon fiber/steel beams. It is always recommended the full length of the wall be treated and with proper spacing of the supports. In the event that inward movement does occur, SWR will replace the product at no charge to the customer. Corner reinforcements are only covered where the straps are installed. Warranty is transferable ONE TIME to future homeowners. New owners must contact SWR within 30 days of closing on the real estate transaction. Warranty is VOID if any harsh chemicals, especially mold products are applied to the carbon fiber straps.

**-IF THE FULL LENGTH OF THE WALL IS NOT TREATED, CORNER TO CORNER,** warranty does not apply.

### **DOWNSPOUTS AND EXTERIOR DRAINAGE**

\_\_\_ One year labor and material warranty. Any and all

exterior drainage is not a waterproofing application to keep the basement dry. There is NO warranty against water seepage in the basement. SWR is not responsible for damage to tree roots and/or loss of trees and landscaping due to installation of buried downspouts. SWR will grade the yard ONE TIME during the completion of the job and does not re-grade at a later date without a service fee.

### **POURED WALL CRACK REPAIR**

\_\_\_ 10 year warranty against leakage through the treated cracks. If water passes through the cove joint or up through the floor, an interior waterproofing system must be installed and is not covered under the crack repair warranty.

### **EGRESS WINDOWS AND BLOCK WINDOWS**

\_\_\_ All windows are covered under a 1 year labor and material warranty. No leaks and or window operation problems due to workmanship.

### **NEW CONSTRUCTION BLOCK FOUNDATIONS**

\_\_\_ New construction foundations are covered under a 1 year labor and material warranty. Free from defects and poor workmanship.

Customer Understanding and Acceptance

**NAME/DATE :** \_\_\_\_\_

**SIGNATURE :** \_\_\_\_\_

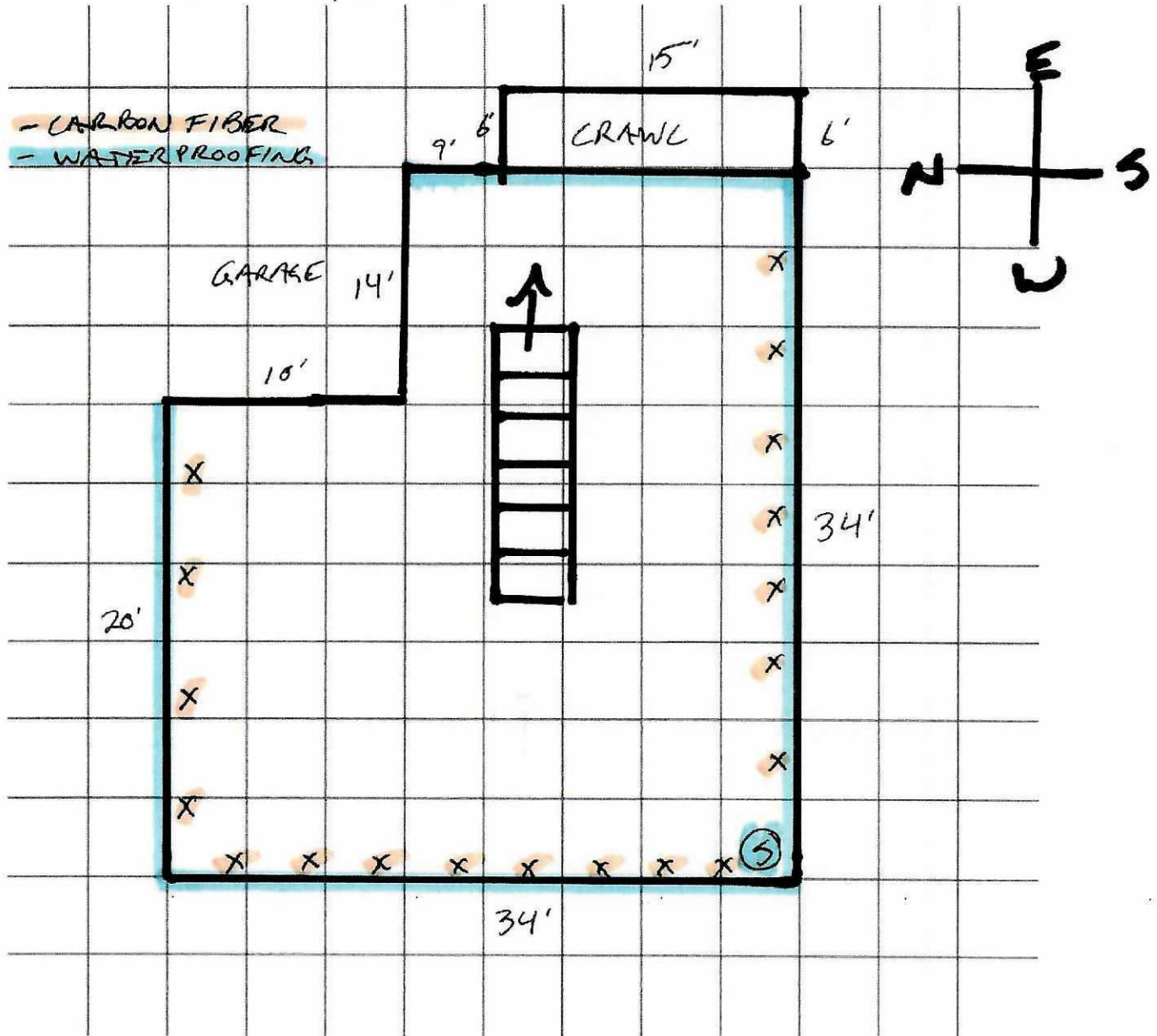


# SPARTAN WALL REPAIR

FOUNDATION &  
WATERPROOFING EXPERTS

8051 STORROW DR.  
WESTERVILLE, OH 43081

6-13-24



614-284-2030

spartanwalloh@gmail.com

14191 State Rd. Ostrander, OH 43061

www.spartanwallrepair.com