



# SHERIDANS

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LLC

Dear Prospective Bidder:

We thank you for your interest in the upcoming public auction of **5291 Robinwood Avenue, Riverside, OH**. The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing real property of all types. We welcome your participation.

Our representatives will be available to meet you at the property by appointment, either at the property or another location. We look forward to interacting with you to discuss the property and the Timed Online Auction process

Once again, we welcome your interest in this real property. **The property sells via Timed Online Auction. The bidding ends Monday, June 7.** The information you will find in this package is information that will be useful in your evaluation of the real property. All information contained in this Bidder Package should be deemed correct and reliable but not guaranteed. All representations are approximate and we recommend that you verify all information presented.

Sincerely,

**Bart K. Sheridan, CAI**  
**Auctioneer/Realtor®**





# RIVERSIDE BRICK RANCH HOME



4 Bedrooms ♦ 2 Baths ♦ Full Basement  
Bidding Ends: Monday ♦ June 7 ♦ 3:00 PM

## TIMED ONLINE AUCTION

5291 Robinwood Avenue  
Riverside, OH

Nice brick ranch with 3 bedrooms, 2 baths, full partially finished basement with living area & large study/office, 2-car detached garage, & a easy access to Woodman Dr & US 35. Recent full interior painting and well maintained throughout. Features nice corner lot at Robinwood and Woodhill Rd.



**OPEN HOUSE:**  
Wednesday ♦ June 2 ♦ 4-5:30 PM

Visit us on the web or contact Auction Agents for complete Bidder Package.  
**[www.SheridanTeam.com](http://www.SheridanTeam.com)**

### REAL ESTATE SALE TERMS

**Bidding Procedure:** The property will sell to the highest bidder subject to confirmation of the Seller.

**Auction Timeframe:** Bidding will end Thursday, June 7, 2021, at 3:00 PM subject to Automatic Bidding Time Extension Terms as noted below.

**Acceptance of Bid Prices:** Purchaser will sign the *Confirmation of Sale Agreements* (i.e. Purchase Agreement) via electronic signature or in person manually promptly upon presentation from Auctioneer within 24 hours of auction unless other arrangements are agreed upon by Purchaser and Seller.

**Down Payment:** The successful bidder agrees to deliver to Auctioneer via overnight mail, wire transfer (plus \$35 wiring fee), or personally delivered funds the down payment of \$8,000 within 48 hours of the auction's completion. Personal delivery may be made at 200 Parkview Lane, Cedarville, Ohio (please call prior for appointment). All funds will be paid for in U.S. funds. Bidding IS NOT CONDITIONAL UPON FINANCING.

**Real Estate Taxes:** Taxes will be prorated to date of closing using short proration method.

**Transaction Closing Date:** On/before July 23, 2021. Purchaser will pay customary portion of closing costs at closing.

**Possession:** Date of closing.

**Agency:** Sheridans LLC and its representatives are Exclusive Sales Agents for the Seller.

**Disclaimer & Absence of Warranties:** All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements

made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

Visit us online for complete Timed Online Auction  
bidding terms and instruction



**SHERIDANS**  
LLC

**[www.SheridanTeam.com](http://www.SheridanTeam.com)**

**(937) 766-2300**

(Toll Free) 1.866.282.8284



5291 Robinwood Ave Riverside, OH 45431

Active 05/24/2021

County: Montgomery

Listing #: 839951

Cross St:

List Price: \$110,000



**Prop Type:** Residential  
**Subdivision:** Spinning Hills Sec 07  
**Beds:** 4  
**FB/HB:** 2  
**Yr Built:** 1957  
**Parcel ID:** I39 01206 0006  
**School Dist:** Mad River  
**CDOM:** 0

**Sub Type:** Single Family

**Appx SqFt:** 1,196/Assessor's Data  
**Price/SqFt:** 91.97  
**Lot SqFt:** 9,583  
**Lot Acres:** 0.2200  
**Lot Sz Src:** Assessor's Data

Recent Change:

05/24/2021 : NEW : ->A

#### Remarks

**Directions:** From US 35 east of Dayton take Woodman Dr north to right (east) onto Eastman Ave, first left onto Wagon Wheel Dr, and first right onto Robinwood.

**Prop Desc:** TIMED ONLINE AUCTION! Nice brick ranch with 3 bedrooms, 2 baths, full partially finished basement, 2-car detached garage, & a easy access to Woodman Dr & US 35. Recent full interior painting and well maintained throughout. Features nice corner lot at Robinwood and Woodhill Rd. Property sells subject to Seller's confirmation via Online Timed Auction, which closes June 7, 3:00 PM. Google property address and "auction" for complete Timed Online Auction details.

**Legal Desc:** 164 SPINNING HILLS 7

#### Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	20 x 12	First	Kitchen	14 x 11	First
Bedroom	10 x 10	First	Bedroom	9 x 8	First
Bedroom	9 x 9	First	Bedroom	9 x 9	First
Study/Office	16 x 9	Basement			
<b>FB Level 1:</b> 1	<b>FB Level 2:</b> 0	<b>FB Level 3:</b>	<b>FB Level 4:</b>	<b>FB Lower Level:</b> 1	
<b>HB Level 1:</b> 0	<b>HB Level 2:</b> 0	<b>HB Level 3:</b>	<b>HB Level 4:</b>	<b>HB Lower Level:</b> 0	

#### Miscellaneous Information

**Distressed Prop:** None  
**Semi Annual Tax:** \$1,123  
**Assessments:** 35.28 annual  
**Lot Dim:** 75' x 125' (irreg)  
**Auction Date:** 06/07/2021

**LConditions:**  
**Bus Dist to Trns:**

**Last Remodeled:**

#### Property Information

**Age:** 20+ Years  
**Occupancy:** At Closing  
**Construction:** Brick, Frame  
**Fireplace:**  
**Heat System:** Forced Air, Natural Gas  
**Style:** Ranch  
**Garage:** 2 Car, Detached  
**Utilities:** City Water, Natural Gas, Sanitary Sewer

**Avail Financing:** Conventional  
**Levels:** 1 Story  
**Basement:** Full, Semi-Finished  
**Zoning:** Residential  
**Cooling:** Central  
**Total Rooms:** 7



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2021 Dayton Realtors®. All rights reserved.



Information Deemed Reliable But Not Guaranteed



## *WHAT YOU CAN EXPECT AS A BIDDER . . .*

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### **1. *How do I bid?***

It's simple. Visit our website for access to this auction's bidding portal. Once in the bidding portal, register to bid by completing our online bidding registration form, and you're all set. Our best advice is to talk to one of our Auction Agents prior to the end of the online auction and express your desire to bid. We're happy to work with you throughout the process.

### **2. *What is the Property Worth?***

The Property is worth what a knowledgeable Buyer will pay and a willing Seller will accept. We will attempt to the best of our ability to provide you with the information needed to determine how the property compares to other properties that have sold in the area or similar market. Decide what the property is worth to you and be sure to have access to the funds necessary to complete the transaction, with a loan confirmation if necessary. Ultimately the market appraises the property by what bidders bid.

### **3. *What Can I Expect from an Online Real Estate Auction?***

You can typically expect the property to be sold. We want to provide you with any information that will make your decisions to bid or not to bid as clear as possible. Ask a lot of questions and know the process. Buying real estate via any type of auction is very similar to buying antiques at auction – just a little more money!

PARID: I39 01206 0006

PARCEL LOCATION: 5291 ROBINWOOD AVE

NBHD CODE: 35000000

Please choose 2019 from the Tax Year dropdown until the 2020 values are finalized.

[Click here to view neighborhood map](#)

### Owner

Name  
FECHEK FRANK

### Mailing

Name FECHEK FRANK  
Mailing Address 4308 KEMP RD  
City, State, Zip DAYTON, OH 45431

### Legal

Legal Description 164 SPINNING HILLS 7  
  
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT  
Acres 0  
Deed DEED-04-063375  
Tax District Name RIVERSIDE CORP-MAD RIVER LSD

### Sales

Date	Sale Price	Deed Reference	Seller	Buyer
18-SEP-00			ENRIGHT JAMES J +	ENRIGHT JAMES J AND
26-JUL-01			ENRIGHT JAMES J AND	ENRIGHT VIRGINIA E
15-AUG-01			ENRIGHT VIRGINIA E	ALIG MIRIAM F AND
06-JUN-02			ALIG MIRIAM F AND	ALIG MIRIAM F AND
12-JUN-02			ALIG MIRIAM F AND	ALIG MIRIAM F ETAL 3
01-JUN-04	\$97,000	<a href="#">200400063375</a>	ALIG MIRIAM F ETAL 3	FECHEK FRANK

### Registered Rental Property

Registered: YES

### Values

	35%	100%
Land	5,250	15,000
Improvements	28,920	82,630
CAUV	0	0
Total	34,170	97,630

### Building

Exterior Wall Material BRICK  
Building Style RANCH  
Number of Stories 1  
Year Built 1957  
Total Rms/Bedrms/Baths/Half Baths 6/4/1/0  
Square Feet of Living Area 1,196  
Finished Basemt Living Area (Sq. Ft.) 0

Rec Room (Sq. Ft.)	550
Total Square Footage	1,196
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

#### Current Year Special Assessments

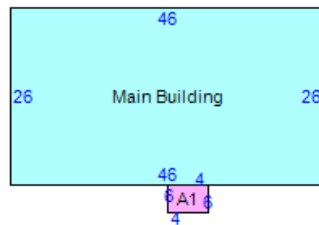
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
31200-LT. LIGHTING	\$12.78
11777-APC FEE	\$21.50

#### Current Year Rollback Summary

Non Business Credit	-\$236.64
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$1,198.56

#### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/19/2021	1st Half Payments	2nd Half Due 7/16/2021	2nd Half Payments	Total Currently Due
2020	\$0.00	\$0.00	\$1,147.50	-\$1,147.50	\$1,133.72	\$0.00	\$1,133.72



Item	Area
Main Building	1196
STOOP - 35:STOOP STOOP	24
OFP - PR1:OPEN FRAME PORCH	160
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	480



# 5291 Robinwood

**RIVERSIDE**



**\*\*DISCLAIMER:**

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore the Montgomery County Auditors Office shall assume no liability for

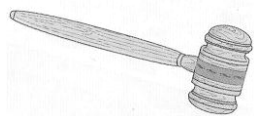
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 120 ft





# SHERIDANS LLC



## AUCTION COMMISSION PARTICIPATION FORM \*\*\*FOR LICENSED REAL ESTATE AGENTS ONLY\*\*\*

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through SHERIDANS LLC.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction.
5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package.
6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
7. Commission participation on this property will be offered to the successful bidder's representative based on the following scale: **2% OF YOUR BIDDER'S FINAL BID** if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

**PLEASE NOTE:** SHERIDANS LLC is happy to split a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with SHERIDANS LLC) did not declare representation by a qualified Agent or Broker.

**Property Identification:** 5291 ROBINWOOD AVE, RIVERSIDE, OH

**Timed Online Auction End Date:** JUNE 7, 2021

(please indicate)

Prospective Bidder \_\_\_\_\_ (Print)

Prospective Bidder \_\_\_\_\_ (Signature)

Participating Licensee \_\_\_\_\_ (Print)

Participating Licensee \_\_\_\_\_ (Signature)

Real Estate Company \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

This agreement accepted by SHERIDANS LLC this day

of \_\_\_\_\_, 2021.

By: \_\_\_\_\_, Member

# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 9/29/2011)



We are pleased you have selected **SHERIDAN & ASSOCIATES** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **SHERIDAN & ASSOCIATES** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

## Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

## Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

## Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

## Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

## Working With Sheridan & Associates

**SHERIDAN & ASSOCIATES** does represent both buyers and sellers. Sheridan & Associates lists property for sale all agents in the brokerage represent the seller. Likewise when a buyer is represented by a **SHERIDAN & ASSOCIATES** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a **SHERIDAN & ASSOCIATES** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved. In the event that both the buyer and seller are represented by **SHERIDAN & ASSOCIATES** agents these agents and **SHERIDAN &**

**ASSOCIATES** will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage. As a buyer, you may also choose to represent yourself on properties **SHERIDAN & ASSOCIATES** has listed. In that instance **SHERIDAN & ASSOCIATES** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

## Working With Other Brokerages

**SHERIDAN & ASSOCIATES** does offer representation to both buyers and sellers. When **SHERIDAN & ASSOCIATES** lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. **SHERIDAN & ASSOCIATES** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **SHERIDAN & ASSOCIATES** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and **SHERIDAN & ASSOCIATES** will be representing your interests. When acting as a buyer's agent, **SHERIDAN & ASSOCIATES** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

## Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

**Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

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Printed Name

---

Signature

---

Date

---

Printed Name

---

Signature

---

Date



# AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.  
AGENT(S) BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_.  
AGENT(S) BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_.

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ and real estate brokerage \_\_\_\_\_ will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_.
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

# DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

**As a dual agent, the agent(s) and brokerage shall:**

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

**As a dual agent, the agent(s) and brokerage shall not:**

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

**Compensation:** Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

**Management Level Licensees:** Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

**Consent:** By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100





STATE OF OHIO  
DEPARTMENT OF COMMERCE

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**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 FJF Date 04/27/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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





2013

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: 5291 Robinwood Ave Riverside OHIOOwners Name(s): Frank J FechekDate: April 27, 2021, 20 21Owner ☐ 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: 06/04/2004 (rental)

## 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 checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service           | <input type="checkbox"/> Cistern      | Other _____                      |
| <input type="checkbox"/> 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 checked="" type="checkbox"/> Public Sewer | <input 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                 | 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 ☐ NoIf "Yes", please describe and indicate any repairs completed: After, A heavy rain, a puddle appears in the south room of the basement.Owner's Initials FJF Date 04/27/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 5291 Robinwood Ave Riverside OHIO

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).

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

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?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 FJF Date 04/27/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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



Property Address 5291 Robinwood Ave Riverside OH10

**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?

☐

☐

☒

**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

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 FJF Date 04/27/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

Property Address 5291 Robinwood Ave Riverside OH10

### 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: Frank J. Secheta DATE: 04/27/2021  
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](http://www.dnr.state.oh.us).

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

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) FJF 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) FJF 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) [Signature] 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.

Seller	<u>[Signature]</u>	Date		Seller		Date	
Purchaser	<u>[Signature]</u>	Date		Purchaser		Date	
Agent	<u>[Signature]</u>	Date	<u>7/26/21</u>	Agent		Date	

## Simple Steps To Protect Your Family From Lead Hazards

### If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



Report all violations  
Printed with vegetable oil based ink on recycled paper  
(minimum 50% postconsumer recycled content)

## IMPORTANT!

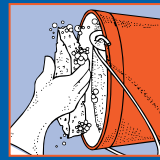
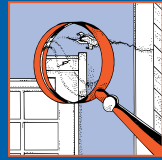
### Lead from Paint, Dust, and Soil Can Be Dangerous if Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

1

## Protect Your Family From Lead In Your Home



### Lead Gets In the Body in Many Ways

#### People can get lead in their body if they:

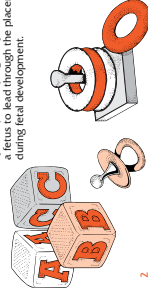
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

#### Lead is even more dangerous to children under the age of 6:

- ◆ At this age, children's brains and nervous systems are most sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

#### Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



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### Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead-based paint can be dangerous when it poses serious health hazards if not taken care of properly.



**OWNERS, BUYERS, and RENTERS** are encouraged to check for lead (see page 6) before buying, renting, or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

### Lead's Effects

It is important to know that even exposure to small levels of lead can severely harm children.

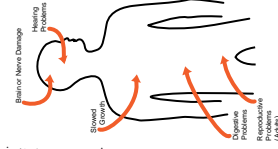
#### In children, lead can cause:

- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death. Although children are especially vulnerable to lead, lead-based paint and lead dust can be dangerous for adults too.

#### In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



Lead affects the body in many ways.

3

## Where Lead-Based Paint Is Found

- In general,** the federal government has required that lead-based paint be removed from the interior of homes built before 1978. Some states stopped its use even earlier. Lead can be found:
- ◆ In homes in the city, county, or suburbs, both private and public housing;
  - ◆ Inside and outside of the house;
  - ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

## Checking Your Family for Lead

**To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint that was made before 1978), and fix any hazards you may have.** Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age. Consult your doctor for advice on testing and treatment. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2;
- ◆ Children or other family members who have been exposed to high levels of lead;
- ◆ Children who should be tested under your state or local health screening plan. Your doctor can explain what the test results mean and if more testing will be needed.

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## What You Can Do Now To Protect Your Family

- If you suspect that your house has lead hazards, you can take some immediate action:
- ◆ If you rent, notify your landlord of peeling or chipping paint.
  - ◆ Clean up paint chips immediately.
  - ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner labeled "safe for use on leaded glass." NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
  - ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
  - ◆ Wash children's hands often, especially before eating, and before nap time and bed time.
  - ◆ Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
  - ◆ Keep children from chewing window sills or other painted surfaces.
  - ◆ Clean or remove shoes before entering the house to avoid tracking in lead from soil.
  - ◆ Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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## Identifying Lead Hazards

**Lead-based paint** is usually not a hazard if it is in good condition, and it is not on an exterior surface. Lead-based paint is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

**Deteriorating lead-based paint (peeling, cracking, or chipping)** is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills;
  - ◆ Doors and door frames;
  - ◆ Stairs, railings, banisters, and porches.
- Lead dust** can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together, or when children play on painted surfaces. Lead dust can be inhaled, ingested, or absorbed through the skin. Swirls of dust can be stirred up by sweeping, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors;
- ◆ 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills;
- ◆ **Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following federal standards have been set for lead hazards in residential soil:
- ◆ 400 parts per million (ppm) and higher in play areas of bare soil;
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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## Reducing Lead Hazards In The Home

- In addition to day-to-day cleaning and good nutrition:
- ◆ You can **temporarily** reduce lead hazards by covering peeling or chipping paint with aged painted surfaces and painting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing maintenance.
  - ◆ To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing lead-based paint, or enclosing lead-based paint with special materials just painting over the hazard with regular paint is not permanent removal.
- Always hire a person with special training for correcting lead problems—someone who has the proper equipment to clean up thoroughly. Certified contractors will employ rules as set by their state or by the federal government. The following federal rules indicate that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors;
  - ◆ 250  $\mu\text{g}/\text{ft}^2$  for interior window sills; and
  - ◆ 400  $\mu\text{g}/\text{ft}^2$  for window troughs.
- Call your state or local agency (see bottom of page 11) for help in locating certified contractors and for advice on how to see if financial assistance is available.



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## Checking Your Home for Lead

- You can get your home tested for lead in several different ways:
- ◆ A **paint inspection** tells you whether your home has lead-based paint. A trained professional will use a range of reliable methods to determine if lead-based paint is located. It won't tell you whether or not your home currently has lead hazards.
  - ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
  - ◆ A combination risk assessment and paint inspection tells you if your home has any lead hazards, and if your home has any lead-based paint, and where the lead-based paint is located.

- Hire a trained and certified testing professional who will use a range of reliable methods to determine if lead-based paint is located. It won't tell you whether or not your home currently has lead hazards. A visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
  - ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local health department for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

**Home test kits for lead are available, but may not always be accurate.** Consumers should not rely on these kits before doing renovations or to ensure safety.



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## Remodeling or Renovating a Home With Lead-Based Paint

- Take precautions before your contractor or you start remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):
- ◆ **Have the area tested for lead-based paint.**
  - ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, scraper, or dry sandpaper** to remove lead-based paint. These methods create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
  - ◆ **Temporarily move your family** (especially children and pets) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
  - ◆ **Use proper safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards." When planning renovations, this brochure explains what to do before, during, and after renovations.
- If you have already completed renovations or remodeling that could have released lead-based paint, get your young children tested and follow the steps outlined on page 7 of this brochure.



If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



9

Other Sources of Lead



- ◆ **Drinking water.** Your home might have lead pipes or lead solder in your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, so testing your water will not get rid of lead if it is in your plumbing. You might have lead in it:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few days.

- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your clothes in a clothes.

- ◆ **Oil painted toys and furniture.**

- ◆ **Food and liquids stored in lead crystal.**

- ◆ **Lead paint.** Lead paint is used in many homes and other industries that release lead into the air.

- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.

- ◆  **folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.



For More Information

The National Lead Information Center

Call 1-800-424-LEAD (424-5323) to learn about lead in your home, testing, and for other information on lead hazards. To access lead information via the web, visit [www.epa.gov/lead](http://www.epa.gov/lead) and [www.epa.gov/lead](http://www.epa.gov/lead).

EPA's Safe Drinking Water Hotline

Call 1-800-426-6291 for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe product, call the CPSC toll-free, 24-hour hotline at 1-800-633-2772, or visit CPSC's Web site at: [www.cpsc.gov](http://www.cpsc.gov).

Health and Environmental Agencies

For information on lead in your home, their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies have information on lead in your home, lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address books on the Internet at [www.epa.gov/lead](http://www.epa.gov/lead) or contact the National Lead Information Center at 1-800-424-LEAD.

For the hearing impaired, call the Federal Information Relay Service (FIRS) at 1-800-877-8339. For any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

- Region 1** (Boston, Massachusetts)  
Regional Lead Contact  
U.S. EPA Region 1  
One Congress Street  
Boston, MA 02108  
(617) 252-2341
- Region 2** (New York, New York)  
Regional Lead Contact  
U.S. EPA Region 2  
2900 Massachusetts Avenue  
New York, NY 10017  
(212) 312-6571
- Region 3** (Baltimore, Maryland)  
Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000
- Region 4** (Atlanta, Florida, Georgia, South Carolina, Tennessee)  
Regional Lead Contact  
U.S. EPA Region 4  
615 North Street, SW  
Atlanta, GA 30303  
(404) 562-8998
- Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)  
Regional Lead Contact  
U.S. EPA Region 5  
17 West Jackson Street  
Chicago, IL 60604  
(312) 886-6003
- Region 6** (Jackson, Louisiana, New Mexico, Oklahoma, Texas)  
Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202  
(214) 605-2377
- Region 7** (Kansas, Kansas, Missouri, Nebraska)  
Regional Lead Contact  
U.S. EPA Region 7  
501 N. 9th Street  
Kansas City, KS 66101  
(913) 269-2300
- Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)  
Regional Lead Contact  
U.S. EPA Region 8  
909 14th Street, Suite 500  
Denver, CO 80202  
(303) 312-6021
- Region 9** (Arizona, California, Hawaii, Nevada)  
Regional Lead Contact  
U.S. EPA Region 9  
1700 California Street  
San Francisco, CA 94105  
(415) 947-7104
- Region 10** (Alaska, Idaho, Oregon, Washington)  
Regional Lead Contact  
U.S. EPA Region 10  
1205 5th Avenue  
Seattle, WA 98101  
(206) 533-1986

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

**Eastern Regional Center**  
Consumer Product Safety Commission  
201 West Street, Room 903  
Boston, MA 02107  
(617) 552-4120

**Central Regional Center**  
Consumer Product Safety Commission  
300 South LaSalle Street, Room 2044  
Chicago, IL 60604  
(312) 753-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

**U.S. Department of Housing and Urban Development**  
Office of Healthy Homes and Lead Hazard Control  
Washington, DC 20410  
(202) 755-1785

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U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410



## CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at (City) RIVERSIDE, Ohio, this 7<sup>TH</sup> day of JUNE, 2021, by and between (Seller): FRANK FECHEK, hereinafter called the Seller, and:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/ST/ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

hereinafter called the Purchaser.

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale and sold at Timed Online Auction through **SHERIDANS LLC**, Cedarville, Ohio, (Broker) the following described premises: **5291 ROBINWOOD AVENUE, RIVERSIDE, OH;** \_\_\_\_\_, together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and existing easements, and WHEREAS, the Purchaser has this day bid in at Timed Online Auction and has purchased all of said property for the sum of \$ \_\_\_\_\_.

NOW THEREFORE, it is agreed as follows:

1. **Price:** That Purchaser agrees to pay the total sum of \$ \_\_\_\_\_ as follows:
  - a. **\$8,000** as down payment, the receipt of which is hereby acknowledged by the Seller;
  - b. \$ \_\_\_\_\_ (THE BALANCE DUE) on delivery of deed.
2. **Earnest Money:** Upon presentation of this offer, Purchaser has delivered to **SHERIDANS LLC**, the sum of **\$ 8,000** as earnest money, to be deposited in the Broker's trust account promptly after acceptance of this offer. The earnest money shall be returned to Purchaser or applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Purchaser shall be entitled to the earnest money. If Purchaser defaults, Seller shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a determination as to which party is entitled to the earnest money. Instead, the Broker shall release the earnest money from the trust account only (a) in accordance with the joint written instructions of Seller and Purchaser, or (b) in accordance with the following procedure: if the closing does not occur for any reason (including the default of either party), the Broker holding the earnest money may notify Seller in writing that the earnest money will be returned to Purchaser unless Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to Purchaser. If a written demand from Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant to applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.



9. **Binding Arbitration:** The parties agree that they will use their best efforts to amicably resolve any dispute arising out of or relating to this Agreement. Any controversy, claim, or dispute that cannot be so resolved shall be settled by final binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof. Any such arbitration shall be conducted in Greene County, Ohio, unless otherwise mutually agreed upon by the parties. Within fifteen (15) days after the commencement of the arbitration, each party shall select one person to act as arbitrator, and the two arbitrators shall select a third arbitrator within ten (10) days of their appointment. Each party shall bear its own cost and expenses and an equal share of the third arbitrator's expenses and the administrative fees of arbitration.
10. **Licensing:** Broker and Auction Co. are licensed by the Division of Real Estate and Professional Licensing, Dept. of Commerce and are bonded in favor of the State of Ohio.

IN WITNESS WHEREOF, the parties hereunto set their hands this 7<sup>TH</sup> day of JUNE, 2021.

Seller: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Purchaser: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

We acknowledge the receipt and escrow holding of **\$8,000** as indicated in items 1 and 2 above.

**SHERIDANS LLC**

By: \_\_\_\_\_, Member

# Notes

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