

RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

The following information is provided pursuant to the
Illinois Residential Property Disclosure Act of 1993

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: ~~Stritz Lane~~ 4900 Manitou Trail

City, State & Zip Code: Godfrey, IL 62035

Seller's Name: John G. Helmkamp, Jr. and Elizabeth L. Helmkamp

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of July 23, 2018, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

- | | YES | NO | N/A | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawl space or basement. |

3. ✓ I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4. ✓ I am aware of material defects in the basement or foundation (including cracks and bulges).
5. ✓ I am aware of leaks or material defects in the roof, ceilings, or chimney.
6. ✓ I am aware of material defects in the walls, windows, doors, or floors.
7. ✓ I am aware of material defects in the electrical system.
8. ✓ I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
9. ✓ I am aware of material defects in the well or well equipment.
10. ✓ I am aware of unsafe conditions in the drinking water.
11. ✓ I am aware of material defects in the heating, air conditioning, or ventilating systems.
12. ✓ I am aware of material defects in the fireplace or woodburning stove.
13. ✓ I am aware of material defects in the septic, sanitary sewer, or other disposal system.
14. ✓ I am aware of unsafe concentrations of radon on the premises.
15. ✓ I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
16. ✓ I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
17. ✓ I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18. ✓ I am aware of current infestations of termites or other wood boring insects.
19. ✓ I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
20. ✓ I am aware of underground fuel storage tanks on the property.

21. ✓ I am aware of boundary or lot line disputes.
22. ✓ I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
23. ✓ I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Check here if additional pages used:

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

Seller: John H. Helmke Date: 10/11/2018
Seller: Elizabeth L. Helmke Date: 10/11/2018

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

4900 Manitou Trail, Godfrey, IL

Seller's Name: John G. Helmkamp, Jr. and Elizabeth L. Helmkamp

1. Garage floor crack repairs and corrections made by Helitech between 2003 and 2008. They also fixed settling in one corner of garage caused by insufficient compaction under that area.
2. Exposed aggregate in the drive area around house has a few broken and cracked areas and had some slippage behind garage. The slippage was stopped with repairs by Helitech using rebar reinforcement rods. This work was done approximately 10 years ago (2008) with no further slippage since repairs were completed.

Expansion joints between slabs were replaced approximately five years ago (2013). Historically, the expansion joints need to be replaced about every five years.

3. This is an explanation of why the "yes" was selected on #17 of the form. Approximately 20 years ago (1998), we encountered some dam leakage and repairs were completed. There has been no known leakage since.
4. The pond needs annual chemical treatments to control moss, duckweed, etc. This treatment is currently contracted with Tri County FS Inc. at a cost of approximately \$500 per year.

Tri County FS Inc.
300 E. County Road, Jerseyville, IL 62052
618-498-5534

5. Some window weather stripping needs to be replaced.
6. The sprinkler system presently has 2 of the 13 zones that are not working properly.
7. Because the house is located in a geological area which is on a river bluff, seller procured subsidence insurance as a matter of prudence at an annual cost of \$1,000. In 24 years on the property, we have not experienced subsidence.
8. The wood deck rails and rails around the garage entrance need summer treatment for carpenter bees. We use Orkin for this under our contract with them to regularly treat our home inside and out. They have been very responsive to treat the described areas for carpenter bees as needed.
9. The roof gutters can and do clog at times at the downspouts and must be cleaned as needed. Otherwise, water can accumulate from the overflow and move down toward the foundation in the lower level. Mike with Alton Seamless Gutters and Home Improvement has been attentive and reasonably priced to clean out the gutter clogs and make any minor repairs on the bottom of the gutters that may cause small amounts of dripping during or after rain.

There is currently only one place we know of that has a small amount of dripping. It is located outside of the front foyer entrance.

Alton Seamless Gutters and Home Improvement
Attention: Mike
2815 Hillcrest Avenue; Alton, IL 62002
618-465-8855

10. Due to previous slowness in repairing a gutter clog, approximately 15 years ago (2003) we found a damp area in the lower level of the house in the corner behind the player piano. The outside ground adjacent to this area was very low. We used fans to dry the area and had professionals check for mold. They found none.
11. The furnace room behind the hockey bedroom has a flat, concrete floor with a drain. There was a malfunction of the boiler and/or hot water heater causing water on the floor which created dampness on the bedroom wall and on the adjacent carpet. We removed the water, used fans to dry the furnace room, bedroom wall, and carpet. Professionals checked the area including walls and carpet for mold and found none.

All water utilities in the furnace room now have overflow pipes running directly into the floor drain. The issue with water before changes were made was approximately 3 years ago (2015). No additional water incidents have occurred since that time.

12. Outside faucet on the northeast corner of garage is NOT freeze proof. It froze up approximately 20 years ago. At that time, the supplying water line above the finished ceiling inside the garage broke and water damaged the ceiling. The damage was fixed and a new valve was installed in the garage hunting closet which allows draining of water line above the garage ceiling. To winterize this line, turn off water supply at the closet valve and drain the water line that runs above the ceiling. Once complete, drain any remaining water from the outside faucet. There have been no recurrences of water damage.
13. The light over the man door to the deck does not work.
14. A new roof was put on in 2013. It is a 50-year roof with warranty.
15. Approximately 3 years ago (2015) a roofing contractor made repairs around chimney to correct minor dripping sound occasionally heard inside the home during very windy rain storms. No water ever found its way to the fireplace floor during these incidents. On a couple of rare occasions since those repairs, we have heard very minor amounts of rain drops.
16. There is a crack in the countertop of the master bath vanity.

17. There is a minor raised area in the flooring from the laundry room and across the hallway. Professionals evaluated but no reasonable cause was determined. Eventually, a plumber worked on a nearby toilet in the neighboring room. When he removed the stool, he found a very slow leak that ran along the floor joist. He noticed a damp floor joist and believed that the slow leak had caused swelling of the floor joist which pushed the tile up slightly. The leak was fixed.
18. The perimeter of house security using movement sensors is not operable. This has not been operable for more than 23 years because there was too much animal movement which tripped the sensors. This is operated by low voltage lines underground to various sensor posts surrounding the house and pond.
19. There is a concrete sump pump located adjacent and into a small creek in the wooded area behind the house. It was installed to collect water during and after periods of substantial rain to supplement the water in the pond in front of the house if needed. An electronic switch in the garage was installed to activate the pump. The pump and the switch have never been used or activated as the water was not needed for the pond. The condition of the pump and switch is unknown.