

Seller's Disclosure Statement

Property Address: 2658 Hampshire Rd Ann Arbor MICHIGAN
Street City, Village or Township

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

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

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

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

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

Explanations (attach additional sheets if necessary):

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

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes ☒ no ☐
If yes, please explain: Slab foundation - see attachment
- Insulation:** Describe, if known: Rockwool / foam board in original house / mineral wool / blown-in cellulose wall
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☐ yes ☐ no ☒
- Roof:** Leaks? 2023
Approximate age if known: 2023
- Well:** Type of well (depth/diameter, age and repair history, if known): N/A
Has the water been tested? yes ☐ no ☒
If yes, date of last report/results: _____

BUYER'S INITIALS

SELLER'S INITIALS RLB

Seller's Disclosure Statement

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5. Septic tanks/drain fields: Condition, if known: N/A
6. Heating system: Type/approximate age: GFA 959. 2023
7. Plumbing system: Type: copper X galvanized _____ other PEX
 Any known problems? none
8. Electrical system: Any known problems? none
9. History of Infestation, if any: (termites, carpenter ants, etc.) none
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
 unknown _____ yes _____ no X
 If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no X
12. Mineral Rights: Do you own the mineral rights? unknown X yes _____ no _____

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

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

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

The Seller has lived in the residence on the property from 3/23 (date) to present (date).
 The Seller has owned the property since 11/30/2022 (date).
 The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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

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

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28,721 TO 28,732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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

Seller Robbie Bunge Date: 5/8/2026
 Briggs Lake Living Trust
 Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time: _____

Buyer _____ Date: _____ Time: _____

Disclaimer: This form is provided as a service of Michigan REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

SELLER'S DISCLOSURE ADDENDUM
OTHER ITEMS #5

2024 JANUARY:

We experienced water in the back addition of the house and the barn when the ground was frozen, after a deep snow, a January thaw when the snow melted, followed immediately by 2-1/2 days of hard, constant rain. The new roof on the house had been finished just 2 months before and it had been our plan to install gutters, but we had not yet done so.

THE FAMILY ROOM:

Rainwater came under the walls of the family room onto the tile floor, about a foot to 18 inches wide along portions of the west and north walls and the southwest corner, but not the wall facing the carport. The water was a sheen of wet, not deep at all except in the southwest corner, where it may have been 1/2 inch deep. In the **BARN**, it was over an inch deep in places.

We laid towels down and ran two fans and a dehumidifier in the **family room** area. Once the rain stopped, it dried up within a couple of hours. The only damage we saw was a few bubbles in the drywall. The north wall was opened later that year from the exterior. The structure showed no signs of damage.

By March of 2024, we had consulted with five different drainage, foundation, pond, and landscape companies. Two separate foundation specialists inspected the house and found that the new addition foundation had settled sometime in the past 30 years, about 1-1/2 inches along the south wall. The settling was not recent. The remainder of the house foundation was good.

We initiated a 3-step correction: 1) Working with Foundation Systems of Michigan to install foundation support; 2) working with Creating Sustainable Landscapes to install rain gardens; and 3) completing the gutter installation.

FOUNDATION SYSTEMS OF MICHIGAN (FSM, now called Groundworks, 734-749-9480)

On April 24, 2024, six helical piers were installed to support the settling foundation along the south wall and southwest corner of the back addition. This will prevent future settling. The foundation was raised 1/4". The foundation work has a full transferrable lifetime warranty.

Our roofer also installed **GUTTERS, DOWNSPOUTS, AND EXTENSIONS** on all the house eaves that spring.

CREATING SUSTAINABLE LANDSCAPES/NEW LEAF NATIVES (734-330-7175)

On June 7, 2024, three large **rain gardens** were installed. The gutter downspouts and extensions from the back yard run to the rain gardens in front. The very large rain garden along the back fence catches water coming down the hill behind the house. We also planted a **dappled willow bush** in the back yard that soaks up rainwater coming from the neighbor's yard.

The **STORAGE BARN** continued to have a slightly wet floor for the next two spring thaws, but not at any other time during the year. The **HOUSE** has not had water come in since that January 2024 episode. The back yard is drier throughout the spring and summer. After a hard rain, portions of the yard are squishy for a few hours and then it dries up, whereas before the rain gardens were installed, sometimes the rainwater would create ponded areas that would take days and even weeks to dissipate. The rain gardens, gutters, foundation work, and willow do a tremendous amount to protect the house and property. We have been very pleased with our decisions. The gardens are full of native perennial species that attract and support pollinators, blooming during

LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Property Address **2658 Hampshire Rd**

Street

Ann Arbor

MICHIGAN

48104

City, Village, Township

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 reproduce permanent neurological damage, including learning disabilities, reduced intelligent 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.

I. Seller's Disclosure (initial)

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

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

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in housing.

RLM (b) Records and reports available to the seller (check one below):

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

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

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

Date: 5/8/2026

Seller(s)
R. Maria Briggs
Briggs Lake Living Trust

Date: _____

II. Agent's Acknowledgment (initial)

JA 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.

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

Date: 5/8/2026

Agent
[Signature]

III. Purchaser's Acknowledgment (initial)

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

 (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

 (c) Purchaser has (check one below):

☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

Date: _____

Purchaser(s)

Date: _____

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spring, summer and into the fall. They are a beautiful addition to the yard and a pleasure to watch grow each year. They are low-maintenance and self-sustaining.

In **2026** when moving bookcases from the **SMALL BEDROOM** on the northwest corner of the house, we also discovered that some water must have come in along the north wall in 2024 before the gardens and gutters were installed. The outside edge of the new wood floor on portions of that wall is slightly stained. When we discovered it in 2026, it was completely dry and was an old stain.

Also during the winter of 2024, we found that the bathtub in the **MAIN BATHROOM** was leaking, which stained the outside edge of the wood floor in the second bedroom along the wall shared with the bathroom. The tub was caulked to stop the leak. That bathroom was completely gutted to the studs and everything replaced in the fall of 2025.

On **MAY 14, 2026**, an **ADDITIONAL RAIN GARDEN** will be planted on the north and east side of the barn, with berms against PVC planks on the barn, and the ground graded away from the barn, to protect the barn from water incursion. The south side between the barn and fence will be graded and sloped away from the barn, bermed, and gravel put down. It is our hope that this additional work will protect the barn from any water coming in during future spring thaws.