

2460 Emmons Avenue Rochester Hills, MI

See Listing Report inside for details!

MLS# 20251027810

BED
4

BATH (FULL/HALF)
2.0

SQ. FT.
2342

ACREAGE
0.25

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$2,748/\$2,798)

YEAR BUILT
1942

GARAGE
Driveway, Attached, Door Opener,
Electricity, Heated, Side Entrance

STYLE
Ranch

WATER
Public (Municipal)

BASEMENT

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this GENEROUS ROCHESTER HILLS RANCH! 4 bedrooms, 2 full baths, living room, great room and thoughtful updates. Step inside to a spacious living room (could serve as a formal dining room) with beautiful bay window, wood floors, pocket doors, and flexible layout. Continue to the great room with cathedral ceiling, skylights, recessed lighting, floor to ceiling stone-gas fireplace and a TV that stays! Stunning eat-in kitchen features quartz counters, breakfast bar, extra cabinets, and all stainless steel appliances, ceramic tile floor and backsplash and corner coffee bar. Huge mudroom/laundry off kitchen/garage with skylights, storage that includes washer/dryer. Primary bedroom offers hardwood floors, ceiling fan, closet organizer, and ensuite with jetted tub and separate shower. Bedrooms 1 & 2 have hardwood floors and closet organizers. Flex room possibilities are endless, hobby room, office, storage, work-out room. Up in the loft you'll find a beautiful large bedroom with office space, closet and skylight. Attached insulated 2.5 car mechanics garage has attic access, storage, heat - with it's own furnace, 2nd set of washer/dryer hookups, and adjacent shed. Mechanicals include A/C (2025), GFA furnace (2024), HWH (2020), whole-house filtration system, humidifier, and air cleaner. Outdoors enjoy a fenced yard with play structure, built-in gas BBQ, vintage outdoor fireplace, and two decks (1 composite, 1 wood). Raised garden beds, mature landscaping, and a quarter-acre lot add charm. House has tons of storage including the crawl space. Rochester Community Schools, close proximity to downtown Rochester Hills, Ice cream parlor, parks, waterpark and amazing conveniences.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



🌐 www.caronkoteles.com



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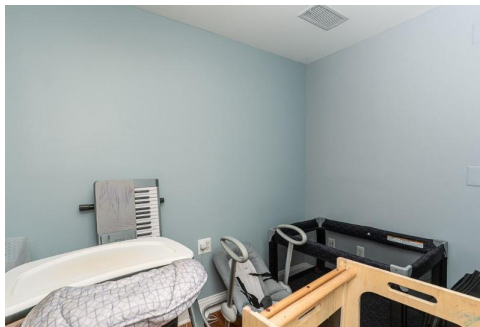
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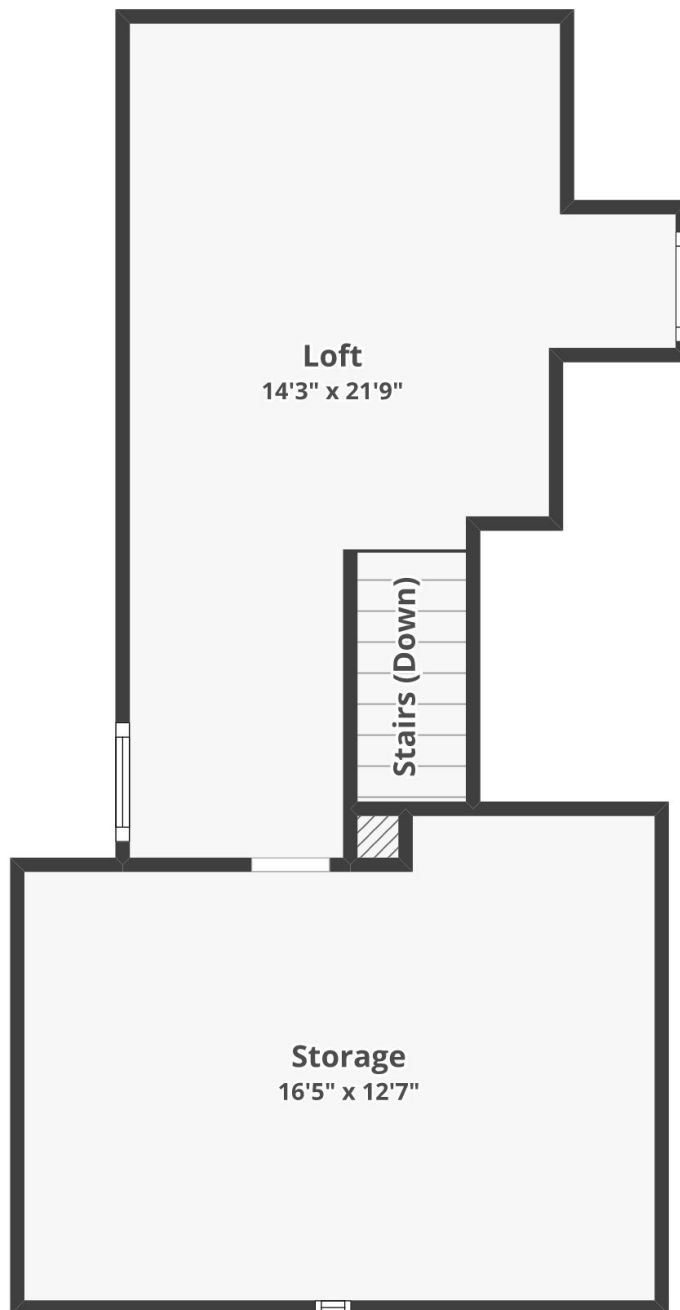
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2460 Emmons Ave, Rochester Hills, MI 48307

Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

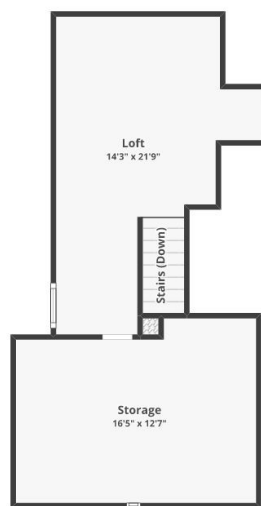


48307

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



FLOOR 1



FLOOR 2



2460 EMMONS AVE, ROCHESTER HILLS, MI 48307

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GAS



GROCERIES



CLEANERS



ATM



PHARMACY



0.5
MILES

0.5
MILES

0.6
MILES

0.8
MILES

0.8
MILES



GYM



MOVIE THEATER



MEDICAL



COFFEE

1.4
MILES

1.3
MILES

1.2
MILES

0.8
MILES



2460 EMMONS AVE, ROCHESTER HILLS, MI 48307

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
HAMPTON GOLF CLUB

1
MILES



PARK
THELMA G SPENCER PARK

1.1
MILES



DOG PARK
RED OAKS DOG PARK

8.4
MILES



WITHIN
10 MILES

38

GOLF
COURSES

17

PARKS

3

DOG
PARKS



2460 EMMONS AVE, ROCHESTER HILLS, MI 48307

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **106** moderately priced restaurants and has an **above average** variety of cuisines.

117



WITHIN 5 MILES

\$

73

\$\$

33

\$\$\$

4

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	27
FAST FOOD	17
PIZZA	17
ASIAN	11
INTERNATIONAL	9
BARS	8
MEXICAN	8
SEAFOOD	5
BARBECUE	3
OTHER	8



2460 EMMONS AVE, ROCHESTER HILLS, MI 48307

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7** private schools within **5** miles.

PK-5

BROOKLANDS
ELEMENTARY SCHOOL
ASSIGNED

8
RATING

6-8

REUTHER MIDDLE
SCHOOL
ASSIGNED

9
RATING

9-12

ROCHESTER HIGH
SCHOOL
ASSIGNED

9
RATING



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



LEAD-BASED PAINT DISCLOSURE



PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

RE: THE PROPERTY KNOWN AS **2460 Emmons Ave** **Rochester Hills** **48307**
(Street) (City) (Zip Code)

THE RESIDENCE AT THIS ADDRESS WAS CONSTRUCTED AFTER JANUARY 1, 1978: *(Seller must check one.)*

☐ Yes ☒ No ☐ Unknown

If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.

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 particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

Initial Initial
JRM RGA
(Seller must initial)

1.

Presence of lead-based paint and/or lead-based paint hazards. (Check the appropriate box 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 the housing.

Initial Initial
JRM RGA
(Seller must initial)

2.

Records and reports available to the Seller: (Check the appropriate box below.)

☐ Seller has provided 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.

Initial Initial
JRM RGA
(Seller must initial)

3.

Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.

PURCHASER'S ACKNOWLEDGEMENT

Initial
(Purchaser must initial)

4.

Purchaser has received copies of all information listed above and the attached

Initial
(Purchaser must initial)

5.

Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

Initial
(Purchaser must initial)

6.

As set forth in the Sales Contract, Purchaser has (Check the appropriate box below):

☐ 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.

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

REALTOR® ACKNOWLEDGEMENT

Initial
(Agent must initial)

7.

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

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by:	8/11/2025 12:50 EDT		
(SELLER) Joseph Metz	(DATE)	(PURCHASER)	(DATE)
Signed by:	8/11/2025 13:34 EDT		
(SELLER) Rawan Metz	(DATE)	(PURCHASER)	(DATE)
Signed by:	8/8/2025 13:01 EDT		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

RE: THE PROPERTY KNOWN AS **2460 Emmons Ave**
(Street)

Rochester Hills
(City)



48307
(Zip Code)

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
 - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
 - i. Seller's basis for determining the lead-based paint and/or lead-based paint hazards exist;
 - ii. The location of the lead-based paint and/or lead-based paint hazards; and
 - iii. The condition of the painted surfaces.
 - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
 - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.
3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller  / 

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	2460 Emmons Avenue	Property ID:	1525401050
City/State/Zip:	Rochester Hills, Michigan, 48307-4713		
Owner Name:	Joseph Metz	Latitude:	42.644052
Taxpayer Address:	2460 Emmons Avenue	Longitude:	-83.101297
City/State/Zip:	Rochester Hills, Michigan, 48307-4713	Census Tract:	1936
		Block Group:	1
City/Village/Town:	Rochester Hills	School District:	Rochester
Subdivision:	SPRVSR'S PLAT OF BROOKLANDS PARK	Property Category:	Residential
MLS Area:	02151 - Rochester Hills	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T3N, R11E, SEC 25 SUPERVISOR'S PLAT OF BROOKLANDS PARK LOTS 606 & 607 7-31-91 FR 031 & 032		

More information is available on [Remine Pro Property View](#)

Photos

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2024	S	\$2,798.33	\$0.00	\$0.00	\$0.00	\$2,798.33
2023	W	\$2,296.86	\$0.00	\$0.00	\$0.00	\$2,296.86
2023	S	\$2,690.92	\$0.00	\$0.00	\$0.00	\$2,690.92
2022	W	\$982.80	\$0.00	\$0.00	\$0.00	\$982.80
2022	S	\$1,143.72	\$0.00	\$0.00	\$0.00	\$1,143.72
2021	W	\$883.01	\$0.00	\$0.00	\$0.00	\$883.01
2021	S	\$1,110.05	\$0.00	\$0.00	\$0.00	\$1,110.05
2020	W	\$933.67	\$0.00	\$0.00	\$0.00	\$933.67
2020	S	\$1,160.22	\$0.00	\$0.00	\$0.00	\$1,160.22

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$174,030	\$186,640	100	\$2,798.33
2023	\$165,750	\$165,750	100	\$4,987.78
2022	\$70,450	\$123,140	100	\$2,126.52
2021	\$68,200	\$127,970	100	\$1,993.06
2020	\$67,260	\$119,240	100	\$2,093.89

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
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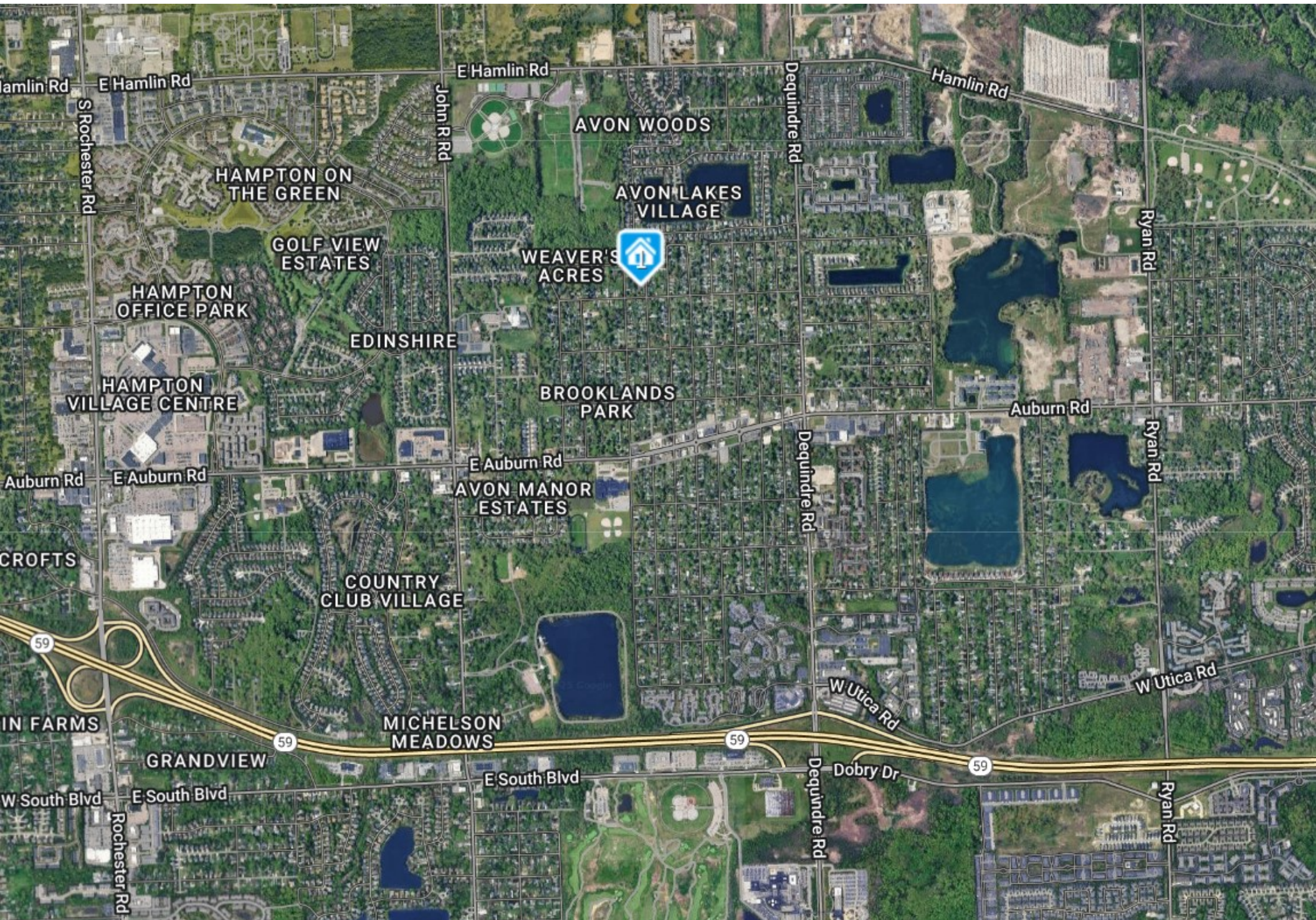
Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
CITIZENS BANK NA	DONETH ANTHONY G	06/13/2022	05/10/2022	\$100,000	MTG	57845/0459
QUICKEN LOANS LLC	DONETH ANTHONY G	07/23/2020	07/18/2020	\$153,212	MTG	54549/0058
QUICKEN LOANS INC	DONETH ANTHONY G	02/11/2016	01/30/2016	\$179,273	MTG	49058/0340
JPMORGAN CHASE BANK NA	DONETH ANTHONY G	09/02/2011	08/04/2011	\$142,622	MTG	43340/0069
FIFTH THIRD BANK EASTERI	DONETH ANTHONY G	09/09/2005	07/19/2005	\$52,000	MTG	36228/0176
FIFTH THIRD BANK EASTERI	DONETH ANTHONY G	06/07/2005	04/04/2005	\$20,000	MTG	35634/0687
CAMBRIDGE MTG	DONETH ANTHONY G	12/12/1994	11/15/1994	\$77,500	MTG	00000/0000

Characteristics

Living Area SF:	2259	Bedrooms:	2
Basement Sqft:	2227	Bathrooms:	2.0
Year Built:	1942	Pool:	
Year Remodeled:		Fireplace:	Yes
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Square Feet:	704
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	80.00X135.00
Topography:		Land Sqft:	10890
Irregular:		Acres:	0.25





2460 Emmons Avenue, Rochester Hills 48307-4713MLS#: **20251027810**
County: **Oakland**
Status: **Active**Area: **02151 - Rochester Hills**
School D: **Rochester**Trans Type: **Sale**LP: **\$415,000**
OLP: **\$415,000**Location InformationProp Type: **Residential**
City: **Rochester Hills**
Mailing City: **Rochester Hills**
Side of Street: **N**Garage:**Yes**
Tot Grg Sp: **2.5**
Grg Sz: **2.5 Car**
Grg Dim: **21 x 21**
Grg Feat: **Electricity, Door Opener, Side Entrance, Heated, Attached, Driveway**Lot InformationAcreage: **0.25**
Lot Dim: **80 X 135**
Rd Front Ft: **80**
Electricity, Door Opener, Side Entrance, Heated, Attached, DrivewayLocation: **Auburn & Dequindre**Directions: **From Dequindre just north of Auburn turn left (west) on Morley Ave. Take Morley to Emmons (7th street) turn right.**Square FootageEst Fin Abv Gr: **2,342**
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: **2,342**LayoutRooms: **10**
Beds: **4**
Baths: **2.0**Arch Style: **Ranch**Arch Level: **1 1/2 Story**Waterfront InformationWater Name:
Water Facilities:
Water Features:
Water Front Feet:General InformationYear Built: **1942**
Year Remod: **2022**
Possession: **Negotiable**Recent CH: **08/19/2025 : New : ->ACTV**

Includes:

Pets Allowed:	Yes	Entry Location:	Ground Level w/Steps
Foundation:	Crawl	Fndtn Mtrls:	
Exterior Feat:	BBQ Grill, Fenced	Construct Feat:	
Exterior:	Vinyl	Fencing:	Back Yard, Fenced, Fence Allowed
Out Buildings:	Shed, Shed(s) Allowed	Roof Mtrls:	Asphalt
Porch Type:	Deck	Fireplace Loc:	Great Room
Fireplc Fuel:	Gas	Cooling:	Ceiling Fan(s), Central Air
Appliances:	Disposal, Dryer, Electric Cooktop, Free-Standing Electric Oven, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Washer	Road Frontage:	Paved
Interior Feat:	Cable Available, Circuit Breakers, High Spd Internet Avail, Jetted Tub, Programmable Thermostat, Sound System, Furnished - No	Sewer:	Public Sewer (Sewer-Sanitary)
Heat & Fuel:	Natural Gas, Forced Air		
Wtr Htr Fuel:	Natural Gas		
Water Source:	Public (Municipal)		

Room			Room Information		
Room	Level	Dimensions	Room	Level	Dimensions
Bath - Full	First/Entry	7 x 7	Bath - Primary	First/Entry	8 x 8
Bedroom	Second	10 x 21	Bedroom	First/Entry	10 x 17
Bedroom	First/Entry	11 x 11	Bedroom - Primary	First/Entry	17 x 12
Breakfast Nook/Room	First/Entry	7 x 11	Great Room	First/Entry	23 x 23
Kitchen	Third	12 x 13	Laundry Area/Room	First/Entry	11 x 13
Living Room	First/Entry	16 x 15	Other	First/Entry	6 x 11

Property ID:	1525401050	Short Sale:	No	Home Warranty:	No
Ownership:	Standard (Private)	Occupant:	Owner		
Tax Summer:	\$2,798	Homestead:	Yes	Oth/Sp Asmnt:	
SEV:	186,640.00	Existing Lease:	No		
Legal Desc:	T3N, R11E, SEC 25 SUPERVISOR'S PLAT OF BROOKLANDS PARK LOTS 606 & 607 7-31-91 FR 031 & 032				
Subdivision:	Sprvrs Of Brooklands Park				
Terms Offered:	Cash, Conventional, FHA, VA				

List Office:	Real Estate One-Rochester	Listing Office	
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Pub Rmks:	DON'T MAKE A MOVE WITHOUT a visit to this GENEROUS ROCHESTER HILLS RANCH! 4 bedrooms, 2 full baths, living room, great room and thoughtful updates. Step inside to a spacious living room (could serve as a formal dining room) with beautiful bay window, wood floors, pocket doors, and flexible layout. Continue to the great room with cathedral ceiling, skylights, recessed lighting, floor to ceiling stone-gas fireplace and a TV that stays! Stunning eat-in kitchen features quartz counters, breakfast bar, extra cabinets, and all stainless steel appliances, ceramic tile floor and backsplash and corner coffee bar. Huge mudroom/laundry off kitchen/garage with skylights, storage that includes washer/dryer. Primary bedroom offers hardwood floors, ceiling fan, closet organizer, and ensuite with jetted tub and separate shower. Bedrooms 1 & 2 have hardwood floors and closet organizers. Flex room possibilities are endless, hobby room, office, storage, work-out room. Up in the loft you'll find a beautiful large bedroom with office space, closet and skylight. Attached insulated 2.5 car mechanics garage has attic access, storage, heat - with it's own furnace, 2nd set of washer/dryer hookups, and adjacent shed. Mechanicals include A/C (2025), GFA furnace (2024), HWH (2020), whole-house filtration system, humidifier, and air cleaner. Outdoors enjoy a fenced yard with play structure, built-in gas BBQ, vintage outdoor fireplace, and two decks (1 composite, 1 wood). Raised garden beds, mature landscaping, and a quarter-acre lot add charm. House has tons of storage including the crawl space. Rochester Community Schools, close proximity to downtown Rochester Hills, Ice cream parlor, parks, waterpark and amazing conveniences.
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2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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Seller's Disclosure Statement

H

Property Address: 2460 Emmons Ave Rochester Hills 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	X				Lawn sprinkler system				X
Dishwasher	X				Water heater	X			
Refrigerator	X				Plumbing system	X			
Hood/fan	X				Water softener/conditioner				X
Disposal	X				Well & pump				X
TV antenna, TV rotor & controls				X	Septic tank & drain field				X
Electric System	X				Sump pump				X
Garage door opener & remote control	X			X	City water system	X			
Alarm system				X	City sewer system	X			
Intercom				X	Central air conditioning	X			
Central vacuum				X	Central heating system	X			
Attic fan	X				Wall furnace				X
Pool heater, wall liner & equipment				X	Humidifier	X			
Microwave	X			X	Electronic air filter				X
Trash compactor				X	Solar heating system				X
Ceiling fan	X				Fireplace & chimney	X			
Sauna/hot tub				X	Wood burning system				X
Washer	X				Dryer	X			

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 X
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown X yes _____ no X
- Roof:** Leaks? _____
Approximate age, if known: 20 years
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no X
If yes, date of last report/results: _____

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BUYER'S INITIALS _____
SELLER'S INITIALS gme

REO 545 rev. 3/08

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Caron Koteles Riha

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5. **Septic tanks/drain fields:** Condition, if known: _____
6. **Heating system:** Type/approximate age: less than 6 months
7. **Plumbing system:** Type: copper _____ galvanized _____ other _____
Any known problems? No
8. **Electrical system:** Any known problems? No
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 the 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 _____ no X
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: _____

The Seller has lived in the residence on the property from _____ (date) to _____ (date).
The Seller has owned the property since _____ (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 OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Joseph Metz [Signature] Date: 8/18/25
Seller Rawan Metz [Signature] 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 the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.