

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____

February 2005 to Present

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 287 LATISO RUN DR. SW AUGUSTA, WV 26704

SELLER'S NAME: RONALD H. & JULIE I. BROCKMAN

PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

SELLER'S DISCLOSURE: I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS

A. OWNERSHIP:

1. Do you currently live in subject property? no
If not have you ever lived in this property? no
2. Is property vacant? no If so, for how long? (vacation home)
3. Are you a builder or developer? no
4. Are you a licensed real estate agent? no

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

1. Is the lawn chemically treated? no By whom? _____
2. Any excessive noises (airplanes, trains, trucks, etc.)? no What? _____
3. Any underground storage tanks? yes Phase one studies completed? ?
Is report available? _____

ADDITIONAL COMMENTS: owned by Southern States

C. LAND:

1. Is the house built on landfill (compacted or otherwise)? no
Is there landfill on any portion of the property? no
2. Any past or present flooding or drainage problems on the property? no
3. Any standing water after rain? no
Any sump pumps in basement or crawlspace? no Any active springs? yes - upper pond + other side of large pond
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? no Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? _____ Where? _____
4. Has land been mined? no Explain: _____

ADDITIONAL COMMENTS: see Hampshire Gas attachment

D. STRUCTURAL:

1. Approximate age of the house: 9 yrs Name of Builder: Hampshire Home Builders
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? no
Is any portion of the dwelling of any type of construction other than on-site stick built? No ☒ Yes _____ Type of construction log
Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? yes Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? no

Explain: Air conditioning coils replaced Aug 2016

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? no
If so, has any structural damage resulted? _____ If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others log
5. Date of last maintenance (paint, etc) _____
5. Any problems with retaining walls cracking or bulging? no Repaired? _____
When? _____
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? no If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? no Exterior walls? no Slab floors? no Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
Other? _____
8. Any slanted or uneven floors? no Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? no Any sagging ceiling beams or roof rafters? no
9. Is the crawl space damp? no Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? no Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? no Seals broken in insulated panes? no
Fogged? no
12. Did you do any improvements yourself? yes What? Finish basement; stone patio; shooting range
13. Do you have hardwood floors under the floor coverings? yes - top floors
14. Is the laundry room in the basement? no First Floor? yes Second Floor? no
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker? ✓
Rewired? _____ Date: _____
2. Is the wiring copper? yes or aluminum? _____
3. Any damage or malfunctioning receptacles? no Switches? no Fixtures? no
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? no
5. Is there GFCI wiring in Kitchen? yes Bathroom? yes Garage? N/A For outside TV and TV cable? unknown
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? no

Explain: _____

ADDITIONAL COMMENTS: _____

F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:

1. Type of heating system? Propane/Gas Age? 9 yrs Supplemental heating? Heat Pump wood burner/catalin Basement
2. Electronic air cleaner? no Operable? _____ Humidifier? no Operable? _____
3. Fireplace? yes Masonry? stone Insert? _____ Fireplace damper? yes
Last inspection and cleaning? 2008 By whom? Builder
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? Central Air-2 zone Age? 9 yrs Number of ceiling fans? 8
Attic Fan? N/A
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? no
Electric Dryer? yes
7. Foundation vents? N/A Roof Vents? Soffit Attic Vents? Soffit Bath Vent fans? yes
Kitchen Vent fan? yes - Interior Other? _____
8. Number of Electric garage door openers? N/A Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? ?(6) Wired to electric system? yes
 Battery? yes Operable? yes
 10. Water softener? yes Operable? yes
 Burglar alarm? yes Make? Unknown Operable? yes R-Rate?
 Leased?
 11. Is there insulation in: Ceiling? yes R-Rate? yes Walls? yes R-Rate? yes Floors? yes R-Rate?

ADDITIONAL COMMENTS:

Log walls, rear walls insulated, Ceilings insulated, floor
between basement and first floor insulated
R-Rating unknown

G. PLUMBING SYSTEM:

1. Source of water supply: Public? Private Well? ✓ Cistern?
 If private well, when was water sample last checked for safety? Result of
 test? Depth? ft.
 2. Well water pump: Date installed Condition
 Sufficient water during late Summer?
 3. Type of water supply pipes? Copper? to house Galvanized? Plastic? in house Normal water
 pressure? 40 lbs ±
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? Not excessive, minor stains in Lavatories
 5. Type sewer: City sewer? PSD sewer? Septic tank? yes
 Installation date: 2008 Type material: Fiberglass? Concrete? ✓ Steel?
 Private treatment plant? Aeration system?
 Date of last cleaning? By whom?
 6. Type of water heater: Electric? Gas? ✓ LP Gas? ✓ Capacity? N/A (gals)
 Age? 9 yrs
 7. Are you aware of any slow drains? NO
 8. Are there any plumbing leaks around or under: Sinks? no Toilets? no Showers? no
 9. Pool Type: In ground? N/A Above ground? Age?
 Pool heater: Electric? Gas? Solar?
 Date of last cleaning or inspections?

ADDITIONAL COMMENTS:

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? ✓ Operable? yes Age? 9 yrs
 2. Countertop range/wall oven? X Operable? Age?
 3. Hood? ✓ Operable? yes Age? 9 yrs
 4. Dishwasher? ✓ Operable? yes Age? 9 yrs
 5. Disposal? no Operable? Age?

ADDITIONAL COMMENTS:

welcome to microwave if wanted

I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? no Copy of lease provided to listing agent?
 ★★ 2. Is the property currently leased? Expiration date? Does the lease have option to renew?
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? no Explain:
 4. Has a lien been recorded against the property? no Explain:
 5. Do you own the mineral rights? yes Leased to For how long?
 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? no
 7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the use of the property in any way? no Attach explanation.
 8. Any deed restrictions? no Any right-of-way or easements? no Protective covenants? yes
 9. Copy of deed has been provided to listing agent?

ADDITIONAL COMMENTS:

Gas storage lease with Hampshire Gas
\$2 per acre per yr (attached)

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
 Age of Roof? 10 yrs
2. Has the roof been resurfaced? no Replaced? _____ If so, what year? _____
 Installed by whom? #
3. Has the roof ever leaked during your ownership? no
 If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
5. Do downspouts lead from structure? yes Into storm drain? _____ Splash blocks? _____
 Sewer? _____

ADDITIONAL COMMENTS:

K. REPORTS:

Have you received or do you have knowledge of any of the following inspection reports or repair estimates (written or otherwise) made during or prior to your ownership: Roof? no Air conditioning? see D Furnace? no
 Soils/Drainage? no Structural? no Well? no Radon? no Pest Control? no
 Geological/Core Drilling? no Lead based paint? no Asbestos? no Septic Tank/Sewer
 System? no Formaldehyde? no Pool/Spa? N/A Home Inspection? no Energy Audit?
no City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and
 copies of reports. _____

L. UTILITIES:

Gas Company Southern States Gas Budget ~ \$45/mo
 Electric Company Potomac Edison Elec. Budget ~ \$45/mo
 Water Company N/A Average Water Bill _____
 Sewage Company N/A
 Trash Company N/A Trash Cost _____
 TV Cable Company Frontier
 Satellite Company DISH

M. OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, sex offender, etc.): none

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Reem Shusholtz, the broker in this transaction to disclose the information set forth above to other real estate brokers, real estate agents, and prospective buyers of the property. SELLER AGREES to hold harmless all brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by Seller in this Disclosure Statement.

This PROPERTY CONDITION DISCLOSURE STATEMENT consists of 4 pages, with attachments.

SELLER: Robert A. Drobna SELLER: Julie S. Drobna DATE: 4-9-17

I have received a copy of the PROPERTY CONDITION DISCLOSURE STATEMENT:

BUYER: _____ BUYER: _____ DATE: _____