

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 3-23-2010 to Present
(Date of Purchase) (Date of this Form)
PROPERTY ADDRESS: 1344 Piney Mountain Road Romney, WV 26757

SELLER'S NAME: Emily Frances Nicholson

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? Yes
If not have you ever lived in this property? _____
2. Is property vacant? No If so, for how long? _____
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; however What? Airstrip located down hill of a plane could use it; however never has since we've lived there.
3. Any underground storage tanks? No Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

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? No
(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? No Where? _____
4. Has land been mined? No Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 25 Built: 1992 (?) Name of Builder: unknown
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? _____
Is any portion of the dwelling of any type of construction other than on-site stick built? No X Yes _____ Type of construction _____
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: prior owner replaced roof time (unknown) & I contracted laves to replace French door in living room & sliding door in kitchen. Also, had electrician replace at

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? NO home exterior fixtures & check all in door light switches & plug
- If so, has any structural damage resulted? No If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl X Cedar _____ Lap Siding _____ Redwood _____ Fir _____ Others _____
- Date of last maintenance (paint, etc) unknown (not since March 2010, my purchase)
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? Minor Exterior walls? _____ Slab floors? _____ Ceilings? drywall minor Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? Minor Porch Floor? _____ Other? _____
8. Any slanted or uneven floors? No Distorted door frames (uneven spaces between doors and frames)? No Any sticking windows? No Any sagging ceiling beams or roof rafters? No
9. Is the crawl space damp? yes Has a moisture barrier been installed? NO yes
- Explain: minorly damp
10. Any moisture in basement? N/A Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? yes Seals broken in insulated panes? I do french door in living room Fogged? some windows & cracked window in garage been there since 2010 when I bought home.
12. Did you do any improvements yourself? _____ What? _____
13. Do you have hardwood floors under the floor coverings? No
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? _____ 240 volt yes 200 amp? yes Fuses? No Circuit Breaker? yes
- Rewired? No 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? yes 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? baseboard Age? unknown Supplemental heating? No
2. Electronic air cleaner? No Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? Garage Masonry? _____ Insert? _____ Fireplace damper? _____
- Last inspection and cleaning? unknown By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? AC units (2) Age? 2 yrs Number of ceiling fans? 4
- Attic Fan? No -unattached - (sold w/ property)
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? No
- Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? yes Bath Vent fans? yes
- Kitchen Vent fan? gas Other? _____
8. Number of Electric garage door openers? 1 Operable? yes Number of controls? 1
- Operable? yes Age? unknown

9. Smoke Detectors? YES How many? 2 Wired to electric system? No
 Battery? yes Operable? yes
 10. Water softener? No Operable? No
 Burglar alarm? No Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
 11. Is there insulation in: Ceiling? Yes (8 inch) R-Rate? _____ Walls? yes R-Rate? _____ Floors? yes R-Rate? (6 inch)
 ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? yes Cistern? _____
 If private well, when was water sample last checked for safety? unknown 3-6-10 Result of Coliform or E. coli
 test? Negative Depth? _____ ft.
 2. Well water pump: yes Date installed 2016 Condition New
 Sufficient water during late Summer? _____
 3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? PVC ✓ Normal water pressure? yes
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
 5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank? yes
 Installation date: 7-29-91 Type material: Fiberglass? _____ Concrete? _____ Steel? ✓
 Private treatment plant? No Aeration system? No
 Date of last cleaning? unknown By whom? _____
 6. Type of water heater: Electric? ✓ Gas? _____ LP Gas? _____ Capacity? 40 (gals)
 Age? unknown (New element, 2012)
 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? N/A Gas? _____ Solar? _____
 Date of last cleaning or inspections? N/A
 ADDITIONAL COMMENTS: _____

H. APPLIANCES:

- Check the following appliances that remain with the property: newly installed 2016
 1. Range? yes (gas) Operable? yes Age? installed 2016
 2. Countertop range/wall oven? No Operable? _____ Age? _____
 3. Hood? yes Operable? yes Age? since built 1992
 4. Dishwasher? yes Operable? yes Age? 2010 (7 yrs)
 5. Disposal? No Operable? yes Age? _____
 ADDITIONAL COMMENTS: All appliances will be sold with the home.
major (refrigerator, dishwasher, Gas range, washer, dryer) 2nd in home

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? No 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 (oil & gas rights) 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? yes Any right-of-way or easements? _____ Protective covenants? yes
 9. Copy of deed has been provided to listing agent? _____

ADDITIONAL COMMENTS:

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? < 25 yrs (Replaced since built by previous owner > 7 yrs ago)
2. Has the roof been resurfaced? _____ Replaced? yes If so, what year? between 1992-2010
Installed by whom? unknown - previous owner
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? house (yes) Into storm drain? no Splash blocks? yes
Sewer? No garage (no)

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? No Furnace? No
Soils/Drainage? No Structural? yes Well? yes Radon? No Pest Control? yes
Geological/Core Drilling? No Lead based paint? No Asbestos? No Septic Tank/Sewer System? yes Formaldehyde? No Pool/Spa? N/A Home Inspection? yes Energy Audit? No
City/County Inspection? No Notice of Violation? No Other? _____ Attach explanation and copies of reports. _____

L. UTILITIES:

Gas Company Southern states Gas Budget \$109/2yrs (only use, gals with Range, 19.00/m)
Electric Company Potomac Edison Elec. Budget Garage 12 mo Avg 191.00/m
Water Company N/A (well) Average Water Bill None
Sewage Company N/A (Septic)
Trash Company United Disposal Service Trash Cost \$65/3 months
TV Cable Company None
Satellite Company None

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.): _____

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Keenan Sharbake, 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: Emily J. Nicholas SELLER: _____ DATE: 2-1-17

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

BUYER: _____ BUYER: _____ DATE: _____