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SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property,
PROPERTY ADDRESS: 187 Roles con Sen, Purp 1790; 110, WV 26852
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SELLER'S NAME: Claude and Batty J. Wheeler
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.
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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? MA If so, for how long?
3. Are you a builder or developer? 4. Are you a licensed real estate agent? 20 20 20 20 20 20 20 20 20 2
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: Propage tank 1,000 gals
C. LAND:
1. Is the house built on landfill (compacted or otherwise)?
Is there landfill on any portion of the property?
2. Any past or present flooding or drainage problems on the property?
3. Any standing water after rain?
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood
Insurance Maps? Current flood insurance premium \$
Any abandoned wells or septic tanks or cisterns? M O Where?
4. Has land been mined? Explain:
ADDITIONAL COMMENTS:
D. STRUCTURAL:
1. Approximate age of the house: 15 years Name of Builder: Claude A. Wheeler
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 * Yes X Type of
construction Trusses Many Sectored 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? No Do you know of any violations of government regulations, ordinances, or zoning law regarding this property?

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. 1. Exterior over (check) Brick. Stone Aluminum Vinyl Cedar Lap Sidis Redwood Fir Others Date of last maintenance (paint, etc) Date of last maintenance (paint, etc) 1. Any problems with retaining walls cracking or bulging? Mo 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? Mo If so, what was done and by whon? Explain: 7. Any significant cracks in foundations? Mo Exterior walls? Mo Slab floors? Mo Porrok Floor? Chimneys? No Fireplaces? Mo Decks? Mo Garage Floor? Mo Porrok Floor? Chimneys? No Fireplaces? Mo Decks? Mo Garage Floor? Mo Porrok Floor? Chimneys? No Fireplaces? Mo Description of the crawl space damp? Mo Has a moisture barrier been installed? Explain: 10. Any moisture in basement? Mo Corrected? 11. Any mindows or patio door glass broken? 12. Did you do any improvements yourself? You Seals broken in insulated panes? Fogged? 13. Do you have hardwood floors under the floor coverings? Mo Fuses? 13. Do you have hardwood floors under the floor coverings? Mo Fuses? 14. Is the laundy room in the basement? 15. Is therefore or mp? 16. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? Explain: 16. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? Explain: 17. Electric service: 60 amp? 18. State of mp? 19. State	Explain:	
He so, has any structural damage resulted? If yes, attach explanation.	3. Do you know of any excessive settling, slippage, sliding or other soil problem	ns, past or present?
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Date of last maintenance (paint, etc) S. Any problems with retaining walls cracking or bulging? 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? Any significant cracks in foundations? Any sticking windows? Any windows or patio door glass broken? Any sticking windows or patio door glass broken? Any damage on windructions to defend the floor coverings? Any damage or maifunctioning receptacles? Any damage or maifun	Redwood Fir Others	
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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 Decks? No Garage Floor? No Porth Floor? Chimneys? No Fireplaces? No Decks? No Garage Floor? No Porth 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? 9. Is the craw space damp? No Any sagging ceiling beams or roof rafters? 9. Is the craw space damp? No Any sagging ceiling beams or roof rafters? 9. Is the craw space damp? No Any sagging ceiling beams or roof rafters? 10. Any moisture in basement? No Corrected? 11. Any windows or patio door glass broken? No Seals broken in insulated panes? Fogged? 12. Did you do any improvements yourself? Ye What? Not Heams 13. Do you have hardwood floors under the floor coverings? Yes Second Floor? Other: ADDITIONAL COMMENTS: CTRICAL SYSTEM: 1. Electric service: 60 amp? 100 amp? 206 amp? Yes Second Floor? Other: ADDITIONAL COMMENTS: CTRICAL SYSTEM: 1. Electric service: 60 amp? 100 amp? 206 amp? Yes Second Floor? Other: ADDITIONAL COMMENTS: No Switches? No Switches? No Circuit Breaker? Yes Second Floor? Attach explanation. 1. Electric service: 60 amp? 100 amp? 206 amp? Yes Second Floor? Attach explanation or stapled to baseboards or underneath carpets or rugs? A rae any extension cords stapled to baseboards or underneath carpets or rugs? 5. Is thereoff CI wiring in Kitchen? Yes Bathroom? Yes Garage? Yes For outside TV and TV cable Sepalani: ADDITIONAL COMMENTS: No Operable? No Supplemental heating? 10 cars. Force & Ree Age? 16 Supplemental heating? 10 cars. Force & Ree Age? 16 Supplemental heating? 10 cars. Fireplaced Type of heating system? Force & Ree Age? 16 Number of ceiling fans? 15 Fireplaced Type? No Operable? Yes Supplemental heating? 10 cars. Force & Ree Age? 16 Number of G		
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5. Is there GFCI wiring in Kitchen? 485		- 4.
Explain: ADDITIONAL COMMENTS: BACK GENERAL 15 KW GENERAL Zoo 1 LATION, HEATING, AIR CONDITIONING, VENTHATION, AND OTHER EQUIPMENT: 1. Type of heating system? Force of Air. Age? 16 Supplemental heating? LP 6 AS 2. Electronic air cleaner? NO Operable? NA Humidifier? YE Operable? 4ES 1. Last inspection and cleaning? NEUR: By whom? 4. Are fuel-consuming heating devices adequately vented to the outside? 4ES 5. Type of cooling system? Forced Air. Electric Age? 16 Number of ceiling fans? Attic Fan? NOWE Electric Dryer? NO 7. Foundation vents? NO Roof Vents? 4ES Kitchen Vent fan? 4CS * Other? 8. Number of Electric garage door openers? 4 Operable? 4ES Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Operable? 4ES Number of Electric	4. Are any extension cords stapled to baseboards or underneath carpets or rugs?	_ // 0
Explain: ADDITIONAL COMMENTS: BACK GENERAL 15 KW GENERAL Zoo 1 LATION, HEATING, AIR CONDITIONING, VENTHATION, AND OTHER EQUIPMENT: 1. Type of heating system? Force of Air. Age? 16 Supplemental heating? LP 6 AS 2. Electronic air cleaner? NO Operable? NA Humidifier? YE Operable? 4ES 1. Last inspection and cleaning? NEUR: By whom? 4. Are fuel-consuming heating devices adequately vented to the outside? 4ES 5. Type of cooling system? Forced Air. Electric Age? 16 Number of ceiling fans? Attic Fan? NOWE Electric Dryer? NO 7. Foundation vents? NO Roof Vents? 4ES Kitchen Vent fan? 4CS * Other? 8. Number of Electric garage door openers? 4 Operable? 4ES Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Operable? 4ES Number of Electric	5. Is there GFCI wiring in Kitchen? <u>Yes</u> Bathroom? <u>Yes</u> Garage	? <u>yes</u> For outside TV and TV cable
LATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT: 1. Type of heating system? Forced Are Age? 16 Supplemental heating? LP 6 AS 2. Electronic air cleaner? No Operable? NA Humidifier? 4E Operable? 4ES 3. Fireplace? 2 Masonry? Insert? Fireplace damper? 4ES 4. Are fuel-consuming heating devices adequately vented to the outside? 4ES 5. Type of cooling system? Forced Arth Electric Age? 16 Number of ceiling fans? Attic Fan? Norte 6. Is clothes dryer vented to outside? 4ES 7. Foundation vents? No Roof Vents? 4ES Kitchen Vent fan? 4CS ** Other? 8. Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES Number of Controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES Number of Controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES	6. Are you aware of any defects, malfunctions, or illegal installations or electric	al equipment in or outside of house?
LATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT: 1. Type of heating system? Forced Are Age? 16 Supplemental heating? LP 6 AS 2. Electronic air cleaner? No Operable? NA Humidifier? 4E Operable? 4ES 3. Fireplace? 2 Masonry? Insert? Fireplace damper? 4ES 4. Are fuel-consuming heating devices adequately vented to the outside? 4ES 5. Type of cooling system? Forced Arth Electric Age? 16 Number of ceiling fans? Attic Fan? Norte 6. Is clothes dryer vented to outside? 4ES 7. Foundation vents? No Roof Vents? 4ES Kitchen Vent fan? 4CS ** Other? 8. Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES Number of Controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES Number of Controls? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Electric garage door openers? 4 Operable? 4ES Number of Controls? 4ES		
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2. Electronic air cleaner? No Operable? No	ULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTH	IER EQUIPMENT:
2. Electronic air cleaner? No Operable? No	1. Type of heating system? Forced Are Age? 16	Supplemental heating? LP GAS
Last inspection and cleaning? NEVER By whom?		
Last inspection and cleaning? NEVEL By whom? Are fuel-consuming heating devices adequately vented to the outside? Type of cooling system? Forced Arn Electric Age? Age? Connection for Gas Dryer? Yes List clothes dryer vented to outside? Electric Dryer? No Roof Vents? Kitchen Vent fan? Yes Number of Electric garage door openers? Age? Operable? Yes Number of controls? Yes Number of controls? H		
4. Are fuel-consuming heating devices adequately vented to the outside? 4.5 5. Type of cooling system? Forced Arn Electric Age? 16 Number of ceiling fans? Attic Fan? Number of ceiling fans? Connection for Gas Dryer? 4.5 6. Is clothes dryer vented to outside? 4.5 6. Is clothes dryer	- 14 To - March 1987 (1987) (1	ace damper:/es
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Electric Dryer?	6 To plather descented to enteridad 14 = 5	Carpania UPS
7. Foundation vents? No Roof Vents? 425 Attic Vents? Number of Electric garage door openers? 4 Operable? 425 Number of controls? 45 Operable? 425 Age? 16 / 6	o. is clomes dryer vented to outside? 457. Connection for (Gas Dryer?
Kitchen Vent fan? 465 Cother? Number of Electric garage door openers? 4 Operable? 465 Number of controls? 4 Operable? 465 Age? 16 6		
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Number of Electric garage door openers? 4 Operable? 465 Number of controls? 4 Operable? 465 Age? 16 / 6	7. roundation vents? No Roof Vents?	No Bath Vent fans? 405
Operable? 425 Age? 16/6	7. roundation vents? Are Roof Vents? 465 Attic Vents?	Bath Vent fans? 405
Operable? 42> Age? /6 / 6	Kitchen Vent fan? 465 * Other?	
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or A . B. O. Cookfood VENT	Kitchen Vent fan? 465 * Other? 8. Number of Electric garage door openers? 4 Operable? 465 Age? 16 6	

. ,	a g
	9. Smoke Detectors? 467 How many? 7 Wired to electric system? 465
	10. Water softener?
:	11. Is there insulation in: Ceiling? 45, R-Rate? R-Rate? 18 Floors? NO R-Rate? ADDITIONAL COMMENTS:
	Public Water
G. F	LUMBING SYSTEM: 1. Source of water supply: Public? Private Well? Cistern? Result of
	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: 425 Date installed 1/-1-2001 Condition Excellent
	2. Well water pump: 425 Date installed 1/-1-2001 Condition Excellent
	Sufficient water during late Summer? 425
	Sufficient water during late Summer? 425 3. Type of water supply pipes? Copper? 465 Galvanized? 100 Plastic? 40420 Normal water pressure? 80 ps;
	4. Are you aware of excessive stains in tubs, lavatories, or sinks?
	5. Type sewer: City sewer? PSD sewer? Septic tank? Yes Installation date: 10-1-2001 Type material: Fiberglass? Concrete? Yes Steel?
	Installation date: 10-1-2001 Type material: Fiberglass? Concrete? YS Steel?
	Private treatment plant? Aeration system?
	Private treatment plant? wo Aeration system? Date of last cleaning? 2-1-16 By whom? (
	c. Type of water neater. Electric? Gas? LP Gas? Capacity? \$0 (gals)
	Age? Zyears
	7. Are you aware of any slow drains? No 8. Are there any plumbing leaks around or under: Sinks? No Part Toilets? No Showers? No
	8. Are there any plumoing leaks around or under: Sinks? No Toilets? No Showers?
	3. Pool Type: in ground? Above ground? Age?
	Pool heater: Electric? NA Gas? Solar?
	Date of last cleaning or inspections?
	ADDITIONAL COMMENTS:
H Al	PPLIANCES:
44- 231	
	Check the following appliances that remain with the property:
	1. Range? 1 Operable? Age? 2. Countertop range/wall oven? 4es/4es Operable? 4es Age? 14 year
	2. Countertop range/wall oven? <u>yes/yes</u> Operable? <u>yes</u> Age? 16 year
	3. Hood? See Comment Operable? Age? 16 495.
	4. Dishwasher? 45 Operable? 45 Age? 16 42cm
	2. Disposali 965 Unclanici 435 Adey / 6 44.
	ADDITIONAL COMMENTS:
	downdraft vent cook Top
L TII	LE 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?
	agent?
	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? 415 Explain: Mosfego 2
	Explain: 780 14402
	5. Do you own the mineral rights? 485 Leased to For how long?
	5. Do you own the mineral rights? 485 Leased to For how long?
	6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use?
	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? Attach explanation.
	8. Any deed restrictions? 4-5 Any right-of-way or easements? Protective covenants?
	9. Copy of deed has been provided to listing agent? _ No+ AUNI while

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	ű
	9. Smoke Detectors? 4. How many? 7 Wired to electric system? 4.5
	Battery? Go Operable? you
	10. Water softener? NO Operable?
	Burglar alarm? A/A Make? Described Described
	Leased?No
	Leased? NO 11. Is there insulation in: Ceiling? NR-Rate? R 30 Walls? NR-Rate? R-Rate? R-Rate? NO R-Rate? ADDITIONAL COMMENTS:
	Poblic Water
nyr	INAMES CALCIUM C
PLC	IMBING SYSTEM:
	1. Source of water supply: Public? Private Well? Cistern?
	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.
	test? Depth? ft. 2. Well water pump: Yes Date installed 11-1-2001 Condition Excellent
	Sufficient water during late Summer? 425
	Sufficient water during late Summer? 125 3. Type of water supply pipes? Copper? 125 Galvanized? Plastic? Normal water supply pipes? Normal water supply pipes?
	by observed.
	4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
	5. Type sewer: City sewer? PSD sewer? Septic tank?
	Installation date: 10 = 1 = 2001 Type meterials Etherological to Community
	Private treatment plant? No Aeration system? No
	Date of last cleaning? 2-1-16 By whom?
	Private treatment plant? As Age? 2 Age? Steel: Stee
	Age? 2-car
	7. Are you aware of any slow drains?
	7. The you awate of any slow drains? 170
	8. Are there any plumbing leaks around or under: Sinks? No Toilets? No Showers?
	9. Pool Type: In ground? Above ground? Age? Pool heater: Electric? Gas? Solar?
	Pool heater: Electric? Acc Gas? Solar?
	Date of last cleaning or inspections? W/A
	ADDITIONAL COMMENTS.
	ADDITIONAL COMMENTS:
9	
4 70707	T I NOTE:
	JIANCES:
3	Check the following appliances that remain with the property:
- 1	Range? Age?
2	1. Range? No Operable? Age? 2. Countertop range/wall oven? 725/925 Operable? 925 Age? 1) 192000
3	B. Hood? _No Operable? Age?
2	Dishwasher? Man Operable? Man Age 2
4	Dishwasher? 40. Operable? 715 Age? 3 - 2005 Disposal? 400 Operable? 200 Age? 4000000
- 7	Disposal? Operable? Age? // Verney
F	ADDITIONAL COMMENTS: Country by has slave about your
i.	, A
_	
FITI.F	AND ACCESS:
7	Does sovere have the sight to a Coult have a
1	. Does anyone have the right to refusal to buy, option, or lease the property? No Copy of lease provided to listing
1	. Does anyone have the right to refusal to buy, option, or lease the property? Copy of lease provided to listing agent?
2	Is the property currently leased? No Expiration date? Does the lease have ontion to renew?
2	Is the property currently leased? No Expiration date? Does the lease have ontion to renew?
2	Is the property currently leased? No Expiration date? Does the lease have option to renew? Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners.
2	Is the property currently leased? No Expiration date? Does the lease have option to renew? Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NONE Explain:
2	Is the property currently leased? No Expiration date? Does the lease have option to renew? Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners.
2 3 4	Is the property currently leased? 10 Expiration date? Does the lease have option to renew? Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? 10 Explain: Explain: Explain:
2 3 4.	Is the property currently leased? No Expiration date? Does the lease have option to renew? Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? Explain: Has a lien been recorded against the property? Do you own the mineral rights? Leased to Explain:
2 3 4 5 6	Is the property currently leased?
2 3 4 5 6. 7	Is the property currently leased?
2 3 4 5 6 7	Is the property currently leased?
2 3 4 5 6. 7	Is the property currently leased?

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	ADDITIONAL COMMENTS: Deed restrictions There is a \$ 2000 per year road assessme
J. RO	OOF, GUTTER, DOWNSPOUTS: 1. Type of Roof: Shingle? Wood Shingle? Slate? Rolled rubber? Other? MEJA
	Age of Roof? // years 2. Has the roof been resurfaced? No Replaced? If so, what year? Installed by whom? Twiggs Rowling Romany we 3. Has the roof ever leaked during your ownership? Stight Leat at Chimney to be cognized.
	4. Are gutters and downspouts in good condition and free of holes and excessive rust? Copper Coffee Coffees Into storm drain? No Splash blocks? No
	ADDITIONAL COMMENTS: Down Fports Are piped under ground to drainage ditch
. RI	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? 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? No Home Inspection? No Energy Audit? 10 City/County Inspection? No Notice of Violation? No Other? Attach explanation and
	City/County Inspection? No Notice of Violation? No Other? Attach explanation and copies of reports.
UT LP	Gas Company Matheson Cas Gas Budget 7500 per mo-
	Electric Company Potomac Edison Elec. Budget 95 00 per mo
	Water Company Hardy County Average Water Bill 38. 27 pen mo
	Sewage Company
	Trash Company Trash Cost
	TV Cable Company
	Satellite Company Direct TV
OT	HER 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 with Land to 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.
K	This PROPERTY CONDITION DISCLOSURE STATEMENT consists of pages, with attachments.
7	I have received a copy of the PROPERTY CONDITION DISCLOUSURE STATEMENT:
	BUYER: BUYER: DATE: