

214 007

SELLER DISCLOSURE OF PROPERTY CONDITION

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

7/31/2000 to present
(Date of Purchase) (Date of this Form)
PROPERTY ADDRESS: 187 Rebecca's Ln, Purysville, WV 26852

SELLER'S NAME: Claude A. and Betty 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.

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? NA If so, for how long? _____
3. Are you a builder or developer? yes
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: Propane tank 1,000 gals

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? _____
(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 \$ no
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: 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? no
Is any portion of the dwelling of any type of construction other than on-site stick built? No ~~yes~~ Yes ☒ Type of construction TRUSSES MANUFACTURED 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? no

Explain: _____

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 _____
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? NO
Chimneys? NO Fireplaces? NO Decks? NO Garage Floor? NO 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? _____
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? _____
Fogged? _____
12. Did you do any improvements yourself? YES What? Built Home
13. Do you have hardwood floors under the floor coverings? YES
14. Is the laundry room in the basement? NO First Floor? YES Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? 400 Fuses? NO Circuit Breaker? YES
Rewired? _____ Date: August 2001
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? NO
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO

Explain: _____

ADDITIONAL COMMENTS: BACK GENERATOR 15 KW GENERAC 2001

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

1. Type of heating system? Forced Air Age? 16 Supplemental heating? LP GAS
2. Electronic air cleaner? NO Operable? NA Humidifier? YES Operable? YES
3. Fireplace? 2 Masonry? ☒ Insert? _____ Fireplace damper? YES
Last inspection and cleaning? NEVER By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? YES
5. Type of cooling system? Forced Air Electric Age? 16 Number of ceiling fans? 6
Attic Fan? NONE
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? YES
Electric Dryer? NO
7. Foundation vents? NO Roof Vents? YES Attic Vents? NO Bath Vent fans? YES
Kitchen Vent fan? YES * Other? _____
8. Number of Electric garage door openers? 4 Operable? YES Number of controls? 4
Operable? YES Age? 16/6

* down draft Cooktop Vent

9. Smoke Detectors? yes How many? 7 Wired to electric system? yes
 Battery? yes Operable? yes
10. Water softener? no Operable? yes
 Burglar alarm? no Make? no Operable? yes R-Rate? no
 Leased? no
11. Is there insulation in: Ceiling? yes R-Rate? R30 Walls? yes R-Rate? 18 Floors? no R-Rate? no
- ADDITIONAL COMMENTS:
Public Water

G. PLUMBING SYSTEM:

1. Source of water supply: Public? ☒ Private Well? ☒ used for irrigation system Cistern? no
 If private well, when was water sample last checked for safety? no Result of no test? no Depth? ft
2. Well water pump: yes Date installed 11-1-2001 Condition Excellent
 Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? yes Galvanized? no Plastic? water main Normal water pressure? 80 psi
4. Are you aware of excessive stains in tubs, lavatories, or sinks? no
5. Type sewer: City sewer? no PSD sewer? no Septic tank? yes
 Installation date: 10-1-2001 Type material: Fiberglass? yes Concrete? yes Steel? no
 Private treatment plant? no Aeration system? no
 Date of last cleaning? 3-1-16 By whom? Charles Septic Service, Inc.
6. Type of water heater: Electric? no Gas? yes LP Gas? yes Capacity? 80 (gals)
 Age? 2 years
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? no Above ground? no Age? no
 Pool heater: Electric? no Gas? no Solar? no
 Date of last cleaning or inspections? no
- ADDITIONAL COMMENTS:
no

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? no Operable? yes Age? 16 years
2. Countertop range/wall oven? yes/yes Operable? yes Age? 16 years
3. Hood? See Comment Operable? yes Age? 16 years
4. Dishwasher? yes Operable? yes Age? 16 years
5. Disposal? yes Operable? yes Age? 16 years

ADDITIONAL COMMENTS:

down draft vent cook top

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? no
2. Is the property currently leased? no Expiration date? no Does the lease have option to renew? no
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? no Explain: no
4. Has a lien been recorded against the property? yes Explain: Mortgage
5. Do you own the mineral rights? yes Leased to no For how long? no
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. no
8. Any deed restrictions? yes Any right-of-way or easements? no Protective covenants? no
9. Copy of deed has been provided to listing agent? Not Available

9. Smoke Detectors? yes How many? 7 Wired to electric system? yes
 Battery? yes Operable? yes
 10. Water softener? no Operable? yes
 Burglar alarm? no Make? no Operable? yes R-Rate? no
 Leased? no
 11. Is there insulation in: Ceiling? yes R-Rate? R 30 Walls? yes R-Rate? R 15 Floors? no R-Rate? no
ADDITIONAL COMMENTS:
Public Water

G. PLUMBING SYSTEM:

1. Source of water supply: Public? ☒ Private Well? no Cistern? no
 If private well, when was water sample last checked for safety? no Result of test? no Depth? no ft.
 2. Well water pump: yes Date installed 11-1-2001 Condition EXCELLENT
 Sufficient water during late Summer? yes
 3. Type of water supply pipes? Copper? yes Galvanized? no Plastic? no Normal water pressure? yes
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? no
 5. Type sewer: City sewer? no PSD sewer? no Septic tank? yes
 Installation date: 10-1-2001 Type material: Fiberglass? yes Concrete? no Steel? no
 Private treatment plant? no Aeration system? no
 Date of last cleaning? 2-1-10 By whom? no
 6. Type of water heater: Electric? no Gas? yes LP Gas? yes Capacity? 50 (gals)
 Age? 2 years
 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? no Above ground? no Age? no
 Pool heater: Electric? no Gas? no Solar? no
 Date of last cleaning or inspections? N/A

ADDITIONAL COMMENTS:

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? yes Operable? yes Age? 11 years
 2. Countertop range/wall oven? yes Operable? yes Age? 11 years
 3. Hood? no Operable? yes Age? 11 years
 4. Dishwasher? yes Operable? yes Age? 3 years
 5. Disposal? yes Operable? yes Age? 11 years

ADDITIONAL COMMENTS:

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? no
 2. Is the property currently leased? no Expiration date? no Does the lease have option to renew? no
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? none Explain: no
 4. Has a lien been recorded against the property? yes Explain: no
 5. Do you own the mineral rights? yes Leased to no For how long? no
 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? no Protective covenants? no
 9. Copy of deed has been provided to listing agent? yes

ADDITIONAL COMMENTS: Need restrictions THERE IS A \$2000 PER YEAR ROAD ASSESSMENT

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? Wood Shingle? Slate? Rolled rubber? Other? METAL
Age of Roof? 16 years
2. Has the roof been resurfaced? NO Replaced? If so, what year?
Installed by whom? Twigg's Roofing Romney, WV
3. Has the roof ever leaked during your ownership? slight leak at chimney to be repaired
If so, how was it corrected? To be repaired
4. Are gutters and downspouts in good condition and free of holes and excessive rust? YES COPPER GUTTERS
5. Do downspouts lead from structure? NO Into storm drain? NO Splash blocks? NO
Sewer? NO

ADDITIONAL COMMENTS: Downspouts are piped underground to drainage ditch

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? 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?
NO City/County Inspection? NO Notice of Violation? NO Other? Attach explanation and
copies of reports.

L. UTILITIES:

LP Gas Company Matteson Gas Gas Budget 75.00 PER MO.
Electric Company Potomac Edison Elec. Budget 95.00 PER MO.
Water Company Hardy County Average Water Bill 38.27 PER MO.
Sewage Company NA
Trash Company NA Trash Cost
TV Cable Company Direct TV
Satellite Company Direct TV

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 WV Land & Home Realty 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: [Signature] SELLER: Betty J. Schuler DATE: 12-5-16

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

BUYER: BUYER: DATE: