SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, L. B. 103 (Date of Purchase) PROPERTY ADDRESS: Lewis Wallace Rd, Romney WU ZG 75-7
PROPERTY ADDRESS: Lewis Wallace Rd, Komney WU ZG 757
SELLER'S NAME: PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition are 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 of 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? If not have you ever lived in this property? 2. Is property vacant? If so, for how long? 3. Are you a builder or developer? 4. Are you a licensed real estate agent? ADDITIONAL COMMENTS:
B. ENVIRONMENTAL: 1. Is the lawn chemically treated? By whom? 2. Any excessive noises (airplanes, trains, trucks, etc.)? What? 3. Any underground storage tanks? Phase one studies completed? Is report available? ADDITIONAL COMMENTS:
C. LAND:
1. Is the house built on landfill (compacted or otherwise)?
2. Any past or present flooding or drainage problems on the property?
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? Current flood insurance premium \$ Any abandoned wells or septic tanks or cisterns? Where? 4. Has land been mined? Explain: ADDITIONAL COMMENTS:
1. Approximate age of the house: 13 yrs Name of Builder: F/E/FT Wood 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 Discher Frank 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? MODo you know of any violations of government regulations, ordinances, or zoning law regarding this property?

	Explain:
3	Do you know of any excessive settling, slippage, sliding or other soil problems, past or present?
	If so, has any structural damage resulted? If yes, attach explanation.
4	Exterior cover (check) Brick Stone Aluminum Vinyl Cedar Lan Siding
	Redwood Fir Others
	Redwood Fir Others Date of last maintenance (paint, etc) DFC/6 SummER of TIMES YEAR Any problems with retaining walls cracking or bulging? Any problems with retaining walls cracking or bulging? Any problems with retaining walls cracking or bulging?
5.	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? If so, what was done and by whom? Explain:
7.	Any significant cracks in foundations?
	Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor?
	Other?
8.	Any slanted or uneven floors? Distorted door frames (uneven spaces between doors and frames)?
	Any sticking windows? O Any sagging ceiling beams or roof rafters?
9	Is the crawl space damp? Has a moisture barrier been installed? No ~ f.
	Explain:
10	Any moisture in basement? Corrected? Attach explanation.
11	Any windows or petio door gloss broken? Corrected? Attach explanation.
1 1	. Any windows or patio door glass broken?/ Seals broken in insulated panes? NO
10	Fogged?
12	Dia you do any improvements yourself? Dream What? 1) Ech # 1 1001 1 over 1
13	. Do you have hardwood floors under the floor coverings?
14	. Is the laundry room in the basement? First Floor? \(\subseteq \text{Second Floor} \)
	Other:
Al	DDITIONAL COMMENTS:
	Electric service: 60 amp? 100 amp? 200 amp? Fuses? Circuit Breaker? Rewired? Date: or aluminum?
2.	Is the wiring copper? or aluminum?
3.	Any damage or malfunctioning receptacles? Switches? Fixtures?
	Attach explanation.
4.	Are any extension cords stapled to baseboards or underneath carpets or rugs?
5.	Is there GFCI wiring in Kitchen? Bathroom? Garage? For outside TV and TV cable
	Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house?
	Explain:
	DITIONAL COMMENTS:
AL	BITTONAL COMMENTS:
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TTT 4	TION HEATING AIR CONDITIONING HISTORY ATTOMATICAL TO COMPANY AND C
ULP	Tron, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:
1,	Type of heating system? 171 Age? 19 Jun Supplemental heating?
2.	TION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT: Type of heating system? Age? Operable? Humidifier? Operable? Fireplace? Mesongy?
<i>J</i> .	insert! Fireplace damper?
	Last inspection and cleaning? By whom?
4.	Are fuel-consuming heating devices adequately vented to the outside?
5.	Are fuel-consuming heating devices adequately vented to the outside? Type of cooling system? Age? Age? Number of ceiling fans?
٠.	Attic Fan?No
6	Is clothes dryer vented to outside?
υ	Connection for Gas Dryer?
7	Electric Dryer? \ A s
7. 1	Foundation vents? Roof Vents? Attic Vents? Bath Vent fans?
1	Kitchen Vent fan? Other?
8. 1	Kitchen Vent fan? Other? Operable? Number of controls?
(Operable?
	operable:
	10 13 12

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Battery? Operable? 10. Water softener? Operable? Burglar alarm? Make? Operable? Burglar alarm? Make? Operable? 11. Is there insulation in: Ceiling? R-Rate? Walls? R-Rate? Floors? R-Rate? ADDITIONAL COMMENTS: 2. PLUMBING SYSTEM: 1. Source of water supply: Public? Private Well? Cistern? 1. Fortrate well, when was water sample last checked for safety? 1. Early Condition Sufficient water during late Summer? 3. Type of water supply pips? Copper? Galvanized? Plastic? Normal wate pressure? 4. Are you aware of excessive stains in tubs, lavatories, or sinks? 5. Type sewer City sewer? PSD sewer? Septic tank? Installation date: Type material: Fiberglass? Concrete? Steel? Private treatment plant? Acration system? Date of last cleaning? By whom? 6. Type of water heater: Electric? Gas? LP Gas? 8. Are there any plumbing leaks around or under: Sinks? 9. Pool Type: In ground? Above ground? Age? ADDITIONAL COMMENTS: ADDITIONAL COMMENTS: ADDITIONAL COMMENTS: TITLE AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? Age? Age? Age? ADDITIONAL COMMENTS: Does anyone have the right to refusal to buy, option, or lease the property? Copp of lease provided to listing agent? ABOPTIONAL COMMENTS: Does anyone have the right to refusal to buy, option, or lease the property? The Property Owners Association? Po Explain: 4. Explain: Po Pool has been any option to renew? 5. Disposal? Operable? Age? 5. Disposal? Does the lease have option to renew? 2. Leased to Supplied Concerning the property of the Property Owners Association? Pool Explain: 4. Has a lien been recorded against the property? Explain: Pole Property Owners Association? Pole Explain: 4. Has a lien been recorded against the property? Explain: Pole Property on the fire property on which limits its use? 5. Do you won the mineral rights? 6. 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 was agagent? 9. Copy of deed h	1	9. Smoke Detectors?	_ How many? _		Wired to elec	tric system?	
Burglar alarm? Make? Operable? R-Rate? Leased? 1. Is there insulation in: Celling? R-Rate? Walls? R-Rate? Floors? R-Rate? ADDITIONAL COMMENTS: 2. PLUMBING SYSTEM: 1. Source of water supply: Public? Private Well? 1. Frivate well, when was water sample last checked for safety? Result of test? 2. Well water pump: Date installed Depth? Condition Sufficient water during late Summer? 3. Type of water supply pipes? Copper? Galvanized? Plastic? Normal water pressure? 4. Are you waver of excessive stains in tubs, lavatories, or sinks? 5. Type sewer: City sewer? PSD sewer? Septic tank? Installation date: Type material: Fiberglass? Concrete? Steel? Private treatment plant? Aeration system? Date of last cleaning? By whom? 6. Type of water beater: Electric? Gas? LP Gas? Capacity? (gals Age?) 7. Are you aware of any slow drains? 8. Are there any plumbing leaks around or under: Sinks? Toilets? 9. Pool Type: In ground? Above ground? Age? 2. Countertop range/wall oven? Age? 3. Hood? Qperable? Age? 4. Dishwasher? Operable? Age? 5. Disposal? Operable? Age? 6. Apge? AbDITIONAL COMMENTS: TITLE AND ACCESS: 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? Described agent the property of the Property Owners Association? No Explain: 4. Has a lien been recorded against the property? Explain: No No Normal water and the property of the Property Owners Association? No Norm of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? No Explain: 5. Do you own the mineral rights? Leased to Property or the Property Owners Association? No Norm of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? No Repairs: No Normal Well and Property or Protective volten and the use of the property in any way? App.		Ballery' (Inera	ble?				
11. Is there insulation in: Ceiling? R-Rate? Walls? R-Rate? Floors? R-Rate?		10. Water softener?	_ Operable?				
11. Is there insulation in: Ceiling? R-Rate? Walls? R-Rate? Floors? R-Rate?		Burglar alarm?	_ Make?		Oper	able? R-R	ate?
C. PLUMBING SYSTEM: 1. Source of water supply: Public? Private Well? Cistern? If private well, when was water sample last checked for safety? 2. Well water pump: Date installed Condition Sufficient water during late Summer? 3. Type of water supply pipes? Copper? Galvanized? Plastic? Normal water pressure? 4. Are you aware of excessive stains in tubs, lavatories, or sinks? 5. Type sewer: City sewer? PSD sewer? Septic tank? Installation date: PSD PSD septic tank? Installation date: PSD septic tank? Installation date: PSD sewer? Septic tank? Installation date: PSD septic tank? Installation date:		Leased?					
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9. Copy of deed has been provided to listing agent?	8.	Any deed restrictions?	VE Anvri	ght-of-way or easem	ients? NO	Protective co	venants?
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	ADDITIONAL COMMENTS:	
J. RC	OOF, GUTTER, DOWNSPOUTS: 1. Type of Roof: Shingle? Slate? Rolled rubber? Age of Roof?	
	2. Has the roof been resurfaced? Replaced? If so, what year? Installed by whom? 3. Has the roof ever leaked during your ownership?	
	If so, how was it corrected? 4. Are gutters and downspouts in good condition and free of holes and excessive rust? 5. Do downspouts lead from structure? 7. (2.2) Into storm drain? Splash blocks?	
	ADDITIONAL COMMENTS: Basement and Garage will be out and ie empty (2) Furniture is Negotiable	Clean
K. RE	EPORTS:	
	Have you received or do you have knowledge of any of the following inspection reports or repair estimates (votherwise) made during or prior to your ownership: Roof? Air conditioning? Soils/Drainage? Structural? Well? Radon? Pest Control? Geological/Core Drilling? Lead based paint? Asbestos? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Soils/Drainage? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Soils/Drainage? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Soils/Drainage? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Soils/Drainage? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Septic Tallowship in spection reports or repair estimates (votherwise) and conditioning? Septic Tallowship in specific parts of the specific part	Furnace?
	Geological/Core Drilling? Lead based paint? Asbestos? Septic Ta System? Formaldehyde? Pool/Spa? Home Inspection? City/County Inspection? Notice of Violation? Other? Attach copies of reports.	Energy Audit? explanation and
L. UT	ILITIES:	
	Gas Company Gas Budget Electric Company Poston Ac & DISON Elec. Budget	
	Water Company Average Water Bill	
	Sewage Company	
	Trash Company Trash Cost	
	TV Cable Company	
	Satellite Company	
м. от	THER DISCLOSURES In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) we materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, su offender, etc.):	hich may licide, sex
	The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have automother real estate brokers, real estate agents, and prospective buyers of the property. SELLER AGREES to he brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proresulting from any omission or alleged omission by Seller in this Disclosure Statement.	h above to old harmless all
	This PROPERTY CONDITION DISCLOSURE STATEMENT consists of pages, with attach	ments.
	SELLER: Vernon m Bull SELLER: DATE:	
	I have received a copy of the PROPERTY CONDITION DISCLOUSURE STATEMENT:	
	RIIVER. DIIVED. DATE.	