

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):
(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).

.....
.....
.....

and (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and reports available to the seller (*Check (i) or (ii) below*):

- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).

.....
.....

and (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (*initial*)

- (c) _____ Purchaser has received copies of all information listed above.
(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
(e) _____ Purchaser has (*check (i) or (ii) below*):
(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

- (f) *JP* Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

A 800 Co 1863 Properties LLC 25 Feb 16

SELLER

DATE

SELLER

DATE

PURCHASER

DATE

PURCHASER

DATE

AGENT

DATE

AGENT

DATE

Phil R. Pahn

2/25/2016

SELLER DISCLOSURE OF PROPERTY CONDITION

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

10-3-2014
(Date of Purchase)

to 2-25-2016

(Date of this Form)

PROPERTY ADDRESS: 182 Fort Ave. Keyser, WV

SELLER'S NAME: 1863 Properties LLC

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? Yes If so, for how long? 1 1/2 years
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? 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: 50 yrs Name of Builder: Unknown
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 _____
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 X
Date of last maintenance (paint, etc) Unknown
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? Yes Ceilings? NO
Chimneys? NO Fireplaces? N/A Decks? N/A Garage Floor? N/A Porch Floor? N/A
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? N/A Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? Yes Corrected? _____ Attach explanation. - Coal chute occasionally
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? during hard rains
Fogged? _____
12. Did you do any improvements yourself? Yes What? Removal of Basement wall coverings
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? Yes First Floor? _____ Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? X Fuses? _____ Circuit Breaker? X
Rewired? _____ Date: _____
2. Is the wiring copper? X or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? _____ Fixtures? _____
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? _____ For outside TV and TV cable? _____
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? Gas Age? Unknown Supplemental heating? Coal
2. Electronic air cleaner? NO Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? NO Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? Yes
5. Type of cooling system? Central A/C Age? Unknown Number of ceiling fans? 1
Attic Fan? NO
6. Is clothes dryer vented to outside? Yes Connection for Gas Dryer? NO
Electric Dryer? Yes
7. Foundation vents? NO Roof Vents? Yes Attic Vents? Yes Bath Vent fans? Yes
Kitchen Vent fan? NO Other? _____
8. Number of Electric garage door openers? N/A Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? 5 Wired to electric system? No
Battery? Yes Operable? Yes
10. Water softener? No Operable? _____
Burglar alarm? No Make? _____ Operable? _____ R-Rate? _____
Leased? _____
11. Is there insulation in: Ceiling? _____ R-Rate? _____ Walls? _____ R-Rate? _____ Floors? _____ R-Rate? _____
- ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? X 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? X Galvanized? _____ Plastic? X Normal water
pressure? Yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
5. Type sewer: City sewer? X 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 heater: Electric? X Gas? _____ LP Gas? _____ Capacity? _____ (gals)
Age? Unknown
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? _____ 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? X Operable? Yes Age? Unknown
2. Countertop range/wall oven? _____ Operable? _____ Age? _____
3. Hood? _____ Operable? _____ Age? _____
4. Dishwasher? Yes Operable? Yes Age? Unknown
5. Disposal? _____ Operable? _____ Age? _____

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? _____
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? unk. 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? unk. Protective covenants? _____
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? metal
Age of Roof? 2015
2. Has the roof been resurfaced? Yes Replaced? _____ If so, what year? 2015
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? NO 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? _____ Air conditioning? _____ Furnace? _____
Soils/Drainage? _____ Structural? _____ Well? _____ Radon? _____ Pest Control? _____
Geological/Core Drilling? _____ Lead based paint? _____ Asbestos? _____ Septic Tank/Sewer
System? _____ Formaldehyde? _____ Pool/Spa? _____ Home Inspection? _____ Energy Audit? _____
City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and
copies of reports. _____

L. UTILITIES:

Gas Company Mountaineer Gas Company Gas Budget _____
Electric Company Potomac Edison Elec. Budget _____
Water Company City of Keyser Average Water Bill _____
Sewage Company City of Keyser
Trash Company Several Available in Keyser Trash Cost _____
TV Cable Company Unknown
Satellite Company Unknown

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 _____, 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: ASOT for 1863 Properties LLC SELLER: _____ DATE: 25 Feb 16

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

BUYER: _____ BUYER: _____ DATE: _____