



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information.

Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 243 Lower Forge Rd, New Market, VA 22844

Legal Description: Route 616, Tr # 2

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/News/Residential_Property_Disclosures/) for important information about the real property.

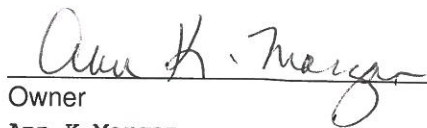
The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.


Owner

Francis C Morgan

5/11/15
Date


Owner

Ann K Morgan

5/11/15
Date

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser

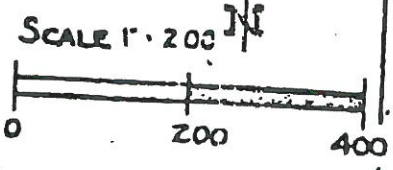
Date

Purchaser

Date

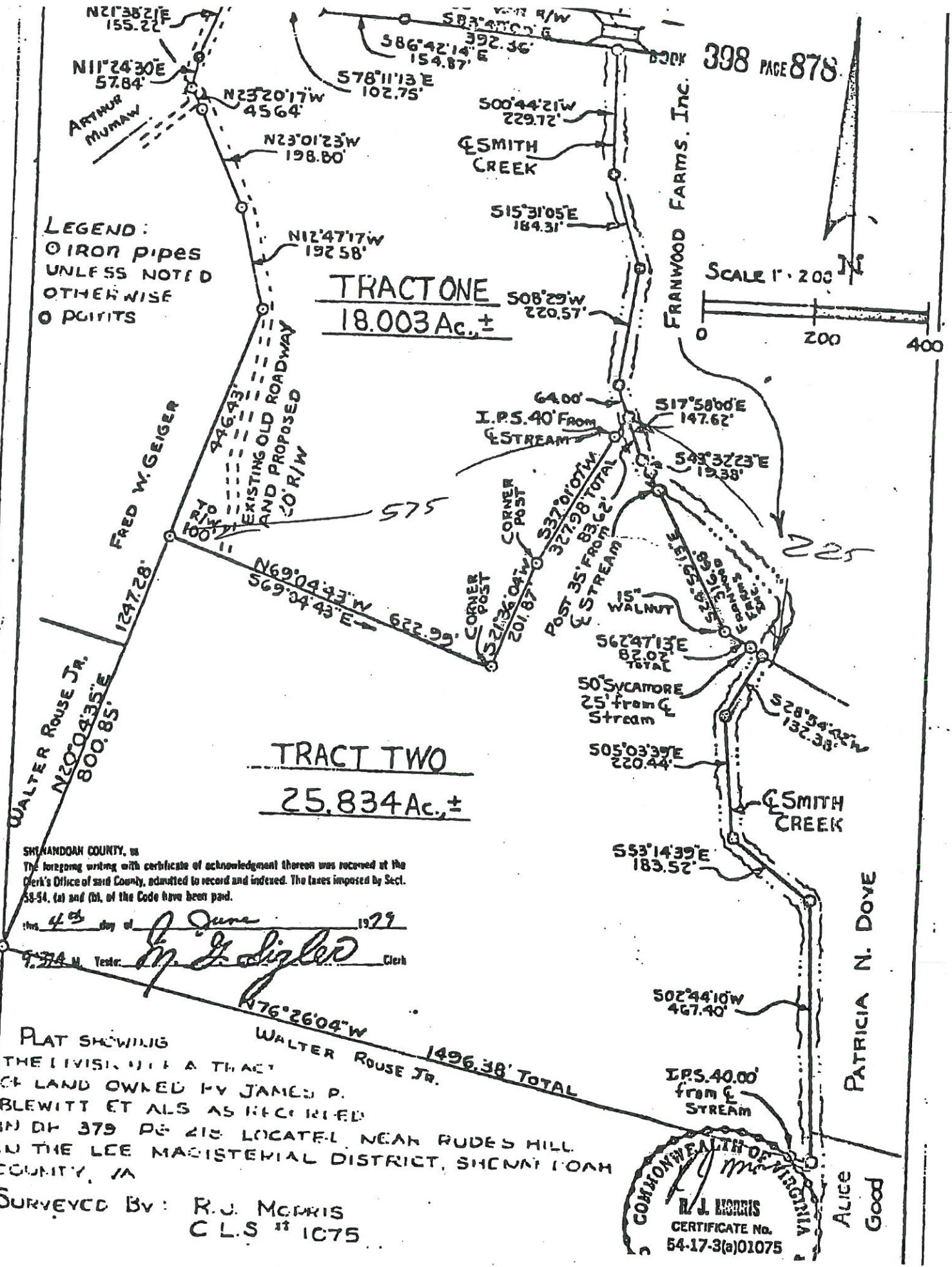
DPOR 7/11

LEGEND:
 ○ IRON PIPES
 UNLESS NOTED
 OTHERWISE
 ○ POINTS



TRACT ONE
 18.003 Ac. ±

TRACT TWO
 25.834 Ac. ±



SHENANDOAH COUNTY, VA
 The foregoing writing with certificate of acknowledgment thereon was received at the Clerk's Office of said County, admitted to record and indexed. The taxes imposed by Sect. 58-54, (a) and (b), of the Code have been paid.

this 4th day of June 1979
 R. J. Morris, Clerk

PLAT SHOWING
 THE DIVISION OF A TRACT
 OF LAND OWNED BY JAMES P.
 BLEWITT ET ALS AS RECORDED
 IN DE 379 PG 212 LOCATED NEAR RUDES HILL
 IN THE LEE MAGISTERIAL DISTRICT, SHENANDOAH
 COUNTY, VA
 SURVEYED BY: R. J. MORRIS
 C.L.S. # 1075



RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

V

99-A-69A

Owner John & Donna Stano Shenandoah Dr. Date 6/5/79 Case No. 99-69-21
Richard Koepfle Address PO Box 88, New Market, Va. Phone _____
 (Mailing Address)
 Occupant _____ Address _____ Phone _____
 (Mailing Address)
 Exact Location of Premises S. side Rt. 620, .2 mi. E. of intersect. Rt. 620 & Rt. 11, .3 mi. S. on driveway
 (Subdivision, Street or Road Name, Section or Lot No.)

WATER SUPPLY INSPECTION

Installed according to Permit Design ☒ Yes ☐ No. Distance to nearest House Sewer > 50 feet. Distance to nearest Sewage Disposal System > 100 feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

- (1) LOCATION
 Allotted Area adequate ☒ Yes ☐ No. Distance from nearest lot lines > 5 feet. Trees > 1 feet. Water Supplies > 100 feet. Buildings > 20 feet.
- (2) INSTALLATION AND DESIGN
 Installed according to Permit Design ☒ Yes ☐ No.
 Have additional Household Appliances been added NOT on Permit:
☐ Automatic Washer ☐ Garbage Disposal
☐ Other _____ (Describe)
- (3) SOIL CONDITION
 Are there soil conditions now evident which indicate system may be unsatisfactory as designed: ☐ Yes ☒ No. If Yes, show adjustments required under "Remarks" below.
- (4) HOUSE SEWER LINE
 Installed ☒ Yes ☐ No. Type of material sch 40
 Size 4 Inches.
- (5) SEPTIC TANK
 Constructed of precast concrete (Kind of Material)
 Inside Dimensions Length 8 feet. Width 4 feet.
 Liquid Depth 4 1/4 feet. Depth of Air Space 12 inches.
 Inside Fittings comply with requirements ☒ Yes ☐ No.
- (6) DISTRIBUTION BOX
 Watertight and equal surcharge to each line by Water Test ☒ Yes ☐ No. Distribution Box provided with 2 (Number) extra outlets for future use.
- (7) SUBSURFACE ABSORPTION FIELD
 Total Area in bottom of ditches 1500 square feet.
 Number of ditches 5 Length of ditches 100 feet.
 Grade of ditches Minimum 4 Inches per 100 feet. Maximum 2 inches per 100 feet. Has system been checked by instruments (Level) ☒ Yes ☐ No.
 Type aggregate used crushed stone
 Depth of aggregate under Tile 6 inches
 Total depth of aggregate 13 inches
 Depth of backfill over aggregate 11 inches
- (8) SURFACE DRAINAGE
 Storm Drains from House and Basement flowing away from Subsurface Drainage Field: ☒ Yes ☐ No. Was Surface Drainage required ☐ Yes ☒ No. If Yes, has this been provided ☐ Yes ☐ No. Has area been drained by lowering Ground Water Table: ☐ Yes ☐ No. ☒ Not required.
- (9) Are follow-up inspections necessary ☐ Yes ☒ No.

Septic Tank Contractor: Dennis Rhodes Address _____ Phone _____
 This Sewage Disposal System ☒ (Is) ☐ (Is Not) Approved by Shenandoah County Health Department
 Date 3-22-82 Signed Robert W. Ken (Sanitarian)
 Date _____ Approved _____ (Reviewing Authority)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks:

THIS SYSTEM IS INSTALLED ACCORDING TO HEALTH DEPT. STANDARDS, BUT IS NOT A GUARANTEE.

PERMIT TO INSTALL RETAIN, OR REASON FOR REJECTION WATER SUPPLY SEWAGE DISPOSAL SYSTEM

- (1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA ☐ Yes ☒ No Date 5 June 79 Case No. 99-69-21

Owner Richard Koepfle Address P.O. Box 88, New Market, VA Phone _____
 (Mailing Address)
 Occupant same Address _____ Phone _____
 (Mailing Address)

Exact Location of premises S. side Rt 620, .2 mi. E. of inter. Rt 620 + Rt 111 .3 mi. S. on driveway A4
 (Subdivision, Street or Road Name, Section or Lot No.)

FOR: ☒ Dwelling ☐ Other _____ Automatic Washing Machine ☒ Yes ☐ No Consumption 600 gal. per day
 Actual ☐ Potential ☒ Bedrooms 3 Garbage Disposal Unit ☐ Yes ☒ No (☐ Actual ☒ estimated Water)
 Additional wastes NONE

1) WATER SUPPLY (Existing) Class _____ Approved ☐ Yes ☐ No Other Recommend class II well
 (To be installed) Class _____ Cased _____ ft. to be grouted _____ ft.

(Unless supported by positive evidence Class III is to be considered as to be installed.)

2) SOIL STUDY Naturally drained, suitable by sight ☒ Yes ☐ No Technical Classification _____ (If Known)
 Estimated Percolation Rate 1-10 ☐ 11-25 ☐ 26-50 ☐ > 51 ☒ Percolation Test Required ☐ Yes ☒ No Rate _____
 (Minutes per inch) (Minutes per inch to nearest 10 minutes)
 Depth to Grey Mottles > 36 inches (estimate over 4 ft.) OTHER _____
 Surface drainage required ☐ Yes ☒ No OTHER DRAINAGE NONE

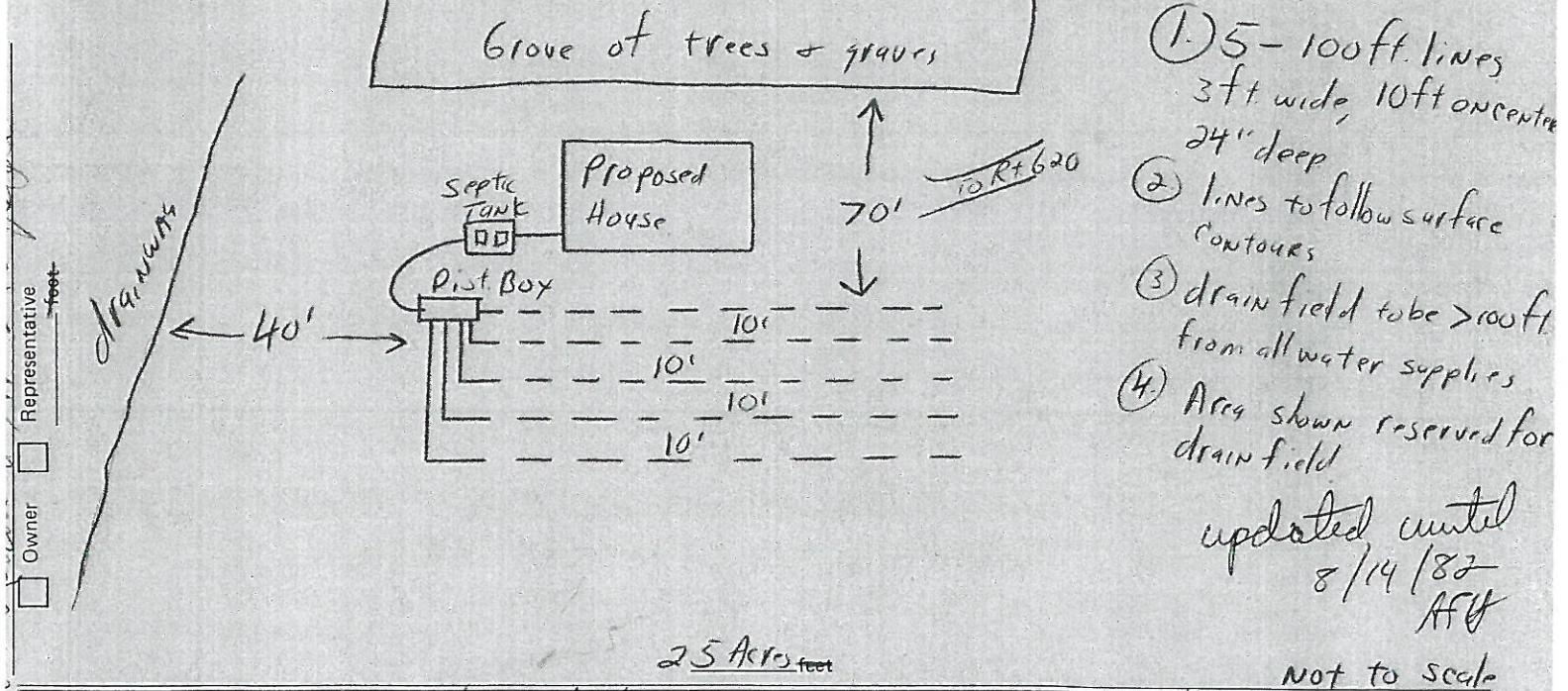
3) HOUSE SEWER LINE Size 4 inches. Type of material required SCH 40. Distance from Water Supply > 50 feet.

4) DETAILS OF CONSTRUCTION Watertight Septic Tank of Concrete Material Liquid Capacity 1000 gallons.
 Inside Dimensions Length 8 feet Width 4 feet Liquid Depth 4 1/4 feet Depth of Air Space 1 feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required 1500 Type aggregate required Broken stone #5

5) Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 2 to 4 inches.
 Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 24 inches from surface of original ground.
 Distance from well to septic tank > 50 feet; distance from well to drainfield > 100 feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



Note: Owner or his agent must notify Shenandoah County Health Department, Phone 454-3733 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.
 Date _____ Approved _____ (Reviewing Authority) Date 5 June 79 Signed R. Brian Fox
 (Sanitarian or Health Director)