

## SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, \_\_\_\_\_ to April 12, 2014

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 78 English Oak Lane, Mount Storm, WV 26739

SELLER'S NAME: Odette H. and Linda S. Kelly

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? \_\_\_\_\_ If so, for how long? \_\_\_\_\_
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? \_\_\_\_\_ Where? \_\_\_\_\_
4. Has land been mined? \_\_\_\_\_ Explain: \_\_\_\_\_

ADDITIONAL COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### D. STRUCTURAL:

1. Approximate age of the house: 1980 Name of Builder: \_\_\_\_\_
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? \_\_\_\_\_ Do 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? 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 WOOD  
Date of last maintenance (paint, etc) 2013
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? NO  
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? NO Has a moisture barrier been installed? NO  
Explain: \_\_\_\_\_
10. Any moisture in basement? NO Corrected? \_\_\_\_\_ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? NO  
Fogged? NO
12. Did you do any improvements yourself? yes What? Deck, Remodeled House, Roof Paint, Carpet
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? NO First Floor? 1 Second Floor? \_\_\_\_\_  
Other: \_\_\_\_\_

ADDITIONAL COMMENTS: \_\_\_\_\_

#### E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? \_\_\_\_\_ 100 amp? \_\_\_\_\_ 200 amp? \_\_\_\_\_ Fuses? \_\_\_\_\_ Circuit Breaker? ✓  
Rewired? \_\_\_\_\_ Date: \_\_\_\_\_
2. Is the wiring copper? \_\_\_\_\_ 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? \_\_\_\_\_ 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? wood electric, propane Age? \_\_\_\_\_ Supplemental heating? \_\_\_\_\_
2. Electronic air cleaner? \_\_\_\_\_ Operable? \_\_\_\_\_ Humidifier? \_\_\_\_\_ Operable? \_\_\_\_\_
3. Fireplace? yes Masonry? ✓ Insert? \_\_\_\_\_ Fireplace damper? ✓  
Last inspection and cleaning? monthly By whom? OWARR
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? AIR CONDITIONER Age? 10 yrs Number of ceiling fans? 4  
Attic Fan? NO
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO  
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? yes Bath Vent fans? yes  
Kitchen Vent fan? \_\_\_\_\_ Other? \_\_\_\_\_
8. Number of Electric garage door openers? \_\_\_\_\_ Operable? \_\_\_\_\_ Number of controls? \_\_\_\_\_  
Operable? \_\_\_\_\_ Age? \_\_\_\_\_

9. Smoke Detectors? yes How many? 2 Wired to electric system? NO  
Battery? yes Operable? \_\_\_\_\_  
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? ✓ 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? \_\_\_\_\_ Galvanized? \_\_\_\_\_ Plastic? ✓ Normal water  
pressure? \_\_\_\_\_  
4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO  
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? 2011 By whom? MARY LERO Septic  
6. Type of water heater: Electric? ✓ Gas? \_\_\_\_\_ LP Gas? \_\_\_\_\_ Capacity? 40 (gals)  
Age? 15  
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? ✓ Operable? yes Age? 12  
2. Countertop range/wall oven? \_\_\_\_\_ Operable? \_\_\_\_\_ Age? \_\_\_\_\_  
3. Hood? ✓ Operable? ✓ Age? \_\_\_\_\_  
4. Dishwasher? NO Operable? yes Age? \_\_\_\_\_  
5. Disposal? NO Operable? \_\_\_\_\_ Age? \_\_\_\_\_

**ADDITIONAL COMMENTS:** \_\_\_\_\_

#### I. 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? yes  
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? NO 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? yes Any right-of-way or easements? NO Protective covenants? NO  
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? \_\_\_\_\_  
Age of Roof? 13 yrs
2. Has the roof been resurfaced? \_\_\_\_\_ Replaced? \_\_\_\_\_ If so, what year? \_\_\_\_\_  
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? \_\_\_\_\_ 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 Propane - S. States Gas Budget \_\_\_\_\_

Electric Company Mon Power Elec. Budget 80.00 month

Water Company Mt Top Average Water Bill 23.00 month

Sewage Company \_\_\_\_\_

Trash Company SUNRISE Trash Cost 60.00 3 months

TV Cable Company Dish

Satellite Company \_\_\_\_\_

**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.): \_\_\_\_\_

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 \_\_\_\_\_ pages, with attachments.

SELLER: Odette Kelley SELLER: Linda Kelley DATE: 4/10/14

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

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_