

SELLER DISCLOSURE OF PROPERTY CONDITION

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

to _____

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 15 Quivey's Grove Augusta WV 26704

SELLER'S NAME: Eric Ansley

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 - Second Home - Vacation
If not have you ever lived in this property? Yes - 2010
2. Is property vacant? _____ If so, for how long? No - Second Home - Vacation
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? _____ 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? Lower Field
(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: 5 yrs Name of Builder: Bryson Homes
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 Log
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? _____
If so, has any structural damage resulted? No If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others ✓
Date of last maintenance (paint, etc) April 2012 - Stain Front + East Side Exterior
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? _____ Slab floors? _____ Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
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: Superior Jack Basement / Foundation
10. Any moisture in basement? None 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? No What? _____
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? ✓ Fuses? _____ Circuit Breaker? ✓
Rewired? _____ Date: _____
2. Is the wiring copper? ✓ 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? Forced Air Radiant Age? 5 yrs Supplemental heating? Heat Pump
2. Electronic air cleaner? yes Operable? yes Humidifier? yes Operable? yes
3. Fireplace? _____ Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? yes (Annual) By whom? Self
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? Heat Pump Age? 5 yrs Number of ceiling fans? 1
Attic Fan? _____
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? No
Electric Dryer? yes
7. Foundation vents? _____ Roof Vents? yes Attic Vents? _____ Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? None Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? 10 Wired to electric system? yes
 Battery? yes Operable? yes
 10. Water softener? yes Operable? yes
 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? 3 yrs Result of _____
 test? No Bacteria Depth? 120 ft.
 2. Well water pump: ✓ Date installed 5/15 Condition Excellent
 Sufficient water during late Summer? yes
 3. Type of water supply pipes? Copper? ✓ Galvanized? _____ Plastic? ✓ Normal water
 pressure? 42 GPM
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? Some Iron
 5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank? ✓
 Installation date: 5 yrs Type material: Fiberglass? _____ Concrete? ✓ Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
 6. Type of water heater: Electric? _____ Gas? ✓ LP Gas? _____ Capacity? _____ (gals)
 Age? 5 yrs on demand
 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? None 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? 5 yrs
 2. Countertop range/wall oven? _____ Operable? _____ Age? _____
 3. Hood? yes Operable? ✓ Age? 5 yrs
 4. Dishwasher? yes Operable? yes Age? 5 yrs
 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? 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? no Leased to _____ For how long? _____
 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? _____
 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? 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? 5 yrs
2. Has the roof been resurfaced? No 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? 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? No Attach explanation and
copies of reports. _____

L. UTILITIES:

Gas Company Ameri Gas Gas Budget \$400 per year
Electric Company Potomac Electric Elec. Budget \$56 per Month
Water Company — Average Water Bill _____
Sewage Company —
Trash Company — Trash Cost _____
TV Cable Company Dish
Satellite Company Dish Network

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: [Signature] SELLER: _____ DATE: 4-5-12

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

BUYER: _____ BUYER: _____ DATE: _____

Rec
5-407

B. MARK SMITH 001
Name Certification No.
B.W. SMITH WELL DRILLING
Registered Business Name
Signed [Signature] Date 5-2-07

Hampshire County Health Department On-Site Sewage Disposal System Inspection Form

Permit # **ST-14-07-177**

Name of Owner: Eric P Ansley Installer: A & E Construction
Address: 1315 Independence Ave SE Unit One, Washington, DC 20003
Property Location: Quivey's Grove 15 Lot Size: 20.14 Acres
Type of Facility: Residence Facility is: ☐ New ☐ Existing
Design Loading in gpd/# Bedrooms: 3 Source of Water: Well

SEWAGE TANK COMPONENT

Capacity in Gallons: 1000 Material: precast concrete Manufacturer: _____
Pump Chamber _____ gal
Distances (in feet) of Tank to: Dwelling 66'
Private x Public ☐ Water Source: 93 Property Line: > 100'

ON-SITE DISPOSAL SYSTEM

Class I Systems: Standard Soil Trenches () or Bed () Gravelless Pipe (), Diameter _____ In.
Chamber Soil Absorption Trenches (x) or Bed ()
Class II Systems: Pumped/Dosed Soil Absorption Trenches () or Bed ()
Evapotranspiration Trenches () or Bed ()
Shallow Soil Absorption Trenches () or Bed () Other: _____

No. of Lines: 3 Length (in feet) of Each: 60'
Width of Trenches: 36 inches/feet Depth to Bottom of Field: 30 inches
If Bed, Dimensions (in feet): _____ If Chamber System, Name: _____, No. of Units: _____
Approved and Adequate Materials Used? Yes (x) No () Size Equates to 900 sq ft of SGF
Distance (in feet) of System to: Dwelling 85' Private (x) Public ()
Water Source: > 100' Property Line: 20'

Remarks: _____

GPS: N39 21 54.0 W78 38 25.4

An inspection indicates that
The sewage disposal system
Described above

DOES MEET ☐

DOES NOT MEET ☐ or

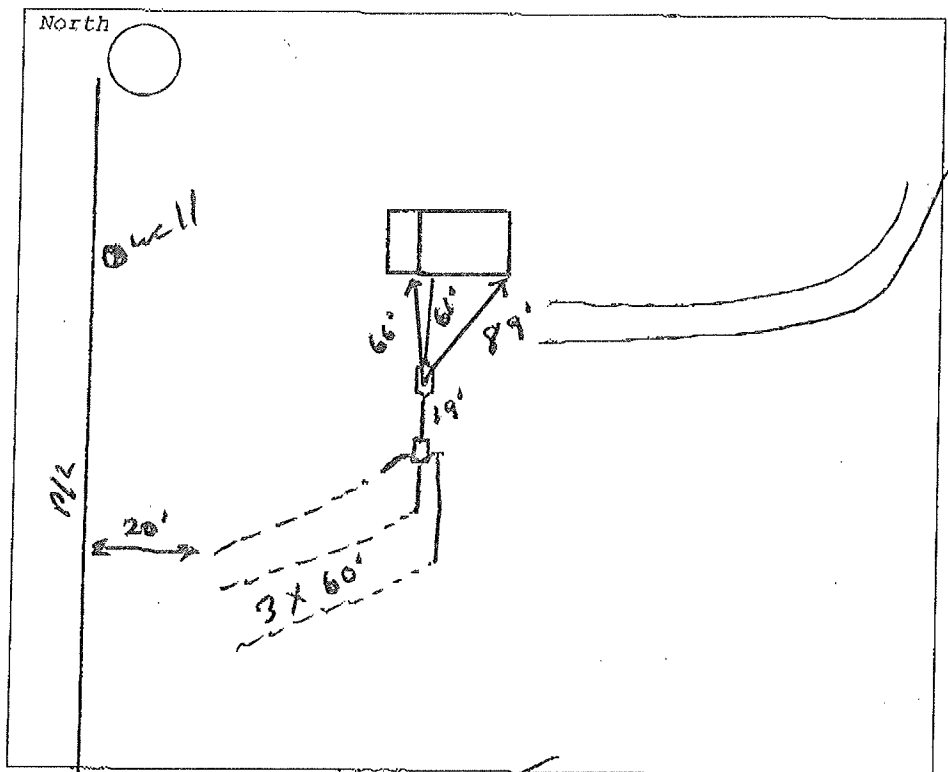
CANNOT BE DETERMINED TO

MEET ☐ the minimum standards
Established by the West Virginia
Bureau of Public Health.

To correct a health hazard,
Modifications to existing systems
May be done to improve part of a
System. Such modifications may
Not be able to be designated as
a Does meet system since
Inadequate information is known.

Although many factors
Contribute to the successful
Functioning of a sewage disposal
System, this office recommends
Water conservation and
Maintaining an even usage of
Water throughout the week.

Visit Date(s): _____



FINAL INSPECTION DATE: 5/9/2007

SANITARIAN: [Signature]