

Residential Property Disclosure Statement

Owner Name(s): Charles & Betty Robinson
Property Address: Charneis Way
Legal Description: 82.399 AC NR GreenSpring (acres w/p42)

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually know by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. This disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 2003 House Built 2005

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☐ Public ☒ Well ☐ Other _____
Sewage Disposal ☐ Public ☒ Septic System approved for _____ (# bedrooms)
Garage Disposal ☐ Yes ☒ No
Dishwasher ☒ Yes ☐ No
Heating ☐ Oil ☐ Natural Gas ☒ Electric ☒ Heat Pump Age _____ Other GAS F/D
Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity _____ Age _____ Other _____
Air Conditioning ☐ Yes ☐ No ☒ Central ☐ Window ☐ Number of Units _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems: ☐ Yes ☒ No ☐ Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown

Comments: _____

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown

Type of Roof: _____ Age _____

Comments: _____

Is there any existing fire retardant treated plywood? ☐ Yes ☒ No ☐ Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? ☐ Yes ☐ No ☒ Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Is the system in operation condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? ☐ Yes ☐ No ☐ Does Not Apply

Comments: _____

9. Septic Systems: Is the septic system functioning properly?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

When was the system last pumped? Date ☒ Unknown

Comments: _____

10. Water Supply: Any problem with the water supply?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Home water treatment system: ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

In ceiling/attic? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

In any other areas? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Any warranties? ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

If Yes, specify below

Comments: _____

15. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

If yes, specify below

Comments: _____

16. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

If yes, specify below

Comments: Part of property located in Flood Plain BUT House is not

17. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

If yes, specify below

Comments: _____

18. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations.

Owner Charles E. Rolini

Date 11-3-11

Owner Betty T. Rolini

Date 11-3-11

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.

Purchaser _____

Date _____

Purchaser _____

Date _____