

The Campbell Co.

Real Estate

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SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for that time period the undersigned has owned the property.

? to 8-11-10
(DATE OF PURCHASE) (DATE OF THIS FORM)

PROPERTY ADDRESS: 18 Raley Ave. Bloomington, MD

SELLER'S NAME: Mona F. Beard (HARRY R. BEARD P.O.A.)

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:

- Do you currently live in subject property? ☐ Yes ☒ No
If not, have you ever lived in the property? ☒ Yes ☐ No
- Is property vacant? ☒ Yes ☐ No
If so, for how long? 6 yrs
- Are you a builder or developer? ☐ Yes ☒ No
- Are you a licensed real estate agent? ☐ Yes ☒ No

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

- Is the lawn chemically treated? ☐ Yes ☒ No
By whom? _____
- Any excessive noises (airplanes, trains, trucks, etc.)? ☒ Yes ☐ No
What? TRAINS & TRAFFIC
- Any underground storage tanks? ☐ Yes ☒ No
Phase one studies completed? ☐ Yes ☒ No
Is report available? ☐ Yes ☐ No

ADDITIONAL COMMENTS: _____

C. LAND:

- Is the house built on landfill (compact or otherwise)? ☐ Yes ☒ No
Is there landfill on any portion of the property? ☐ Yes ☒ No
- Any past or present flooding or drainage problems on the property?
On adjacent property? ☐ Yes ☒ No
Any standing water after rain? ☐ Yes ☒ No
Any sump pumps in basement or crawlspace? ☒ Yes ☐ No
Any active springs? ☐ Yes ☒ No
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? ☐ Yes ☒ No
Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? ☐ Yes ☒ No
Where? _____
- Has land been mined? ☐ Yes ☒ No
Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 70 yrs Name of Builder:
2. Do you know any condition of design or workmanship of the structures that would be considered substandard? ☐ Yes ☒ No
Is any portion of the dwelling of any type of construction other than on-site stick built? ☐ Yes ☒ No
Type of construction wood / siding
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? ☒ Yes ☐ No
Do you know of any violations of government regulations, ordinances, or zoning laws regarding this property? ☐ Yes ☒ No
Explain: REMODELING 8-10 yrs ago ROOMS ADDED, BASEBOARD
water leaked through roof house, central air, storm windows
slating, gutters, hot water, bath
3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? ☐ Yes ☒ No
If so, has any structural damage resulted? ☐ Yes ☒ No If yes, attach explanation.
4. Exterior cover (check) ☐ Brick ☐ Stone ☐ Aluminum ☒ Vinyl ☒ Cedar ☐ Lap siding
☐ Redwood ☐ Fir ☐ Other _____
Date of last maintenance (paint, etc.) _____
5. Any problem with retaining walls cracking or bulging? ☐ Yes ☐ No
Repaired? ☐ Yes ☒ No 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? ☐ Yes ☒ No
If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundation? _____ Exterior walls? _____ Slab floors? _____
Ceilings? _____ Chimneys? _____ Fireplace? _____ Decks? _____ Garage floor? _____
Porch floor? _____ Other? _____
8. Any slanted or uneven floors? _____ Distorted door frames (uneven spaces between doors and frames)? _____ Any sticking windows? _____ Any sagging exposed ceiling beams or roof rafters? _____
9. Is the crawl space damp? ☐ Yes ☐ No Has moisture barrier been installed? ☒ Yes ☐ No
Explain: _____
10. Any moisture in basement? ☐ Yes ☐ No Corrected? ☐ Yes ☐ No Attach explanation.
11. Any windows or patio door glass broken? ☐ Yes ☒ No
Seals broken in insulated panes? ☐ Yes ☐ No Fogged? ☐ Yes ☐ No
12. Did you do any improvements yourself? ☐ Yes ☒ No What? _____
13. Do you have hardwood floors under the floor coverings? ☐ Yes ☒ No
14. Is the laundry room in the basement? _____ First Floor? ☒ Yes
Second Floor? _____ Other? _____

ADDITIONAL COMMENTS: NOT AWARE OF ANY PROBLEMS WITH WINDOWS OR DOORS

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit breaker? _____ Rewired? ☒
2. Is the wiring copper? ☒ or aluminum? _____
3. Any damaged or malfunctioning receptacles? NO Switches? _____ Fixtures? _____
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? ☐ Yes ☒ No
5. Is there GFCI wiring in Kitchen? YES Bathroom? YES Garage? YES For outside TV and TV cable? YES
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? ☐ Yes ☒ No Explain: _____

ADDITIONAL COMMENTS: _____

F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, & OTHER EQUIPMENT:

1. Type of heating system? Baseboard water heat Age? 70 yrs
Supplemental heating: Gas heater
2. Electronic air cleaner? ☐ Yes ☒ No Operable? ☐ Yes ☐ No
Humidifier? ☐ Yes ☒ No Operable? ☐ Yes ☐ No
Last inspection and cleaning? _____ By whom? SEVIN
3. Fireplace? _____ Masonry? _____ Insert? _____ Fireplace damper? _____ Last inspection and cleaning? _____ By whom? _____
4. Are fuel consuming heating devices adequately vented to the outside? ☒ Yes ☐ No
5. Type of cooling system? A/C Age? 5 yrs
Number of ceiling fans _____ Attic Fan? YES ☒ Yes ☐ No
6. Is clothes dryer vented to outside? ☒ Yes ☐ No
Connection for Gas Dryer? ☒ Yes ☐ No Electric Dryer? ☒ Yes ☐ No

7. Foundation vents? yes Roof vents? yes Attic vents? yes Bath vent fans? ?
Kitchen vent fan? ? Other? _____
8. Number of electric garage door openers? 1 Operable? yes
Number of controls? 1
9. Smoke Detectors? yes How many? several
Wired to electric system? no Battery? yes Operable? ?
10. Water softener? _____ Operable? _____
11. Burglar Alarm? _____ Make? _____ Operable? _____
Owned? _____ Leased? _____
12. Is there insulation in: Ceiling? yes R-Rate? _____
Walls? yes R-Rate? _____
Floors? yes 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? _____ Results? _____
Depth? _____ ft.
2. Well water pump: _____ Date installed _____ Condition _____ Sufficient water during late Summer? ☐ Yes ☐ No
3. Type of water supply pipes? Copper? ☒ Galvanized? ☐ Plastic? ☐
Normal water Pressure? ☒ Yes ☐ No
4. Are you aware of excessive stains in tubs, lavatories, or sinks? ☒ Yes ☒ No
5. Type sewer: City sewer? ☒ PSD sewer? ☐ Septic tank? ☐ Installation Date? _____
Type material: Fiberglass? ☒ Concrete? ☐ Steel? ☐
Private treatment plant? ☐ Yes ☐ No Aeration system? ☐ Yes ☐ No
Date of cleaning? _____ By whom? _____
6. Type of water heater: Electric? ☒ Gas? ☐ LP Gas? ☐ Capacity ? (gals.) Age? _____
7. Are you aware of any slow drains? ☐ Yes ☒ No
8. Are there any plumbing leaks around or under: Sinks? ☐ Yes ☒ No
Toilets? ☐ Yes ☒ No
Showers? ☐ Yes ☒ No
9. Pool Type: In-ground? ☐ Above ground? ☐ Age? _____
Pool Heater: Electric? ☐ Gas? ☐ Solar? ☐
Date of last cleaning or inspection? _____

ADDITIONAL COMMENTS: _____

H. APPLIANCES:Check the following appliances that remain with the property. ?

1. Range? ☒ Operable? _____ Age? _____
2. Countertop Range/wall oven? ☐ Operable? _____ Age? _____
3. Hood? ☐ Operable? _____ Age? _____
4. Dishwasher? ☐ Operable? _____ Age? _____
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? ☐ Yes ☒ No
Copy of lease provided to listing agent? ☐ Yes ☐ No
2. Is the property currently leased? ☐ Yes ☒ No Expiration date? _____
Does the lease have option to renew? ☐ Yes ☐ No
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owner's Association? ☐ Yes ☒ No Explain: _____
4. Has a lien been recorded against the property? ☒ Yes ☐ No Explain: _____
5. Do you own the mineral rights? ☒ Yes ☐ No Leased to _____
For how long? _____
6. Any bonds, assessments, or judgments which are liens upon the property or which limit its use?
☐ Yes ☒ 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? ☐ Yes ☒ No Attach explanation.
8. Any deed restrictions? ☐ Yes ☒ No Any right-of-way or easements? ☐ Yes ☐ No
Protective covenants? ☐ Yes ☒ No
9. Copy of deed has been provided to listing agent? ☒ Yes ☐ No

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood shingle? ☐ Slate? ☐ Rolled rubber? ☐
Other? _____ Age of roof? 8 yrs
2. Has the roof been resurfaced? ☒ Yes ☐ No Replaced? ☐ Yes ☐ No
If so, what year? _____ Installed by whom? _____
3. Has the roof ever leaked during your ownership? ☒ Yes ☐ No If so, how was it
corrected? Yes by replacement
4. Are gutters and downspouts in good conditions and free of holes and excessive rust?
☒ Yes ☐ No
5. Do downspouts lead from structure? ☒ Yes ☐ No Into storm drain? ☐ Yes ☐ No
Splash blocks? ☒ Yes ☐ No Sewer? ☐ Yes ☐ No

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? If so, attach explanation and copies of reports.

- | | |
|---|---|
| <input type="checkbox"/> Roof | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Furnace | <input type="checkbox"/> Soils/Drainage |
| <input type="checkbox"/> Structural | <input type="checkbox"/> Well |
| <input type="checkbox"/> Radon | <input type="checkbox"/> Pest Control |
| <input type="checkbox"/> Geological/Core Drilling | <input type="checkbox"/> Lead Based Paint |
| <input type="checkbox"/> Asbestos | <input type="checkbox"/> Septic Tank/Sewer System |
| <input type="checkbox"/> Formaldehyde | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Home Inspection | <input type="checkbox"/> Energy Audit |
| <input type="checkbox"/> City/County Inspection | <input type="checkbox"/> Notice of Violation |
| <input type="checkbox"/> Other _____ | |

L. UTILITIES

Gas Company Columbia Gas Gas Budget _____
Electric Company Allegheny Power Electric Budget _____
Water Company Lawrence County Public Works Average Water Bill _____
Trash Company — Trash Cost _____
Sewage Company Lawrence County _____
TV Cable Company — _____
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, nor 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 authority to complete the disclosure for, and I/we have retained a copy hereof. I/We herewith authorize, United Country/Campbell Co., the broker in this transaction, to disclose the information set forth above to the other real estate brokers, real estate agents, and prospective buyers of the property. **SELL 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.

Seller and Purchaser understand that United Country/Campbell Co. in no way warrants or guarantees the above information on the property.

This PROPERTY CONDITION DISCLOSURE STATEMENT consists of _____ pages, with attachments.

SELLER: Harry R Beard SELLER: _____ DATE: 8-11-10

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

BUYER: _____ BUYER: _____ DATE: _____