

SELLER DISCLOSURE OF PROPERTY CONDITION

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

March 2000

to

June 14 2017

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS:

476 Riley's Roost Road Romney, WV 26757

SELLER'S NAME:

Suzanne M. Riley

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? _____

4. Are you a licensed real estate agent? _____

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

1. Is the lawn chemically treated? No By whom? _____

2. Any excessive noises (airplanes, trains, trucks, etc.)? _____ 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? _____

(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: 16 yrs

Name of Builder: New Hampshire Home Builders

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 Brick

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? 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 _____
Date of last maintenance (paint, etc) _____
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? _____ Decks? _____ 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? _____ Any sagging ceiling beams or roof rafters? No
9. Is the crawl space damp? No Has a moisture barrier been installed? _____
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? _____
12. Did you do any improvements yourself? No What? _____
13. Do you have hardwood floors under the floor coverings? _____
14. Is the laundry room in the basement? No First Floor? yes 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? yes 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? _____ Bathroom? _____ 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:

- HVAC Type of heating system? electric Age? about 5 yrs Supplemental heating? upstairs
16 yrs
2. Electronic air cleaner? yes Operable? yes Humidifier? yes Operable? yes
3. Fireplace? _____ Masonry? yes Insert? _____ Fireplace damper? _____
Last inspection and cleaning? 2016 By whom? Jim - N - 1 Chimney Services
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? HVAC Age? yes Number of ceiling fans? 4
Attic Fan? _____
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? _____
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? _____ Bath Vent fans? yes
Kitchen Vent fan? yes Other? filter
8. Number of Electric garage door openers? 2 Operable? yes Number of controls? 2
Operable? yes Age? 16 yrs

9. Smoke Detectors? Yes How many? 3 Wired to electric system? No
 Battery? Yes Operable? Yes
 10. Water softener? No Operable? Yes
 Burglar alarm? No Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
 11. Is there insulation in: Ceiling? _____ R-Rate? 13 Walls? 13 R-Rate? 13 Floors? _____ R-Rate? _____
 ADDITIONAL COMMENTS: House is wired for Burglar alarm

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? Yes Cistern? _____
 If private well, when was water sample last checked for safety? _____ Result of _____
 test? _____ Depth? 500 ft.
 2. Well water pump: Yes Date installed 2001 Condition Fine
 Sufficient water during late Summer? _____
 3. Type of water supply pipes? Copper? Yes Galvanized? _____ Plastic? _____ Normal water
 pressure? 2 gal/minute
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
 5. Type sewer: City sewer? _____ PSD sewer? Yes Septic tank? Yes
 Installation date: 2001 Type material: Fiberglass Concrete? Yes Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
 6. Type of water heater: Electric? Yes Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? 16 yrs
 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? ✓ Age? 16 yrs
 2. Countertop range/wall oven? _____ Operable? _____ Age? _____
 3. Hood? ✓ Operable? _____ Age? _____
 4. Dishwasher? ✓ Operable? ✓ Age? 16 yrs
 5. Disposal? ✓ Operable? ✓ Age? 2 yrs

ADDITIONAL COMMENTS: Microwave over stove, refrigerator, freezer, washer & dryer remain w/ property also: generator and log splitter & skid steer.

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? No
 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? Yes 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? No Any right-of-way or easements? Yes Protective covenants? _____
 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? veg. shingles
Age of Roof? 16 yrs
2. Has the roof been resurfaced? No Replaced? No If so, what year? _____
Installed by whom? The Builder
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: No Radon (Well: hand pumped well behind garage)

L. UTILITIES:

Gas Company _____ Gas Budget _____
Electric Company Potomac Edison Elec. Budget _____
Water Company _____ Average Water Bill _____
Sewage Company _____
Trash Company United Disposal Trash Cost \$67 / 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 Keem Shuhake, 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 4 pages, with attachments.

SELLER: [Signature] SELLER: _____ DATE: 6/15/2017

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

BUYER: _____ BUYER: _____ DATE: _____