

SELLER DISCLOSURE OF PROPERTY CONDITION

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

2009 BUILT

to 4-3-18

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 397 LAZY RIVER ROAD Green Spring, WV 26722

SELLER'S NAME: Charles A. & Melissa D. Bess

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
If not have you ever lived in this property? No
2. Is property vacant? yes If so, for how long? yes but is vacation home
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? In floodplain
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? yes Current flood insurance premium \$ \$791 per year
Any abandoned wells or septic tanks or cisterns? No Where? _____

4. Has land been mined? No Explain: _____
ADDITIONAL COMMENTS: Homeowners Insurance is \$678 per year
Property owners association dues are \$200 per year

D. STRUCTURAL:

1. Approximate age of the house: 8 years Name of Builder: Ronald Gould
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 X Yes Type of construction Wood Frame
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 T111
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? No Decks? No 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? _____ Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? NA 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? No What? _____
13. Do you have hardwood floors under the floor coverings? No
14. Is the laundry room in the basement? No First Floor? No Second Floor? Yes
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? X Fuses? _____ Circuit Breaker? Yes
Rewired? _____ Date: _____
2. Is the wiring copper? Yes 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? NA For outside TV and TV cable? NA
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? _____
None

Explain: _____

ADDITIONAL COMMENTS: _____

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

1. Type of heating system? Heat Pump Age? 10 years Supplemental heating? Wood stove
2. Electronic air cleaner? No Operable? _____ Humidifier? No Operable? _____
3. Fireplace? No Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? Yes
5. Type of cooling system? Heat Pump Age? 10 years Number of ceiling fans? 7
Attic Fan? No
6. Is clothes dryer vented to outside? Yes Connection for Gas Dryer? _____
Electric Dryer? Yes
7. Foundation vents? NA Roof Vents? No Attic Vents? No Bath Vent fans? Yes
Kitchen Vent fan? Yes Other? _____
8. Number of Electric garage door openers? 0 Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? 4 Wired to electric system? yes
 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? 40 Walls? yes R-Rate? 18 Floors? yes R-Rate? 40
 ADDITIONAL COMMENTS: Exact R value not known but is very high rated as is a closed cell foar
spray insulation with 2x6 walls

G. PLUMBING SYSTEM:

1. Source of water supply: Public? Private Well? yes Cistern?
 If private well, when was water sample last checked for safety? 2009 Result of
 test? Depth? ft.
 2. Well water pump: yes Date installed 2009 Condition Excellent
 Sufficient water during late Summer? Yes, has never run dry
 3. Type of water supply pipes? Copper? Galvanized? Plastic? PEX Normal water
 pressure? Yes
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? Minor
 5. Type sewer: City sewer? PSD sewer? Septic tank? Yes
 Installation date: 2009 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? 40 (gals)
 Age? 4 years
 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? X Operable? yes Age? 9 yrs
 2. Countertop range/wall oven? Operable? Age?
 3. Hood? X Operable? Age?
 4. Dishwasher? X Operable? Yes Age? 9 years
 5. Disposal? X Operable? Yes Age? 9 years

ADDITIONAL COMMENTS: working refrigerator, range/oven (propane/electric), dishwasher,
clothing washer and dryer all convey with home

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? 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? no Protective covenants? yes
 9. Copy of deed has been provided to listing agent? yes

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? _____ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? Metal
- Age of Roof? 9 years
2. Has the roof been resurfaced? no Replaced? no 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? _____ 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? na Pest Control? no
Geological/Core Drilling? no Lead based paint? no Asbestos? no Septic Tank/Sewer
System? no Formaldehyde? no Pool/Spa? na Home Inspection? no Energy Audit? no
no City/County Inspection? no Notice of Violation? no Other? no Attach explanation and
copies of reports. Planning Commission did inspect entire building process and passed all inspections

L. UTILITIES:

Gas Company Bottled Propane for cooktop only Gas Budget less than \$100 per yr
Electric Company Potomac Edison Elec. Budget \$100 per month
Water Company well Average Water Bill _____
Sewage Company septic
Trash Company none Trash Cost _____
TV Cable Company Frontier phone and Internet available
Satellite Company DirectTV

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 Keenan Shunkel, 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: [Signature] DATE: 4/4/2018

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

BUYER: _____ BUYER: _____ DATE: _____