SELLER DISCLOSURE OF PROPERTY CONDITION

to 1/3/19	
(Date of Purchase)	
PROPERTY ADDRESS: 1694 Jones Rd, Burlington WV 26710	
SELLER'S NAME: Stanley & Gisela Heller (Trust)	
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 accume 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	urate
entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the	16 1 OL
representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out of	on
this form.	
PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS	
A. OWNERSHIP:	
1. Do you currently live in subject property? O	
If not have you ever lived in this property?	
2. Is property vacant? $\sqrt{E5}$ If so, for how long? $5iNCE$ 1978	
 3. Are you a builder or developer? No 4. Are you a licensed real estate agent? No 	
ADDITIONAL COMMENTS: WEEKEND HOME NOT PERMINENT	-
TODATIONAL CONTRIBUTES. SOLUTIONS TO TOTAL DESCRIPTIONS	
1. Is the lawn chemically treated? NO By whom? NA	
2. Any excessive noises (airplanes, trains, trucks, etc.)? What?	
Is report available?	
ADDITIONAL COMMENTS:	
LAND:	
1. Is the house built on landfill (compacted or otherwise)? NO	
Is there landfill on any portion of the property?	
2. Any past or present flooding or drainage problems on the property? No. 3. Any standing water after rain? No.	
Any standing water rain? Any standing water rain? Any sump pumps in basement or crawlspace? Any active springs? No	
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Floo	
Insurance Maps? NA Current flood insurance premium \$ NA	,u
Any abandoned wells or septic tanks or cisterns? NO Where? NA	
4. Has land been mined? VES Explain: DRILLED - NEVER PRODUCED - PIDE CONCRETED	
ADDITIONAL COMMENTS:	
STRUCTURAL:	
1. Approximate age of the house: $\frac{1}{2}$ 10 4 R. $\frac{1}{2}$ Name of Builder: KELLER, OF DWANE	
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard?	0
Is any portion of the dwelling of any type of construction other than on-site stick built? No X Yes Type of	
construction FRAME & BLOCK 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 vi	our
ownership or that of a prior owner? No Do you know of any violations of government regulations, ordinances, or	
zoning law regarding this property?	

	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? <u>fV/P</u> If yes, attach explanation.				
	4. Exterior cover (check) Brick Stone X Aluminum Vinyl X Cedar Lap Siding				
	Redwood Fir Others				
	Date of last maintenance (paint, etc) No No				
	b. Any problems with retaining walls cracking or bulging? No Repaired? NA				
	When? NIA				
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large crapotholes, and raised sections? No If so, what was done and by whom? NA Explain:					
7	7. Any significant cracks in foundations? NO Exterior walls? NO Slab floors? NO Ceilings? NO Chimneys? NO Fireplaces? NO Decks? NO Garage Floor? NO Porch Floor? NO				
	Other? _ N/A				
	Any slanted or uneven floors? Distorted door frames (uneven spaces between doors and frames)? NO Any sticking windows? NO Any sagging ceiling beams or roof rafters? NO				
	. Is the crawl space damp? <u>N(A)</u> Has a moisture barrier been installed? <u>N(A)</u> Explain:				
1	0. Any moisture in basement? NO Corrected? NIA Attach explanation.				
1	1. Any windows or patio door glass broken? No Seals broken in insulated panes?				
1	Fogged? No				
1	2. Did you do any improvements yourself? YEA What? FINISHED INTERIOR OF PURCHASE IN 197				
	3. Do you have hardwood floors under the floor coverings? \sqrt{ES}				
•	4. Is the laundry room in the basement? No First Floor? Neg Second Floor? No				
	Other:				
-					
2	Rewired? Date: 200 amp? 200 amp? Fuses? Circuit Breaker?				
,	Is the wiring copper? $\sqrt{\mathcal{E}}$ or aluminum? Any damage or malfunctioning receptacles? \boxed{NO} Switches? \boxed{NO} Fixtures? \boxed{NO}				
4.	Any damage or malfunctioning receptacles? No Switches? No Fixtures? No Attach explanation.				
4. 5.	Any damage or malfunctioning receptacles? No Switches? No Fixtures? No Attach explanation. Are any extension cords stapled to baseboards or underneath carpets or rugs?				
5.	Any damage or malfunctioning receptacles? No Switches? No Fixtures? No Attach explanation.				
5.	Any damage or malfunctioning receptacles? NO Switches? NO Fixtures? NO Attach explanation. Are any extension cords stapled to baseboards or underneath carpets or rugs? NO Is there GFCI wiring in Kitchen? NO Bathroom? YES Garage? NO For outside TV and TV cable?				
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Battery? YES Operable? YES Operable? YES 10. Water softener? YES Nake? 10. Water softener? YES Reate? 32. Walls? WES Reate? 32. Walls? WES Reate? 32. Walls? WES Reate? 33. Walls? WES Reate? 34. Walls? WES Reate? 35. Walls? WES Reate? 36. Wall		9. Smoke Detectors? YES How many? Wired to electric system? YES					
Burglar altern? Make? Operable? See R-Rate? 3 Lessed? 11. Is there insulation in: Ceiling? R-Rate? 32 Walls? WES R-Rate? 19.6. Floors? DO R-Rate? No DO POPULATIONAL COMMENTS: 10. Depth? R-Rate? 19.6. Floors? DO R-Rate? No DO POPULATIONAL COMMENTS: 15. Out of water supply: Public? Private Well? 15. Cistern? NO If private well, when was water sample last checked for safety? Depth? 10. Result of No Iter? 2. Well water pump: 15. Date installed 19.3. Depth? 10. Condition 6. Depth? 10. Result of No Iter? 3. Type of water supply pipes? Copper? 3. Ph. Galvanized? No Plastic? 10. An exposure of excessive stains in tubs, lavatories, or sinks? NO Sufficient water during late Summer? 15. Type sewer: Septe tank? 15. Type sewer: PSD sewer? Septe tank? 15. Type sewer: PSD sewer? Septe tank? 15. Type sever: PSD sewer? Septe tank? 15. Type sever: 15. Type sever: PSD sewer? Septe tank? 15. Type sever: 15. Type sever: PSD sewer? Septe tank? 15. Type sever: 15. Type sever: PSD sewer? Septe tank? 15. Type material: Piberglass? Concrete? 15. Steel? Private treatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Type material: Piberglass? Concrete? 15. Steel? Private freatment plant? 15. Steel? Private freatment plant? 15. Showers? 15. Gas? 15.		Battery? Yes Operable? Yes					
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The stree insulation in: Ceiling? R-Rate? 38 Walls? WES R-Rate? 9.5 Floors? NO R-Rate? NI ADDITIONAL COMMENTS: NI NI NI NI NI NI NI N		Burglar alarm? Make? Operable? ♥€≤ R-Rate? ?					
G. PLUMBING SYSTEM: 1. Source of water supply: Public? Private Well? \$\frac{\clip 5}{2.5}\$ Cistern? From the private well when was water sample last checked for safety? \$\frac{\clip 5}{2.5}\$ Cistern? From the private well water supply: Public? Private Well? \$\frac{\clip 5}{2.5}\$ Cistern? From the private well water supply private well water supply private well? \$\frac{\clip 5}{2.5}\$ Condition \$\frac{\clip 5}{2.5}\$ Capacity? \$\frac{\clip 5}{2		Leased?					
G. PLUMBING SYSTEM: 1. Source of water supply: Public?		11. Is there insulation in: Ceiling? R-Rate? 38 Walls? WES R-Rate? 9.8 Floors? NO R-Rate? N/D ADDITIONAL COMMENTS: VIDEO CENTERP.					
C. PLUMBING SYSTEM: 1. Source of water supply: Public?		ON ORIGIANAL HOUSE WALLS RID - PLOOR RZ8 CLG-R GIS					
1. Source of water supply: Public? Private Well?							
1. Source of water supply: Public? Private Well?							
1. Source of water supply: Public? Private Well?	G. PLU	UMBING SYSTEM:					
If private well, when was water sample last checked for safety? Depth? Depth.							
Suttricient water during late Summer? 3. Type of water supply pipes? Copper? \$\frac{2}{5}\tilde{\text{P}}\tilde{\text{C}}\ti		If private well when was water sample last checked for coforty (IN) Addition					
Suttricient water during late Summer? 3. Type of water supply pipes? Copper? \$\frac{2}{5}\tilde{\text{P}}\tilde{\text{C}}\ti		test?					
Suttricient water during late Summer? 3. Type of water supply pipes? Copper? \$\frac{2}{5}\tilde{\text{P}}\tilde{\text{C}}\ti		2 Wall water nume: V.S. Determetalled 1998 and the Condition Condition Condition					
3. Type of water supply pipes? Copper? Some? Galvanized? Some Plastic? No Some Normal water pressure? Some Some Some Some Some Some Some Some		2. Well water pump. 67 Date instance 1770 Few Motor (Condition					
4. Are you aware of excessive stains in tubs, lavatories, or sinks? 5. Type sewer: City sewer? Installation date: 4774 Type material: Fiberglass? Concrete? \steel? Private treatment plant? \(\pi_{\pi_{\pi_{\pi_{\pi_{\pi_{\pi_{\pi_		Surficient water during late Summer?					
4. Are you aware of excessive stains in tubs, lavatories, or sinks? Septic tank? S		3. Type of water supply pipes? Copper? Some Galvanized? 130 Plastic? WAST Normal water					
S. Type sewer: City sewer? Septic tank? Septic tank? Steel?		pressure, 400					
Private treatment plant? YES By whom? TO UNDER Date of last cleaning? Private property		4. Are you aware of excessive stains in tubs, lavatories, or sinks?					
Private treatment plant? YES By whom? TO UNDER Date of last cleaning? Private property		5. Type sewer: City sewer? PSD sewer? Septic tank?					
Private treatment plant? YES By whom? TO UNDER Date of last cleaning? Private property		Installation date: Type material: Fiberglass? Concrete? Steel?					
Age? 22 7. Are you aware of any slow drains? NO 8. Are there any plumbing leaks around or under: Sinks? NO 9. Pool Type: In ground? NA Pool heater: Electric? NA Bate of last cleaning or inspections? NO Date of last cleaning or inspections? NO ADDITIONAL COMMENTS: H. APPLIANCES: Check the following appliances that remain with the property: 1. Range? V Operable? V Age? NA Age? NA Age? NA ADDITIONAL COMMENTS: H. APPLIANCES: Check the following appliances that remain with the property: 1. Range? V Operable? NO Operable? NO Age? NA Age? NA Age? NA Age? NA ADDITIONAL COMMENTS: I. TITLE AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does the lease have option to renew? NO Association? NO Expiration date? NO Does the lease have option to renew? NO Association? NO Explain: 4. Has a lien been recorded against the property? NO So you wow the mineral rights? NO Do you own the mineral rights? NO Any obands, assessments, or judgments which are liens upon the property or which limits its use? 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? DO Any right-of-way or assements? Protective covenants? NO		Private treatment plant? VEY Aeration system?					
Age? 22 7. Are you aware of any slow drains? NO 8. Are there any plumbing leaks around or under: Sinks? NO 9. Pool Type: In ground? NA Pool heater: Electric? NA Bate of last cleaning or inspections? NO Date of last cleaning or inspections? NO ADDITIONAL COMMENTS: H. APPLIANCES: Check the following appliances that remain with the property: 1. Range? V Operable? V Age? NA Age? NA Age? NA ADDITIONAL COMMENTS: H. APPLIANCES: Check the following appliances that remain with the property: 1. Range? V Operable? NO Operable? NO Age? NA Age? NA Age? NA Age? NA ADDITIONAL COMMENTS: I. TITLE AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does anyone have the right to refusal to buy, option, or lease the property? NO Does the lease have option to renew? NO Association? NO Expiration date? NO Does the lease have option to renew? NO Association? NO Explain: 4. Has a lien been recorded against the property? NO So you wow the mineral rights? NO Do you own the mineral rights? NO Any obands, assessments, or judgments which are liens upon the property or which limits its use? 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? DO Any right-of-way or assements? Protective covenants? NO		Date of last cleaning? 1999 By whom? BULDER, DULGET LEATHEDWAN					
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? NA Above ground? WA Age? NA AGE AGE? NA AGE? NA AGE AGE? NA AGE? NA AGE? NA AGE AGE? NA AGE?		U. Type of water fleater. Electric: das: LP das: \ LP das: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					
8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO Showers? NO Pool heater: Electric? NA Above ground? NA Above ground? NA Age? NA		Age? 22					
8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO Showers? NO Pool heater: Electric? NA Above ground? NA Above ground? NA Age? NA							
9. Pool Type: In ground?		8. Are there any plumbing leaks around or under: Sinks? MO Toilets? MO Showers? MO					
Pool heater: Electric? N/A Gas? N/A Solar? N/A Date of last cleaning or inspections? ADDITIONAL COMMENTS: H. APPLIANCES: Check the following appliances that remain with the property: 1. Range? V Operable? V Age? LO 2. Countertop range/wall-oven? N/E Operable? N/E Age? LO 3. Hood? V/E Operable? N/E Age? LO 4. Dishwasher? NO Operable? N/E Age? N/E ADDITIONAL COMMENTS: I. TITLE AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? N/E Copy of lease provided to listing agent? N/E 2. Is the property currently leased? N/E Expiration date? N/E Does the lease have option to renew? N/E 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? N/E Explain: 4. Has a lien been recorded against the property? N/E Explain: N/L 5. Do you own the mineral rights? V/E Leased to N/E Explain: N/L 5. Do you own the mineral rights? V/E Leased to N/E Explain: N/L 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? N/O 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? N/O 8. Any deed restrictions? N/O Any right-of-way or easements? Protective covenants? N/O 8. Any deed restrictions?		9 Pool Type: In ground? W/O Above ground?					
H. APPLIANCES: Check the following appliances that remain with the property: 1. Range?		Pool heater Floring 1/A Good 11/A Go					
H. APPLIANCES: Check the following appliances that remain with the property: 1. Range?		Pote of lest leaving a inserting of the solar? N /A					
H. APPLIANCES: Check the following appliances that remain with the property: 1. Range?	Date of last cleaning or inspections? N 1 A						
Check the following appliances that remain with the property: 1. Range?		ADDITIONAL COMMENTS:					
Check the following appliances that remain with the property: 1. Range?							
Check the following appliances that remain with the property: 1. Range?							
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9. Copy of deed has been provided to listing agent?	8	3. Any deed restrictions? O Any right-of-way or easements? Protective covenants? M O					
	q	Copy of deed has been provided to listing agent?					

	ADDITIONAL COMMENTS:					
J. RC	1. Type of Roof: Shingle? Wood Shingle? Slate? Age of Roof? ZZYES 2. Has the roof been resurfaced? NO Replaced? NO Installed by whom? DOUGHT LEATHERMAN 3. Has the roof ever leaked during your ownership? NO If so, how was it corrected? NO 4. Are gutters and downspouts in good condition and free of holes and ex 5. Do downspouts lead from structure? NO Into storm drain? Sewer? NO ADDITIONAL COMMENTS:	cessive rust? $\sqrt{\epsilon S}$ Splash blocks				
K. RE	Have you received or do you have knowledge of any of the following inspotherwise) made during or prior to your ownership: Roof? NO Soils/Drainage? NO Structural? NO Well? NO Focological/Core Drilling? NO Lead based paint? NO System? NO Formaldehyde? NO Pool/Spa? NO Lead based paint? NO System? NO Formaldehyde? NO Pool/Spa? NO City/County Inspection? Notice of Violation?	Air conditioning? NO Pest Control? Asbestos? NO Seption Home Inspection?	Furnace? No No Tank/Sewer Energy Audit?			
L. UT	Gas Company PROPANCE	Gas Budget	9 yr			
	Electric Company POTOMAC EDISON	Elec. Budget <u>44</u> 6	.60yR			
	Water CompanyNA	Average Water Bill				
	Sewage Company N/A					
	Trash Company					
V	TV Cable Company 15H					
	Satellite Company					
м. от	HER DISCLOSURES In addition to the disclosure statements made herein, the following facts ar materially affect the values or desirability of the subject property, now or i offender, etc.):	e known or suspected by me (us n the future (burial sites, murder) which may , suicide, sex			
	The foregoing answer and explanations are true and complete to the best of the best of the best of the property of the propert	to disclose the information set to troperty. SELLER AGREES to many claim, demand, action or	forth above to o hold harmless all			
	This PROPERTY CONDITION DISCLOSURE STATEMENT consis	ts of pages, with atta	chments.			
	- SELLER: Stanley Kella SELLER: Girla Welly DATE: 1-8-1					
	I have received a copy of the PROPERTY CONDITION DISCLOUSURE STATEMENT:					
	BUYER:BUYER:	DAT	E:			