

SELLER DISCLOSURE OF PROPERTY CONDITION

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

2013 to Present 26722
(Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 4777 Arnold Stickley Road Green Springs, WV

SELLER'S NAME: BARRY D. STAPLEFORD & BRYAN P. SNOW

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, IVE ONLY STAYED IN IT AS A WEEKEND GET AWAY.
2. Is property vacant? YES If so, for how long? FOR A COUPLE WEEKS AT A TIME
3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO

ADDITIONAL COMMENTS: THIS HAS BEEN A WONDERFUL RETREAT, BUT WITH CONCUMSTANCES DONT PERMIT US TO ENJOY IT AS MUCH AS WE WOULD LIKE.

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? NOT WHERE THE HOUSE IS.
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 \$ NONE
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: 2 yrs Name of Builder: KEVIN LABONTE.
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 NO Yes _____ Type of construction _____
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 X Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) 1/13
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? NO Porch Floor? NO
Other? NO
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? NO Has a moisture barrier been installed? DONT KNOW
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? NO
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? YES
Rewired? NO 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? YES Bathroom? YES Garage? NO For outside TV and TV cable? UNKNOWN
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:

1. Type of heating system? HEATING BASEBOARD Age? 2 yrs 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? UNKNOWN
5. Type of cooling system? AIR CONDITIONER Age? 2 yrs Number of ceiling fans? 4
Attic Fan? YES
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? NO
Electric Dryer? YES
7. Foundation vents? YES Roof Vents? NO Attic Vents? NO Bath Vent fans? NO
Kitchen Vent fan? NO Other? _____
8. Number of Electric garage door openers? ONE Operable? _____ Number of controls? _____
Operable? _____ Age? _____

- ADDITIONAL COMMENTS:**

1. Source of water supply: Public? _____ Private Well? YES Cistern? _____
If private well, when was water sample last checked for safety? 12/2013 Result of _____
test? SAFE Depth? 240 ft.

2. Well water pump: YES Date installed AUG 2012 Condition Good
Sufficient water during late Summer? YES

3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? _____ Normal water
pressure? YES 45 G.P.M.

4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO

5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank? YES
Installation date: JULY 2013? Type material: Fiberglass? YES Concrete? NO Steel? _____
Private treatment plant? NO Aeration system? NO
Date of last cleaning? NO By whom? _____

6. Type of water heater: Electric? ✓ Gas? _____ LP Gas? _____ Capacity? 40 (gals)
Age? _____

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? NO Above ground? _____ Age? _____
Pool heater: Electric? _____ Gas? _____ Solar? _____
Date of last cleaning or inspections? _____

ADDITIONAL COMMENTS:

Check the following appliances that remain with the property:

- ADDITIONAL COMMENTS: 4200 UNDER SINK WATER FILTER FOR KITCHEN
(ABOVE CLOSURE)

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? none 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? none Any right-of-way or easements? _____ Protective covenants? _____
9. Copy of deed has been provided to listing agent? ATLANTA

ADDITIONAL COMMENTS:**J. ROOF, GUTTER, DOWNSPOUTS:**

1. Type of Roof: Shingle? _____ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? ✓ Asph
Age of Roof? 2 yr
2. Has the roof been resurfaced? ✓ Replaced? _____ If so, what year? _____
Installed by whom? _____
3. Has the roof ever leaked during your ownership? ✓
If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? ✓
5. Do downspouts lead from structure? ✓ Into storm drain? _____ Splash blocks? _____
Sewer? _____

ADDITIONAL COMMENTS: GUTTER HANGERS GUARANTEED FOR LIFE**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. _____

L. UTILITIES:

Gas Company _____ Gas Budget _____

Electric Company POTOMAC ELECTRIC Elec. Budget _____

Water Company _____ Average Water Bill _____

Sewage Company _____

Trash Company _____ Trash Cost _____

TV Cable Company FRONTIER

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 Keen Blumhoke 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: X _____ SELLER: X _____ DATE: 4-3-16

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

BUYER: _____ BUYER: _____ DATE: _____