

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 7-8-2009 to 3-14-19

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 571 OUR LANE POINTS, WV 25437

SELLER'S NAME: REZA & BECKY ANN EFTAKARI

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? NO
2. Is property vacant? NO If so, for how long? —
3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO

ADDITIONAL COMMENTS: N/A

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? YES Phase one studies completed? —
Is report available? —

ADDITIONAL COMMENTS: GAS & SEPTIC

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? N/A Current flood insurance premium \$ N/A
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: 8 years Name of Builder: ROOMSBURG HOMES
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 used 2x6
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? — Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? — NONE

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 HARDIE BOARD
Date of last maintenance (paint, etc) _____ NONE
5. Any problems with retaining walls cracking or bulging? NO Repaired? _____
When? SMALL CRACKS BUT NO BULGING
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? _____
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? NO Any sagging ceiling beams or roof rafters? _____
9. Is the crawl space damp? NO Has a moisture barrier been installed? (Full Basement)
Explain: _____
10. Any moisture in basement? NO Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? _____
Fogged? _____
12. Did you do any improvements yourself? YES What? BASEMENT BATHROOM
13. Do you have hardwood floors under the floor coverings? ALL HARDWOOD
14. Is the laundry room in the basement? _____ First floor? X Second floor? _____
Other: _____
- ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? YES Fuses? _____ Circuit Breaker? YES
Rewired? ORIGINAL Date: 8-YEAR OLD - NEW CONSTRUCTION
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? YES For outside TV and TV cable? N/A
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? HEAT PUMP Age? 8 Supplemental heating? _____
2. Electronic air cleaner? NO Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? YES Masonry? YES Insert? GAS Fireplace damper? YES
Last inspection and cleaning? N/A GAS By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? YES
5. Type of cooling system? HEAT PUMP Age? 8 Number of ceiling fans? 6
Attic Fan? YES (WHOLE HOUSE FAN)
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? NO
Electric Dryer? YES
7. Foundation vents? YES Roof Vents? _____ Attic Vents? YES Bath Vent fans? YES
Kitchen Vent fan? YES Other? _____
8. Number of Electric garage door openers? TWO Operable? YES Number of controls? TWO
Operable? YES Age? 8

9. Smoke Detectors? YES How many? 6 Wired to electric system? YES
 Battery? YES Operable? YES
 10. Water softener? NO Operable? NOT NEEDED, WATER IS NOT HARD
 Burglar alarm? NO Make? 7 ONR-30? Operable? YES R-Rate? ---
 Leased? ---
 11. Is there insulation in: Ceiling? --- R-Rate? R-24 Walls? R-19 R-Rate? R-19 Floors? R-14 R-Rate? ---

ADDITIONAL COMMENTS:

USED 2X6 WOOD FOR OPTIMUM INSULATION

G. PLUMBING SYSTEM:

1. Source of water supply: Public? --- Private Well? ✓ Cistern? ---
 If private well, when was water sample last checked for safety? 8 YEARS AGO Result of ---
 test? --- Depth? ---
 2. Well water pump: YES Date installed 8 YEARS OLD Condition EXCELLENT
 Sufficient water during late Summer? YES
 3. Type of water supply pipes? Copper? --- Galvanized? --- Plastic? EPVC Normal water
 pressure? HIGH
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
 5. Type sewer: City sewer? --- PSD sewer? --- Septic tank? ✓
 Installation date: 8 YEARS AGO Type material: Fiberglass? --- Concrete? ✓ Steel? ---
 Private treatment plant? --- Aeration system? ---
 Date of last cleaning? 4 YEARS AGO By whom? WALTER FIELDS
 6. Type of water heater: Electric? --- Gas? ✓ LP Gas? --- Capacity? --- (gals)
 Age? 8 ON-DEMAND SYSTEM
 7. Are you aware of any slow drains? ---
 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? NONE Gas? --- Solar? ---
 Date of last cleaning or inspections? N/A

ADDITIONAL COMMENTS:

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? ✓ Operable? YES Age? 8
 2. Countertop range/wall oven? ✓ Operable? YES Age? 8
 3. Hood? ✓ Operable? YES Age? 8
 4. Dishwasher? ✓ Operable? YES Age? 8
 5. Disposal? ✓ Operable? YES Age? 8

ADDITIONAL COMMENTS:

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? NONE
 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? NONE Attach explanation. ---
 8. Any deed restrictions? NO Any right-of-way or easements? NO Protective covenants? NO
 9. Copy of deed has been provided to listing agent? YES

ADDITIONAL COMMENTS:

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? 8 Wood Shingle? NO Slate? NO Rolled rubber? NO Other? METAL 26 Gauge
 Age of Roof? 8
 2. Has the roof been resurfaced? NO Replaced? NO If so, what year? NO
 Installed by whom? RODMERCA HOMES
 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 excessive rust? YES
 5. Do downspouts lead from structure? YES Into storm drain? YES Splash blocks? YES
 Sewer? NO

ADDITIONAL COMMENTS:

OVER THE MOUNTAIN

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? NO Pest Control? NO
 Geological/Core Drilling? NO Lead based paint? NO Asbestos? NO Septic Tank/Sewer System? NO Formaldehyde? NO Pool/Spa? NO Home Inspection? NO Energy Audit? NO
NO City/County Inspection? N/A Notice of Violation? N/A Other? NO Attach explanation and copies of reports. NO

L. UTILITIES:

Gas Company 500 GALLON BURIED TANK Gas Budget \$1800 a YEAR
 Electric Company POTOMAC EDISON Elec. Budget \$1100 A MONTH
 Water Company WELL Average Water Bill N/A
 Sewage Company SEPTIC
 Trash Company NONE Trash Cost NO
 TV Cable Company DISH
 Satellite Company DISH - FRONTIER HIGH SPEED

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.): NO

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Keen Smahurc 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: Replica SELLER: Booby Efton DATE: 3/14/2019

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

BUYER: _____ BUYER: _____ DATE: _____