

## SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, \_\_\_\_\_  
to 4-30-19

(Date of Purchase) \_\_\_\_\_ (Date of this Form) \_\_\_\_\_  
PROPERTY ADDRESS: 49 N HILLTOP HILLWAY N.E. AUGUSTA, WV 26704

SELLER'S NAME: GERALDINE A. PACK

**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? 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### B. ENVIRONMENTAL:

1. Is the lawn chemically treated? YES By whom? OWNER
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: UNDERGROUND PROPANE - INSPECTED BY AMERIGAS ON  
LAST FILLUP, AS I AM A NEW CUSTOMER TO AMERIGAS  
SELLER OWNS TANK

#### 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? NO  
(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 \$ NO  
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: 11 YEARS Name of Builder: DEAN MILLER
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 \_\_\_\_\_  
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 X Stone \_\_\_\_\_ Aluminum \_\_\_\_\_ Vinyl X Cedar X Lap Siding \_\_\_\_\_  
Redwood \_\_\_\_\_ Fir \_\_\_\_\_ Others \_\_\_\_\_  
Date of last maintenance (paint, etc) 2008 WHEN BUILT
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? YES I THINK WHEN BUILT?  
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? No
12. Did you do any improvements yourself? No What? \_\_\_\_\_
13. Do you have hardwood floors under the floor coverings? ONLY EXPOSED HARDWOOD
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? X Fuses? \_\_\_\_\_ Circuit Breaker? YES  
Rewired? \_\_\_\_\_ Date: \_\_\_\_\_
2. Is the wiring copper? X 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? YES 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: PROPANE FIREPLACE

1. Type of heating system? PROPANE FURNACE Age? 11 YEARS Supplemental heating? WOOD STOVE
2. Electronic air cleaner? YES Operable? YES Humidifier? YES Operable? YES
3. Fireplace? YES Masonry? YES Insert? YES Fireplace damper? \_\_\_\_\_  
Last inspection and cleaning? ANNUALLY By whom? JIM-N-I CHIMNEY SERVICE
4. Are fuel-consuming heating devices adequately vented to the outside? \_\_\_\_\_
5. Type of cooling system? CENTRAL HEAT PUMP Age? 11 YEARS Number of ceiling fans? 9  
Attic Fan? NO IN W/ FURNACE
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? No  
Electric Dryer? YES
7. Foundation vents? YES Roof Vents? YES Attic Vents? \_\_\_\_\_ Bath Vent fans? YES  
Kitchen Vent fan? \_\_\_\_\_ Other? \_\_\_\_\_
8. Number of Electric garage door openers? 34 Operable? YES Number of controls? 3  
Operable? YES Age? 11 YEARS

9. Smoke Detectors? YES How many? EACH ROOM Wired to electric system? YES  
 Battery? YES Operable? YES  
 10. Water softener? YES Operable? YES  
 Burglar alarm? YES Make? ADT Operable? YES R-Rate? \_\_\_\_\_  
 Leased? \_\_\_\_\_  
 11. Is there insulation in: Ceiling? \_\_\_\_\_ R-Rate? R30 Walls? R19 R-Rate? \_\_\_\_\_ Floors? YES R-Rate? \_\_\_\_\_  
**ADDITIONAL COMMENTS:** R13-TOP FLOOR WALLS  
7 1st floor walls  
UNDER  
BATHROOMS

#### G. PLUMBING SYSTEM:

SOUND BARRIER INSULATION  
BETWEEN FLOORS  
 1. Source of water supply: Public? \_\_\_\_\_ Private Well? X Cistern? \_\_\_\_\_  
 If private well, when was water sample last checked for safety? 2018-CULLIGAN Result of EXCELLENT  
 test? \_\_\_\_\_ Depth? \_\_\_\_\_ ft.  
 2. Well water pump: YES Date installed \_\_\_\_\_ Condition GOOD  
 Sufficient water during late Summer? YES  
 3. Type of water supply pipes? Copper? \_\_\_\_\_ Galvanized? \_\_\_\_\_ Plastic? X Normal water  
 pressure? YES  
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO  
 5. Type sewer: City sewer? NO PSD sewer? NO Septic tank? YES  
 Installation date: \_\_\_\_\_ Type material: Fiberglass? \_\_\_\_\_ Concrete? \_\_\_\_\_ 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? 11 YEARS  
 7. Are you aware of any slow drains? NO  
 8. Are there any plumbing leaks around or under: Sinks? \_\_\_\_\_ Toilets? \_\_\_\_\_ Showers? REPAIRED UP BATH  
SHOWER  
 9. Pool Type: In ground? NO Above ground? NO 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? YES Operable? YES Age? 11 YEARS  
 2. Countertop range/wall oven? YES Operable? YES Age? 11 YEARS  
 3. Hood? YES Operable? YES Age? 11 YEARS  
 4. Dishwasher? YES Operable? YES Age? 11 YEARS  
 5. Disposal? YES Operable? YES Age? 11 YEARS

**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? \_\_\_\_\_ 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? YES  
 9. Copy of deed has been provided to listing agent? NO

ADDITIONAL COMMENTS: \_\_\_\_\_

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? X Wood Shingle? \_\_\_\_\_ Slate? \_\_\_\_\_ Rolled rubber? \_\_\_\_\_ Other? \_\_\_\_\_  
Age of Roof? 11 YEARS
2. Has the roof been resurfaced? NO Replaced? \_\_\_\_\_ If so, what year? \_\_\_\_\_  
Installed by whom? BUILDER - DEAN MILLER
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? YES  
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? 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? YES Energy Audit?  
NO City/County Inspection? NO Notice of Violation? NO Other? \_\_\_\_\_ Attach explanation and  
copies of reports. NEW BUILD 2008 - HOME INSPECTION REQUIRED

L. UTILITIES:

Gas Company AMERIGAS Gas Budget ~ \$700/YR.  
Electric Company POTOMAC EDISON Elec. Budget ~ \$100 - \$150/mo.  
Water Company NO Average Water Bill \_\_\_\_\_  
Sewage Company NO  
Trash Company APPLE VALLEY WASTE Trash Cost ~ \$65/QTRLY  
TV Cable Company NO  
Satellite Company DIRECTV - 1 TV'S

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 Shambaker, 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: Geraldine A Pack SELLER: \_\_\_\_\_ DATE: 5/1/19

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

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_