

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 7-30-10 to 5-6-19

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 2433 MCKEE HOLLOW RD AUGUSTA WV 26704

SELLER'S NAME: LARRY & SANDRA YOUNG

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? 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? 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 \$ 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: 33 YRS Name of Builder: ?

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 _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
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? N/A Ceilings? NO
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? NO Porch Floor? _____
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? NO
9. Is the crawl space damp? N/A Has a moisture barrier been installed? _____
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? YES What? SEE ATTACHED SHEET
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? X Fuses? _____ Circuit Breaker? X
Rewired? _____ 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? YES For outside TV and TV cable? NO
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? 10 MONTHS Supplemental heating? BASEBOARD ELEC.
2. Electronic air cleaner? NO Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? ELECTRIC Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside?
5. Type of cooling system? HEAT PUMP Age? 10 MONTHS Number of ceiling fans? 6
Attic Fan? YES-2
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? _____
Electric Dryer? YES
7. Foundation vents? N/A Roof Vents? 3-bay Garage Attic Vents? YES Bath Vent fans? YES
Kitchen Vent fan? YES Other? _____
8. Number of Electric garage door openers? 2 Operable? YES Number of controls? 2
Operable? YES Age? P

9. Smoke Detectors? YES How many? 4 Wired to electric system? 2-WIRED
 Battery? 2 Operable? YES
 10. Water softener? N/A Operable? _____
 Burglar alarm? YES Make? HONEYWELL Operable? YES R-Rate? _____
 Leased? NO TOWN
 11. Is there insulation in: Ceiling? YES R-Rate? ? Walls? YES R-Rate? R-13 Floors? PARTIAL R-Rate? R-13
 ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? YES Private Well? _____ Cistern? NO
 If private well, when was water sample last checked for safety? _____ Result of _____
 test? _____ Depth? _____ ft.
 2. Well water pump: _____ Date installed _____ Condition _____
 Sufficient water during late Summer? _____
 3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? YES Normal water
 pressure? _____
 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: 1986 Type material: Fiberglass? _____ Concrete? YES Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? 3 YRS By whom? PERCEMAKER SEPTIC SERVICE
 6. Type of water heater: Electric? YES Gas? _____ LP Gas? _____ Capacity? 50 (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? _____ 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? YES Operable? YES Age? 8 1/2 YRS
 2. Countertop range/wall oven? DBL OVEN Operable? YES Age? 8 1/2 YRS
 3. Hood? YES Operable? YES Age? 8 1/2 YRS
 4. Dishwasher? YES Operable? YES Age? 8 1/2 YRS
 5. Disposal? NO Operable? _____ Age? _____
 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? 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? NO
 9. Copy of deed has been provided to listing agent? _____

ADDITIONAL COMMENTS:

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? YES Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 10 YEARS
2. Has the roof been resurfaced? _____ Replaced? YES If so, what year? 2009
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? YES Into storm drain? NO Splash blocks? NO
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? YES Air conditioning? YES Furnace? N/A
Soils/Drainage? _____ Structural? YES Well? _____ Radon? YES Pest Control? YES
Geological/Core Drilling? _____ Lead based paint? _____ Asbestos? _____ Septic Tank/Sewer
System? YES Formaldehyde? _____ Pool/Spa? _____ Home Inspection? YES Energy Audit? _____
City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and
copies of reports. _____

L. UTILITIES:

Gas Company N/A Gas Budget _____
Electric Company POTOMAC EDISON Elec. Budget AVG 170.00
Water Company CENTRAL HAMPSHIRE PSD Average Water Bill 40.00 A MONTH
Sewage Company N/A
Trash Company APPLE VALLEY WASTE Trash Cost 65.40 FOR 3 MONTHS
TV Cable Company N/A
Satellite Company DISH / FRONTIER

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.): NONE

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized JUDY CLOWER - NAZELROD 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: Larry J. Spence SELLER: Sandra Spence DATE: 5-6-19

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

BUYER: _____ BUYER: _____ DATE: _____

Improvements

Kitchen -
Counter top (granite)
Refinished cabinets
New floor
back splash

Island
Sink + faucet
Laundry Rm
Door (2 way door)
Storage cabinets
L.R. - storm door
new floors

Hall bath -
New tile
New floor
New fixtures
New faucet

Master Bath
Shower
New fixtures
faucet

Family Rm → ceiling tile
Refinish steps
Fireplace
Entertainment center
Carpet

Det Bar & bar back
New Tile floor
storm door

1/2 bath -
New fixtures
tile

Sewing Rm -
Storage
Cabinets

Storage Rm
Storage cabinets
Roof over basement
walkway

New Back porch

New siding
New storm door
(Garage)

Enclosed shed
Garden

3 car garage
New driveway

New Heat & Air
Attic Fans (2)
Ceiling Fans on
Patio