## SELLER DISCLOSURE OF PROPERTY CONDITION

I his information in this form is only for the time period the undersigned has owned the property,
(Date of Purchase)  PROPERTY ADDRESS: (Date of this Form)
FELLER'S NAME: 488 Oct H. II Dr. Spring field www 26763  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
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?
If not have you ever lived in this property?
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?By whom?NONO
3. Any underground storage tanks? Phase one studies completed?
Is report available? ADDITIONAL COMMENTS:
ADDITIONAL COMMENTS:
C. LAND:
1. Is the house built on landfill (compacted or otherwise)?  Is there landfill on any portion of the property?
2. Any past or present flooding or drainage problems on the property?
3. Any standing water after 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 Flood
Insurance Maps? Current flood insurance premium \$ NO
Any abandoned wells of septic tanks of cisterns? Where?
4. Has land been mined? ND Explain:
D. STRUCTURAL:
1. Approximate age of the house: 13 48. Name of Builder: Del Construction 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 Ves 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
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my cel phone * is 304 359 4450
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Redwood Fir Others Date of last maintenance (pain, tet)  20 12  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?  1. Any significant cracks in foundations? Any significant cracks in foundations? Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor? Other?  8. Any slanted or uneven floors? Any sagging ceiling beams or roof rafters? Jo Is the craw space damp? Any sticking windows? Any sagging ceiling beams or roof rafters? Sels broken in insulated panes? Any moisture in basement?  10. Any moisture in basement? 11. Any windows or patio door glass broken? Seals broken in insulated panes? Fogged? 12. Did you do any improvements yourself? No What?  13. Do you have hardwood floors under the floor coverings? ADDITIONAL COMMENTS:  ECTRICAL SYSTEM: 1. Electric service: 60 amp? 100 amp?	If so, has any structural damage resulted? Stone Aluminum Vinyl Cedar Lap Sidin Redwood Fir Others Date of last maintenance (paint, etc) 2012.  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? Slab floors? Ceilings? Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor? Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor? Shap sticking windows? Any sagging ceiling beams or roof rafters?  8. Any slanted or uneven floors? No Decks? Garage Floor? Porch Floor? Stablant or active stable stab		Explain:
If so, has any structural damage resulted? If yes, attach explanation.    Exterior cover (check) Brick   Stone   Aluminum   Vinyl   Cedar   Lap Sidi   Redwood   Fir   Others   Date of last maintenance (paint, etc)   20 12.    S. Any problems with retaining walls cracking or bulging?   NO   Repaired?   When?    Do you know of any past or present problem with driveways, saidewalks, and patios such as large cracks, potholes, and raised sections?   NO   If so, what was done and by whom?   Explain:    Any significant cracks in foundations?   NO   Exterior walls?   Slab floors?   Ceilings?   Chimmeys?   Fireplaces?   Decks?   Garage Floor?   Porch Floor?   Other?     Any significant cracks in foundations?   AO   Distorted door frames (uneven spaces between doors and frames)?   Any sticking windows?   Any sagging ceiling beams or roof rafters?     S. Is the cravel space damp?   NO   Distorted door frames (uneven spaces between doors and frames)?   Any sticking windows?   Any sagging ceiling beams or roof rafters?     S. Is the cravel space damp?   NO   Distorted door frames (uneven spaces between doors and frames)?   Any sticking windows?   Any sagging ceiling beams or roof rafters?     S. Is the cravel space damp?   NO   Distorted door frames (uneven spaces between doors and frames)?   Any sticking windows?   Any sagging ceiling beams or roof rafters?     S. Is the survel space damp?   NO   Distorted door frames (uneven spaces between doors and frames)?   Any damps or patio door glass broken?   Seals broken in insulated panes?   Seals broken panetic pane	If yes, attach explanation.   A Exterior cover (check) Brick   Stone   Aluminum   Vinyl   Cedar   Lap Sidin   Redwood   Fir   Others   Date of Isa traintenance (paint, etc.)   2012.	3	Do you know of any excessive settling, slippage, sliding or other soil problems, past or present?
4. Exterior cover (check) Brick	4. Exterior cover (check) Brick Stone Aluminum Vinyl Cedar Lap Sidin Redwood Fir Others Date of last maintenance (paint, etc) 2012  S. 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 If so, what was done and by whom?  Explain:  8. Any significant cracks in foundations? No Decks? Garage Floor? Porch Floor?  9. Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor?  9. Is the crawl space damp? No Has a moisture barrier been installed?  10. Any moisture in basement? No Has a moisture barrier been installed?  11. Any windows or patio door glass broken? Seals broken in insulated panes?  12. Did you do any improvements yourself? No What?  13. Do you have hardwood floors under the floor coverings?  14. Is the laundry room in the basement? First Floor? Second Floor?  Other:  15. Is the wiring copper? or aluminum?  16. Ary any extension cords stapled to baseboards or underneath carpets or rugs? No Other:  17. Any and ange or malfunctioning receptacles?  18. Any damage or malfunctioning receptacles?  19. Any damage or malfunctioning receptacles?  19. Switches? Fixtures?  Attack explanation.  19. Are any extension cords stapled to baseboards or underneath carpets or rugs?  19. Switches? For outside TV and TV cable.  19. Are any extension cords stapled to baseboards or underneath carpets or rugs?  10. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house?  Explain:  19. Application of the service of the		If so, has any structural damage resulted? If yes, attach explanation.
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	2. Well water pump:	100 0 Date installed	dDeptn?	Conditionft	• ·
	3. Type of water supply pressure?	ly pipes? Copper?	Galvanized?	Plastic?	Normal water
	4. Are you aware of ex	cessive stains in tubs, lavat	tories, or sinks?	No	
	Installation date: _	- FSI	Type material: I	Fiberglass? Concrete	? Steel?
	Private treatment pl	ant?	Aeratio	n system?	
	6. Type of water heate	r: Electric? Gas	By whom?	? Capacity	(colo)
	Age?			capacity	(gais)
	7. Are you aware of an	ny slow drains?	0		
	8. Are there any plumb	oing leaks around or under:	Sinks? NO	Toilets? Showers	?
	9. Pool Type: In group	nd? Abo	ve ground?	Age?	
	Date of last cleaning	c? Gas?	Solar?		
	ADDITIONAL COM	MENTS:			
		-			A STATE OF THE STA
A DD	I LANCEC.				
	LIANCES:	reliances that remain with th		*	
	Check the following ap	pliances that remain with th	ne property:	*	-
	Check the following ap  1. Range?  2. Countertop range/wa	Operable?	Age? 2012	Age?	-
	Check the following ap  1. Range?  2. Countertop range/wa	Operable?	Age? 2012	Age?	_
	Check the following ap  1. Range?  2. Countertop range/wa	Operable?	Age? 2012	Age?	_
	Check the following ap  1. Range?	Operable?	Age?O12_Operable? Age? Age? Age?	Age?	_
	Check the following ap  1. Range?  2. Countertop range/wa	Operable?	Age? 2012	Age?	-
	Check the following ap  1. Range?	Operable?	Age?O12_Operable? Age? Age? Age?	Age?	
	Check the following ap  1. Range?	Operable?	Age?O12_Operable? Age? Age? Age?	Age?	
3	Check the following ap  1. Range?	Operable?	Age?O12_Operable? Age? Age? Age?	Age?	
ritl.	Check the following ap  1. Range?	Operable?	Age?O12_Operable?Age?Age?Age?	perty? Conv of le	ease provided to listing
ritl.	Check the following ap  1. Range?	Operable?	Age?O12_Operable?Age?Age?Age?	perty? Conv of le	ease provided to listing
ritl.	Check the following ap  1. Range?	Operable?	Age?	perty? Copy of le	to renew?
ritl.	Check the following ap  1. Range?	Operable?	Age?	perty? Copy of le	to renew?
ritl.	Check the following ap  1. Range?	Operable?	Age?	Does the lease have option the Property or the	to renew?
PITL.	Check the following ap  1. Range?	Operable?	Age?	Does the lease have option the Property or the	to renew? roperty Owners For how long?
	Check the following ap  1. Range?	Operable?	Age?	Does the lease have option the Property or the	For how long?

	ADDITIONAL COMMENTS:	
J. R	ROOF, GUTTER, DOWNSPOUTS: /	
	ROOF, GUTTER, DOWNSPOUTS:  1. Type of Roof: Shingle? Wood Shingle? Slate?  Age of Roof? 2009  2. Has the roof been resurfaced? Replaced? If so, with the solution of the state of th	Rolled rubber? Other?
	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 excessiv.  5. Do downspouts lead from structure?  Yes Into storm drain?  Sewer?	ve rust?
	ADDITIONAL COMMENTS:	
. R	Have you received or do you have knowledge of any of the following inspection otherwise) made during or prior to your ownership: Roof? No All Air co Soils/Drainage? Structural? Well? Radon Geological/Core Drilling? Lead based paint? Asbes System? Formaldehyde? Pool/Spa? Home City/County Inspection? Notice of Violation? copies of reports.	onditioning? Furnace? Pest Control?
UI	Gas Company Omera, GAS	Gas Budget
	Electric Company	
	Water Company	Average Water Bill
	Trash Company	Trash Cost
	TV Cable Company Direct T.V.	
01	Satellite Company	wn or suspected by me (us) which may future (burial sites, murder, suicide, sex
	The foregoing answer and explanations are true and complete to the best of my/o the land of flow of the property of the property brokers and agents in the transaction and to defend and indemnify them from any resulting from any omission or alleged omission by Seller in this Disclosure State	sclose the information set forth above to y. SELLER AGREES to hold harmless al
	This PROPERTY CONDITION DISCLOSURE STATEMENT consists of	4 nages, with attachments
	seller: Louis B. Mazzes seller:	DATE: 10 13
	I have received a copy of the PROPERTY CONDITION DISCLOUSURE S	TATEMENT:
	BUYER:BUYER:	DATE:

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## NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's <u>principal</u> and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to  $\underline{both}$  the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the Real Estate Brok	ers License Act of West V	irginia, all parties are her	eby notified that
(printed name of agent) <u>San</u>	dro-Hun7	_	affiliated with
(firm name) WEST VIRGINIA LAND &  The Seller, as list Both Seller and E	& HOME REALTY, LLC ing agent or subagent. Buyer, with the full knowled	The Ruyer as the hu	ver's agent.
By signing below, the parties ce this disclosure and have been p	rovided with signed co	d and understand the popies prior to signing a	information contained in ny contract.
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
I certify that I have provided the above named indiv	riduals with a copy of this form p	rior to signing any contract.	WV Real Estate Commission 300 Capitol Street, Suite 400

www.state.wv.us/wvrec



Charleston, WV 25301 (304)348-3555