



LOST RIVER

REAL ESTATE LLC

SELLER DISCLOSURE FORM

Seller(s) Name(s): ROGER AND LISA NAIL
Property Address: 236 FOREST RETREAT DRIVE UPPER TRACT WV 26866
Is each individual named above a U.S. citizen or resident alien? ☒ Yes ☐ No
Approximate age of property: 12 YEARS Date Purchased: 12 YEARS

NOTICE TO SELLER Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

NOTICE TO BUYER This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

OCCUPANCY Does Seller currently occupy this property? ☐ Yes ☒ No ☐ Unknown If not, how long has it been since Seller occupied the property? FORMER VACATION RENTAL

LAND (SOILS, DRAINAGE AND BOUNDARIES)

- (a) Is there any fuel or expansive soil on the property? ☐ Yes ☒ No ☐ Unknown
- (b) Do you know of any sliding, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?
☐ Yes ☒ No ☐ Unknown
- (c) Is the property located in an earthquake zone? ☐ Yes ☐ No ☒ Unknown
- (d) Is the property located in a flood zone or wetlands area? ☐ Yes ☐ No ☒ Unknown
- (e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? ☐ Yes ☒ No
- (f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes", explain in detail: _____

ROOF:

- (a) Age: 12 years *30 YEAR ARCHITECTURAL SHINGLES*
- (b) Has the roof ever leaked during your ownership? Yes ☒ No
- (c) Has the roof been replaced or repaired during your ownership? Yes ☒ No
- (d) Do you know of any problems with the roof or rain gutters? Yes ☒ No

If any of your answers in this section are "Yes", explain in detail: _____

TERMITES, DRYROTS, PESTS

Do you have any knowledge of termites dryrot, or pests on or affecting the property?

Yes ☒ No

Do you have any knowledge of any damage to the property caused by termites, dryrot, or pests? Yes ☒ No

Is your property currently under warranty or other coverage by a licensed pest control company? Yes ☒ No

Do you know of any termite/pest control reports or treatments for the property in the last five years? Yes ☒ No

If any of your answers in this section are "Yes" explain in detail: _____

STRUCTURAL ITEMS

(a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes ☒ No

(b) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes ☒ No

(c) Are you aware of any past or present water leakage in the house? Yes ☒ No

(d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes ☒ No

(e) Have there been any repairs or other attempts to control the cause or effect of any problem described above: Yes ☒ No

If any of your answers in this section are "Yes", explain in detail: _____

BASEMENTS AND CRAWL SPACES (complete only if applicable)

(a) Does the property have a sump pump? Yes ☒ No

(b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawl space? Yes ☒ No

If any of your answers in this section are "Yes", explain in detail: _____

ADDITIONS/REMODELS

(a) Have you made any additions, structural changes, or other alterations to the property?

Yes ☒ No

- (b) If "Yes", did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No
If your answer is "No" explain: _____
- (c) Did any former owners of the property make any additions, structural changes, or other alterations to the property? ☐ Yes ☒ No ☐ Unknown
If "Yes" was all work done with all necessary permits and approvals in compliance with building codes? ☐ Yes ☐ No ☐ Unknown
- (d) If your answer is "No" explain: _____

PLUMBING RELATED ITEMS

- (a) What is your drinking water source: ☐ Public ☐ Private System ☒ Well on Property ☐ Other
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? UNKNOWN
- (c) Do you have a water softener? ☐ Yes ☒ No
- (d) What is the type of sewage system: ☐ Public Sewer ☒ Septic Tank ☐ Cesspool ☐ Other
- (e) Is there a sewage pump? ☐ Yes ☒ No
- (f) When was the septic tank or cesspool last serviced? UNKNOWN
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? ☐ Yes ☒ No
- (h) If any of your answers in this section are "Yes", explain in detail: _____

HEATING AND AIR CONDITIONING

- (a) Air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window ☐ #Units included in sale
- (b) Heating: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Other: FORCED PROPANE (TANK OWNED)
- (c) Water Heating: ☐ Electric ☒ Gas ☐ Solar (PROPANE)
- Are you aware of any problems regarding these items? ☐ Yes ☒ No
- If any of your answers in this section are "Yes", explain in detail: _____

ELECTRICAL SYSTEM

Are you aware of any problems or conditions that affect the value or desirability of the electrical system? ☐ Yes ☒ No If "Yes", explain in detail: _____

MAJOR ITEMS THAT MAY BE INCLUDED IN THE SALE

Are any of these in need of repair or replacement? ☐ Yes ☒ No If "Yes" explain in detail: _____

NEIGHBORHOOD

Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes? Yes ☒ No

If "Yes" explain in detail: _____

TOXIC SUBSTANCES

- (a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PBCs, accumulated radon, lead paint, or others? Yes ☒ No

If "Yes" explain in detail: _____

- (b) Has the property been tested for radon or any other toxic substances? Yes ☒ No
If "Yes" explain in detail: _____

CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS

- (a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowners' association? ☒ Yes No (If your answer is "No", you may ignore the rest of this section.)
- (b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? Yes ☒ No Unknown
- (c) Is there any condition or claim which may result in an increase in assessments or fees? Yes ☒ No Unknown
- (d) HOA Fee \$200 annually/monthly HOA OCT 1 TO SEPT 30
Contact TIM KYSELA Phone 571-414-8100

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 value or desirability of the subject property, now or in the future: _____

The foregoing answers and explanations are true and complete to the best of my/our knowledge and I/We have retained a copy hereof. I/We herewith authorize **Ken and/or Lynn Judy**, the agents in this transaction, to disclose the information set forth above to other real estate brokers, real estate agents, and prospective Purchasers 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 Seller's Property Disclosure Statement.

Date: 3-23-20

Seller: 

Seller: 

I/We am/are satisfied with the above Seller's Property Disclosure Statement

Date: _____

Purchaser: _____

Purchaser: _____