

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 1-17-2020 to 1-9-2021
 (Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 1959 KUMP ROAD HIGH VIEW, WV 26808

SELLER'S NAME: SAMUEL T. & LIZIA M. COOPER

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? NO
If not have you ever lived in this property? NO
2. Is property vacant? _____ 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? _____
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? YES Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? _____ Where? _____
4. Has land been mined? _____ Explain: _____

ADDITIONAL COMMENTS: _____

→ Area by stream in flood zone BUT dwellings are NOT in flood zone. Have elevation certificate on house

D. STRUCTURAL:

1. Approximate age of the house: 2013 Name of Builder: Bryson 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 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 _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others LOG
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? NO Ceilings? NO
Chimneys? NO Fireplaces? NO Decks? NO Garage Floor? _____ Porch Floor? NO
Other? _____
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? NO
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? NO
14. Is the laundry room in the basement? YES First Floor? _____ Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker? X
Rewired? _____ Date: _____
2. Is the wiring copper? _____ or aluminum? _____
3. Any damage or malfunctioning receptacles? _____ 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? _____ 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:

1. Type of heating system? Electric Age? 2013 Supplemental heating? Fireplace
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? YES Masonry? YES Insert? _____ Fireplace damper? YES
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? YES
5. Type of cooling system? Central AC Age? 2013 Number of ceiling fans? 11
Attic Fan? _____
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? _____
Electric Dryer? YES
7. Foundation vents? _____ Roof Vents? YES Attic Vents? _____ Bath Vent fans? YES
Kitchen Vent fan? _____ Other? _____
8. Number of Electric garage door openers? _____ Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? _____ Wired to electric system? _____
 Battery? _____ Operable? _____
10. Water softener? Yes Operable? Yes
 Burglar alarm? _____ Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? _____ R-Rate? _____ Walls? _____ R-Rate? _____ Floors? _____ R-Rate? _____
- ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? Yes Cistern? _____
 If private well, when was water sample last checked for safety? 2019 Result of GOOD
 test? _____ Depth? _____ ft.
2. Well water pump: Yes Date installed 2013 Condition GOOD
 Sufficient water during late Summer? Yes
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? _____ 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: 2013 Type material: Fiberglass? _____ Concrete? X Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
6. Type of water heater: Electric? X Gas? _____ LP Gas? _____ Capacity? _____ (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? ✓ Operable? Yes Age? 2013
2. Countertop range/wall oven? _____ Operable? _____ Age? _____
3. Hood? _____ Operable? _____ Age? _____
4. Dishwasher? Yes Operable? Yes Age? 2013
5. Disposal? _____ 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? Yes Protective covenants? NO
9. Copy of deed has been provided to listing agent? Yes

Right of way to 89 AC
 Tract - see Plat of
 Right of way

ADDITIONAL COMMENTS:**J. ROOF, GUTTER, DOWNSPOUTS:**

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

L. UTILITIES:

Gas Company MATHESEN Gas Budget _____
 Electric Company PERMANE ERISEN Elec. Budget _____
 Water Company _____ Average Water Bill _____
 Sewage Company _____
 Trash Company _____ Trash Cost _____
 TV Cable Company _____
 Satellite Company DIRECT TV - AT&T / V. ASAT - internet

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.): _____

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Keena Shunkel, 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: _____ **SELLER:** _____ **DATE:** 1-9-21

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

BUYER: _____ **BUYER:** _____ **DATE:** _____

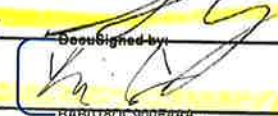

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

For CID FARM HOUSE

The owner(s) has actual knowledge of the following latent defects: _____

Owner  Date 1-9-21
Owner  Date 1/11/2021

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

SALES

OLD FARM HOUSE

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (Check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) _____ Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) KS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER	<u>[Signature]</u>	1-9-21	DocuSigned by: <u>[Signature]</u>	1/11/2021
		DATE	SELLER	DATE
PURCHASER	_____	DATE	PURCHASER	DATE
AGENT	<u>[Signature]</u>	1-9-2021	AGENT	DATE
		DATE		DATE

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 principal 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 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.

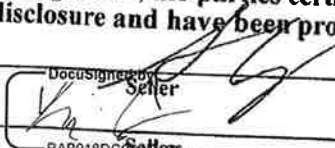
The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

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 Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) Keenan Shuboltz affiliated with
(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as agent of:

☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.
☐ Both Seller and Buyer, with the full knowledge consent of both parties.

CERTIFICATION			
By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.			
DocuSigned by  Seller	Date 1-9-21	Buyer	Date
BAB018DC Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agents Signature: [Signature]
Date: 1-9-2021

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
(304) 348-3555

www.state.wv.us/wvrec



This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.