

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 8-9-2013 to 1-19-2021
 (Date of Purchase) (Date of this Form)
 PROPERTY ADDRESS: 1700 Truagh View Road Moorefield, WV 26836

SELLER'S NAME: Thomas P. German

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? NO If so, for how long? weekend home
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 \$ _____
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: 2007 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

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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? N/A 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? NO Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
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? _____
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? _____
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? 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? _____ 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? Heat Pump Age? 2007 Supplemental heating? WOOD STOVE
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? _____ Masonry? _____ Insert? _____ Fireplace damper? _____
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? 2007 Number of ceiling fans? 5
Attic Fan? _____
6. Is clothes dryer vented to outside? _____ Connection for Gas Dryer? _____
Electric Dryer? YES
7. Foundation vents? YES Roof Vents? _____ Attic Vents? _____ Bath Vent fans? _____
Kitchen Vent fan? _____ Other? _____
8. Number of Electric garage door openers? _____ Operable? _____ Number of controls? _____
Operable? _____ Age? _____

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9. Smoke Detectors? yes How many? 2 Wired to electric system? yes
 Battery? yes Operable? yes
10. Water softener? no Operable? yes
 Burglar alarm? no Make? yes Operable? yes R-Rate? yes
 Leased? no
11. Is there insulation in: Ceiling? yes R-Rate? yes Walls? yes R-Rate? yes Floors? yes R-Rate? yes

ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? yes Private Well? X Cistern? no
 If private well, when was water sample last checked for safety? yes Result of yes
 test? yes Depth? 2020 ft. Condition new
2. Well water pump: yes Date installed 2020 Condition new
 Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? yes Galvanized? no Plastic? no Normal water pressure? yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? no
5. Type sewer: City sewer? yes PSD sewer? no Septic tank? X
 Installation date: yes Type material: Fiberglass? yes Concrete? X Steel? no
 Private treatment plant? no Aeration system? yes
 Date of last cleaning? yes By whom? yes
6. Type of water heater: Electric? X Gas? no LP Gas? no Capacity? yes (gals)
 Age? 2007
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? no Above ground? no Age? no
 Pool heater: Electric? no Gas? no Solar? no
 Date of last cleaning or inspections? yes

ADDITIONAL COMMENTS: _____

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? X Operable? yes Age? yes
2. Countertop range/wall oven? no Operable? yes Age? yes
3. Hood? X Operable? yes Age? yes
4. Dishwasher? X Operable? yes Age? yes
5. Disposal? no Operable? yes Age? yes

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? yes
2. Is the property currently leased? no Expiration date? yes Does the lease have option to renew? yes
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? no Explain: yes
4. Has a lien been recorded against the property? yes Explain: yes
5. Do you own the mineral rights? yes Leased to yes For how long? yes
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. yes
8. Any deed restrictions? yes Any right-of-way or easements? yes Protective covenants? yes
9. Copy of deed has been provided to listing agent? yes

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

1. Type of Roof: Shingle? X Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
 Age of Roof? 2007
2. Has the roof been resurfaced? _____ 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? NA
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 _____ Gas Budget _____

Electric Company POTOMAC EDISON Elec. Budget \$40

Water Company _____ Average Water Bill _____

Sewage Company _____

Trash Company _____ Trash Cost _____

TV Cable Company _____

Satellite Company Land Line via HARRY net could get internet through HARRYnet also

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 Keenan Shurholte, 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: Thomas P. Gorman **SELLER:** _____ **DATE:** 1/19/2021

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

BUYER: _____ **BUYER:** _____ **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 Shultz affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

- ☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the Buyer's agent.
☐ Both Seller & 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.			
<u>Thomas P. Gorman</u> 0CEC8E631F4640A... Seller	Date	Buyer	Date
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.

Agent's Signature

Date

1-19-2021

WV Real Estate Commission

300 Capitol Street, Suite 400

Charleston, WV 25301

(304)348-3555

www.wvrec.org



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