

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____

(Date of Purchase)

to

(Date of this Form)

PROPERTY ADDRESS:

SELLER'S NAME:

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? Yes By whom? Greener Lawn Care
2. Any excessive noises (airplanes, trains, trucks, etc.)? Yes What? Airport
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? _____ Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? _____ Where? _____
4. Has land been mined? No Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 33 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? _____ 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) Pressure wash yearly
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? _____
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? NO Has a moisture barrier been installed? YES
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? _____ What? _____
13. Do you have hardwood floors under the floor coverings? YES
14. Is the laundry room in the basement? _____ First Floor? _____ Second Floor? _____
Other: Garage
- ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? X Fuses? _____ Circuit Breaker? _____
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? YES 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? _____ Supplemental heating? _____
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? YES Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? propane By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? _____ Age? _____ Number of ceiling fans? _____
Attic Fan? _____
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? NO
Electric Dryer? YES
7. Foundation vents? YES Roof Vents? YES Attic Vents? YES Bath Vent fans? YES
Kitchen Vent fan? NO Other? _____
8. Number of Electric garage door openers? 1 Operable? YES Number of controls? 2
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? 6 Wired to electric system? 2- yes
 Battery? yes Operable? yes
 10. Water softener? Yes Operable? yes
 Burglar alarm? Make? Operable? R-Rate?
 Leased?
 11. Is there insulation in: Ceiling? yes R-Rate? yes Walls? yes R-Rate? R19 Floors? yes R-Rate? R19
 ADDITIONAL COMMENTS: Ceiling double layer R19, walls, Blue board + R19.
Floors R19

G. PLUMBING SYSTEM:

1. Source of water supply: Public? X Private Well? X Cistern?
 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? X 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? X
 Installation date: 1989 Type material: Fiberglass? Concrete? X Steel?
 Private treatment plant? Aeration system?
 Date of last cleaning? 2020 By whom?
 6. Type of water heater: Electric? no Gas? LP Gas? Capacity? 50 (gals)
 Age?
 7. Are you aware of any slow drains?
 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? 4 yrs.
 2. Countertop range/wall oven? ✓ Operable? yes Age? 4 yrs.
 3. Hood? Operable? Age?
 4. Dishwasher? ✓ Operable? yes Age? 4 yrs.
 5. Disposal? ✓ Operable? yes Age?

ADDITIONAL COMMENTS: microwave - 4 yrs.

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? X 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? Protective covenants?
 9. Copy of deed has been provided to listing agent?

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? _____ 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? yes Into storm drain? _____ Splash blocks? _____
Sewer? _____

ADDITIONAL COMMENTS: Leaf filter gutter guards - lifetime warranty

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 Suburban Propane Gas Budget _____
Electric Company Potomac Edison Elec. Budget _____
Water Company Frankfort PSD Average Water Bill _____
Sewage Company _____
Trash Company Knobley Mtn. Hauling Trash Cost _____
TV Cable Company _____
Satellite Company _____

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.): no

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized WV Land & Home Realty, 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: [Signature] SELLER: [Signature] DATE: 7/25/2022

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

BUYER: _____ BUYER: _____ DATE: _____

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

91 Dogwood Ridge Ln., Wiley Ford, WV

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.

The owner(s) has actual knowledge of the following latent defects: existing well as is

Owner

[Signature]

Date

7-24-22

Owner

[Signature]

Date

7/25/2022

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

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 West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Sandra Hunt, affiliated with
(firm name) WV LAND & HOME REALTY, is acting as agent of:

☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.
☐ Both the Seller and Buyer, with the full knowledge and 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>Lacy G. Stundt</u>	<u>7/25/2022</u>		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
<u>Michael L. Stundt by POA</u>	<u>7/25/2022</u>		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>

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

Agent's Signature Sandra Hunt
Date 7-15-22

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

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

