

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: 250 Whipoorwill Dr, Romney WVa 26707

SELLER'S NAME: GIVEN TRACT

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? X/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: Previous owner passed Aug 2022; property is now managed by trustee

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? 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 \$ None

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: 52 yrs 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 _____ 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

(see supplemental page attached)

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 _____
Date of last maintenance (paint, etc) _____
5. Any problems with retaining walls cracking or bulging? Crack Repaired? NO
When? 2021
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? Yes If so, what was done and by whom?
Explain: Nothing done to repair driveway
7. Any significant cracks in foundations? NO Exterior walls? NO Slab floors? NO Ceilings? NO
Chimneys? NO Fireplaces? NO Decks? NO Garage Floor? NO 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? _____ Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? _____ Corrected? _____ Attach explanation.
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? _____
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? _____ Fuses? yes Circuit Breaker? yes
Rewired? _____ Date: _____
2. Is the wiring copper? _____ or aluminum? _____
3. Any damage or malfunctioning receptacles? 1 receptacle 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? _____ Bathroom? _____ 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? _____ Age? _____ Supplemental heating? _____
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? _____
5. Type of cooling system? _____ Age? _____ Number of ceiling fans? _____
Attic Fan? _____
6. Is clothes dryer vented to outside? _____ Connection for Gas Dryer? _____
Electric Dryer? _____
7. Foundation vents? _____ Roof Vents? _____ Attic Vents? _____ Bath Vent fans? _____
Kitchen Vent fan? _____ Other? _____
8. Number of Electric garage door openers? 1 Operable? yes Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? 1 Wired to electric system? _____
 Battery? yes Operable? _____
 10. Water softener? NO Operable? _____
 Burglar alarm? NO 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? yes Private Well? _____ 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? _____ Galvanized? _____ Plastic? _____ Normal water
 pressure? _____
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? _____
 5. Type sewer: City sewer? yes PSD sewer? _____ Septic tank? _____
 Installation date: _____ Type material: Fiberglass? _____ Concrete? _____ Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
 6. Type of water heater: Electric? _____ Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? _____
 7. Are you aware of any slow drains? _____
 8. Are there any plumbing leaks around or under: Sinks? _____ Toilets? _____ Showers? _____
 9. Pool Type: In ground? yes 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: CM

1. Range? yes Operable? yes NO Age? CM
 2. Countertop range/wall oven? yes Operable? yes Age? CM
 3. Hood? yes Operable? yes Age? _____
 4. Dishwasher? yes Operable? yes Age? _____
 5. Disposal? yes Operable? yes Age? _____

ADDITIONAL COMMENTS: _____

I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? _____ 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? NO 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? yes If so, what year? 2021 (Sun room)
Installed by whom? Lyan Beaudoin
3. Has the roof ever leaked during your ownership? yes
If so, how was it corrected? New Shingles installed
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? yes 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 N/A Gas Budget N/A
Electric Company Potomac Edison Elec. Budget \$400/mo
Water Company City of Romney Average Water Bill \$80/mo
Sewage Company City of Romney
Trash Company Apple Valley Waste Trash Cost \$28/mo
TV Cable Company DISH
Satellite Company N/A

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 _____, 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 _____ pages, with attachments.

SELLER: Celia B. Lange SELLER: _____ DATE: 3/31/2023
CELIA B. LANGE

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.

The owner(s) has actual knowledge of the following latent defects: (See attached
Letter dated 3/31/2023

Primary TRUSTEE

Owner Celia B. Lange Date 3/31/2023
CELIA B. LANGE

Owner _____ Date _____

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 _____