

ITEMS TO CONVEY
(AT NO VALUE)

Seller Diane Limas & Arlene Limas

Street Address 620 Little Mountain Drive

County Hampshire

City RomneyWest Virginia Zip 26757

Yes	No	# Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-in Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Dryer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Washer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen/Door

Yes	No	# Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/remote
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas Log
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub, Equip & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equip, & cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator w/ice maker

Yes	No	# Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trach Compactor
<input type="checkbox"/>	<input type="checkbox"/>	Wall Mount Brackets ?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Stove

A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

B. Items That Do Not Convey:

personal items will be removed. All furniture w/ transfer to seller
Buyer

SELLER:

PURCHASER:

Signature _____ Date 2/6/24

Signature Date

Signature Dore Lewis Date 2/6/24

Signature _____ Date _____

Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on

The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

- ☐ Seller to credit the Purchaser \$_____.
- ☐ Repairs to be paid from escrow as per escrow agreement.
- ☐ Seller to correct discrepancies within _____ days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER:

PURCHASER:

Signature _____ Date 2/6/24

Signature _____ Date _____

Signature: Thomas Lewis Date: 2/6/24

Signature _____ Date _____

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 620 Little Mountain Drive Romney, WV 26757

Legal Description Little Mountain Estates Lot 7 8.424 AC

NOTICE TO PURCHASER: *The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.*

SELLER:

1. Year Built? 1997
2. How long have you owned the property? 27 yrs.
3. Dates lived in the property. _____

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☐ Public ☒ Well ☐ Other _____

Sewage Disposal ☐ Public ☐ Septic System approved for _____ (#) BR

Heating ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity _____ Age _____ ☐ Other

Internet Access in Home ☒ Yes or ☐ No; Current Provider 105 Cellular

Comments _____

Please indicate to the best of your knowledge with respect to the following:

1. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Type of Roof: _____ Age 7yr old

Is there any existing fire-retardant treated plywood? ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

Any treatments or repairs?

☐ Yes ☒ No ☐ Unknown

Any warranties?

☐ Yes ☒ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)

☒ Yes ☐ No ☐ Unknown ☐ N/A

In good working condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify: _____

18. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office?

☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

19. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

20. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

21. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Any defects (structural or otherwise)?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? ☒ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A

Are the systems in operating condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms:

☒ Yes ☐ No ☐ Unknown ☐ N/A

Is the system in operating condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ N/A

When was the system was last pumped? Date: ☒ Unknown

Comments: _____

within the last 4 years

10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Home water treatment system:

☐ Yes ☐ No ☐ Unknown ☒ N/A ☐ Leased

Fire sprinkler system:

☐ Yes ☐ No ☐ Unknown ☒ N/A

Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

11. Insulation:

Exterior walls?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic? *?*

☐ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas?

☐ Yes ☐ No ☐ Unknown ☐ N/A

Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair?

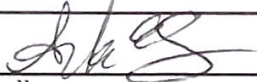
☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage?

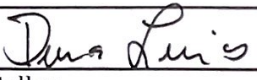
☐ Yes ☒ No ☐ Unknown ☐ N/A

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

 2/6/24

Seller

Date

 2/4/24

Seller

Date

Purchaser

Date

Purchaser

Date