

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 215 W. Main St. Wardensville WV 26851.

Legal Description .4580 AC SURVEY BAKER ETALS PLUMSTEAD

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? 1861
- 2. How long have you owned the property? 2 yrs
- 3. Dates lived in the property. May 2021 - Current

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 50 gal Age _____ Other
- Internet Access in Home Yes or No; Current Provider _____

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 50

- Is there any existing fire-retardant treated plywood 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: 7/23 Unknown

Comments: _____

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:
In 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

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: _____

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

Will A PUGH 11/10/23

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

DISCLAIMER

NOTICE TO SELLER: 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 VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller 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.

The Seller has actual knowledge of the following latent defects:_____

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Seller Date

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Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

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Purchaser Date

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Purchaser Date