

**ITEMS TO CONVEY  
(AT NO VALUE)**

**Seller** Eric Melville Pickel and Catherine Leann Pickel

Street Address 661 6th Street

County Hampshire

City Romney

, West 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"/>	2 Ceiling Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Clothes Dryer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Clothes Washer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Cooktop
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Dishwasher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Disposal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener
<input checked="" type="checkbox"/>	<input 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 w/ice
<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator w/ice maker

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

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

Everything worked as expected.

B. Items That Do Not Convey: Pictures on walls, beer glasses

SELLER:

PURCHASER:

Signature Sam M. Pustan Date 6/28/24

Signature \_\_\_\_\_ Date \_\_\_\_\_

Catherine L. Pickel 6/28/24  
Signature Date

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 \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 661 6th Street Romney, WV 26757

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 1970

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)

Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)

Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

## SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

**Lead Warning Statement.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. ☐ Purchaser has read the Lead Warning Statement above.

d. ☐ Purchaser has received copies of all information listed above. ☐ (If none listed, initial here.)

e. ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. ☐ Purchaser has (each Purchaser initial (i) or (ii) below):

(i) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

### IV. Agent's Acknowledgment (initial item 'g' below)

g. ☒ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

### V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

*Erin M. Pichler* 6/28/24  
Seller Date

Purchaser Date

*Catharine L. Pichler* 6/28/24  
Seller Date

Purchaser Date

*Erin Rushing*  
Agent Date

Agent 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: \_\_\_\_\_

None known.

None known.	
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*Erin M. Pichler*

Seller

*6/28/24*

Date

*Catherine J. Pichler*

Seller

*6/28/24*

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

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Purchaser

Date

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Purchaser

Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 661 6th Street Romney, WV 26757

Legal Description 0.21 AC Lot 84; Savillavale

**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? 1970

2. How long have you owned the property? 3.5 years

3. Dates lived in the property. January 2021 — December 2023

**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 Mini-Split

Air Conditioning ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☐ Heat Pump Age \_\_\_\_\_ ☒ Other Mini-Split

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity 100 gal Age ~10 yr ☐ Other

Internet Access in Home ☒ Yes or ☐ No; Current Provider BREZZE LINE

Comments Connection in laundry room

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: Architectural Shingles Age about 5 years

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: Mini-split services most of the main floor

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: N/A ☐ 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: Fireplace covered over - ceramic flue not in working condition

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.

<i>E. M. Pichel</i>	<i>6/28/24</i>
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Seller

Date

<i>Catherine L. Pichel</i>	<i>6/28/24</i>
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Seller

Date

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Purchaser

Date

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Purchaser

Date