



25048 Northwestern Pike
Romney, WV 26757
304-821-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): Andre Lozavoy Date: 9/17/25
Property Address: 254 Antler Rd., Springfield, WV 26763

YES	NO		YES	NO	
☒	☐	Alarm System	☐	☒	Ceiling Fan(s) #
☒	☐	Dishwasher	☐	☒	Window AC Unit(s) #
☒	☐	Stove - Electric	☐	☒	Existing W/W Carpet
☒	☒	Stove - Gas	☐	☒	Fireplace Screen Doors
☒	☐	Refrigerator(s) # <u>1</u>	☐	☒	Fireplace Equipment
☒	☐	W/Ice Maker	☒	☐	Storm Doors
☒	☐	Built-In Microwave	☒	☐	Storm Windows
☒	☐	Microwave	☒	☐	Draperies/Curtains
☒	☐	Cooktop	☒	☐	Drapery/Curtain Rods
☒	☐	Wall Oven(s)	☒	☐	Shades/Blinds
☒	☐	Exhaust Fan(s)	☒	☐	Screens
☒	☐	Freezer(s)	☐	☒	Central Vacuum
☒	☐	Washer	☐	☒	Intercom
☒	☐	Dryer	☐	☒	Garage Opener(s)
☒	☐	Water Filter	☐	☒	W/Remote(s) #
☒	☐	Water Softener	☒	☐	Hot Tub Equip. & Cover
☒	☐	Garbage Disposal	☒	☐	Pool, Equipment & Cover
☐	☒	Trash Compactor	☒	☐	Playground Equipment
☐	☒	Dehumidifier	☐	☒	Storage Shed(s) # <u>1</u>
☒	☐	Satellite Dish	☐	☒	Wood Stove

ADDITIONAL INCLUSIONS:

all furniture indoor and
outdoor, EV charging
station

ADDITIONAL EXCLUSIONS:

Andre Lozavoy 9/22/25
Seller Date Buyer Date

Seller Date Buyer Date

SELLER DISCLOSURE OF PROPERTY CONDITION

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

2018 to Present
(Date of Purchase) (Date of this Form)
PROPERTY ADDRESS: 254 Kotler Rd, Springfield, WV 26763

SELLER'S NAME: Andre Lazarov
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:

- Do you currently live in subject property? part time
If not have you ever lived in this property? YES
- Is property vacant? NO If so, for how long? NA
- Are you a builder or developer? NO
- Are you a licensed real estate agent? NO

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

- Is the lawn chemically treated? NO By whom? NA
- Any excessive noises (airplanes, trains, trucks, etc.)? NO What? NA
- Any underground storage tanks? NO Phase one studies completed? NA

Is report available? NA

ADDITIONAL COMMENTS: _____

C. LAND:

- Is the house built on landfill (compacted or otherwise)? NO
Is there landfill on any portion of the property? NO
- Any past or present flooding or drainage problems on the property? NO
- 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? NO Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? NO Where? NA
- Has land been mined? NO Explain: NA

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

- Approximate age of the house: 28 Name of Builder: _____
- Do you know of any condition of design or workmanship of the structures that would be considered substandard? YES
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? NO 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? NO If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others X
Date of last maintenance (paint, etc) 2023
5. Any problems with retaining walls cracking or bulging? NO Repaired? NA
When? NA
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? NA
Explain: NA
7. Any significant cracks in foundations? NO Exterior walls? NO Slab floors? NO Ceilings? NO
Chimneys? NA Fireplaces? NA Decks? NO Garage Floor? NA Porch Floor? NO
Other? NO
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? NO Has a moisture barrier been installed? YES
Explain: Partially
10. Any moisture in basement? NO Corrected? NA 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? YES What? remodeling deck
13. Do you have hardwood floors under the floor coverings? hardwood floors in entire house
14. Is the laundry room in the basement? NO First Floor? YES Second Floor? NO
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? X Fuses? _____ Circuit Breaker? X
Rewired? NO Date: _____
2. Is the wiring copper? YES or aluminum? NO
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? NA For outside TV and TV cable? YES
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? 4 years Supplemental heating? NO
2. Electronic air cleaner? NO Operable? NA Humidifier? NO Operable? NA
3. Fireplace? YES Masonry? ELECTRIC Insert? NO Fireplace damper? NO
Last inspection and cleaning? NA By whom? NA
4. Are fuel-consuming heating devices adequately vented to the outside? NA
5. Type of cooling system? NA Age? NA Number of ceiling fans? 0
Attic Fan? NO
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? YES Other? _____
8. Number of Electric garage door openers? NA Operable? NA Number of controls? NA
Operable? NA Age? NA

9. Smoke Detectors? YES How many? 2 Wired to electric system? both
 Battery? YES Operable? YES
 10. Water softener? YES Operable? YES
 Burglar alarm? NO Make? NA Operable? NA R-Rate? NA
 Leased? NA
 11. Is there insulation in: Ceiling? NO Walls? YES R-Rate? R15/12 Floors? YES R-Rate? R8
 ADDITIONAL COMMENTS: NEW insulation in addition, doors in entire house

G. PLUMBING SYSTEM:

1. Source of water supply: Public? NO Private Well? X Cistern? NO
 If private well, when was water sample last checked for safety? 2023 Result of pass
 test? fl.
 2. Well water pump: 3/4 hp Date installed NA Condition working well
 Sufficient water during late summer? YES
 3. Type of water supply pipes? Copper? NO Galvanized? NO Plastic? X Normal water pressure? 40/60
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
 5. Type sewer: City sewer? NO PSD sewer? NO Septic tank? X
 Installation date: 1997 Type material: Fiberglass? NO Concrete? X Steel? NO
 Private treatment plant? NO Aeration system? NO
 Date of last cleaning? NA By whom? NA
 6. Type of water heater: Electric? X Gas? NO LP Gas? NO Capacity? 50 (gals)
 Age? 2 years
 7. Are you aware of any slow drains? NO
 8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO Showers? NO
 9. Pool Type: In ground? NO Above ground? NO Age? NA
 Pool heater: Electric? NO Gas? NO Solar? NO
 Date of last cleaning or inspections? NA
 ADDITIONAL COMMENTS:

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? X Operable? YES Age? 4 years
 2. Countertop range/wall oven? NO Operable? NA Age? NA
 3. Hood? X Operable? YES Age? 4 years
 4. Dishwasher? X Operable? YES Age? 4 years
 5. Disposal? X Operable? YES Age? 4 years
 ADDITIONAL COMMENTS:

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? NO
 2. Is the property currently leased? NO Expiration date? NA Does the lease have option to renew? NA
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: NA
 4. Has a lien been recorded against the property? YES Explain: original mortgage lien with FNB Bank
 5. Do you own the mineral rights? YES Leased to? NA For how long? NA
 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? NO Protective covenants? NO
 9. Copy of deed has been provided to listing agent? YES

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 4 years
2. Has the roof been resurfaced? _____ Replaced? ☒ If so, what year? 2021
Installed by whom? contractor
3. Has the roof ever leaked during your ownership? NO
If so, how was it corrected? NA
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: _____

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 _____ Gas Budget _____
Electric Company Potomac Edison Elec. Budget \$100/month
Water Company _____ Average Water Bill _____
Sewage Company _____
Trash Company Apple Valley Waste Trash Cost \$84/3 month
TV Cable Company _____
Satellite Company internet starhub \$120/month

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.): NA

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: _____ DATE: 9/22/2025

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

BUYER: _____ BUYER: _____ DATE: _____

NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

Sandra Hunt (printed name of licensee), affiliated with
West Virginia Land & Home Realty (brokerage name), is acting as the agent of:

☒ The Seller/Lessor ☐ The Buyer/Lessee
☐ The Seller/Lessor as a Designated Dual Agent ☐ The Buyer/Lessee as Designated Dual Agent
☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
☒ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

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>[Signature]</u>	<u>9/22/2025</u>	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date

I hereby certify that I have provided the above-named individual(s) with a copy of this form prior to signing any contract.

Licensee's Signature Sandra Hunt Date 9/17/25
Licensee's Signature _____ Date _____



300 Capitol Street
Charleston, WV 25301
(304) 558-3555
<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES
REVISED OCT 24TH 2024