

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 248 HEAVENER ROAD RIDGELEY, WV 26753

Legal Description 15.227 AC PT HOBBS LD- RES 2- RENTALS

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? 1954
2. How long have you owned the property? Owned for 6 yrs, lived here since 1997
3. Dates lived in the property.

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

Water Supply [X] Public [] Well [] Other
Sewage Disposal [] Public [X] Septic System approved for 2 (#) BR
Heating [] Oil [] Natural Gas [X] Electric [] Bottled [] Heat Pump Age [] Other
Air Conditioning [] Oil [] Natural Gas [] Electric [] Bottled [] Heat Pump Age [] Other
Hot Water [] Oil [] Natural Gas [X] Electric Capacity 40g Age Unknown (250 has an electric water heater/tankless)

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

- 1. Foundation: Any settlement or other problems? [] Yes [X] No [] Unknown [] N/A

Comments:

- 2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture? [X] Yes [] No [] Unknown [] N/A

Comments: Had a water leak at 248 that took over a yr to find & fix. Had damage done ->

- 3. Roof: Any leaks or evidence of moisture? [] Yes [X] No [] Unknown [] N/A

Type of Roof: 248 - Shingle Age Unknown but both 15-20 yrs approx.

Comments: Several other buildings on property with metal/shingle roofing.

Is there any existing fire retardant treated plywood

- [] Yes [X] No [] Unknown [] N/A

Comments:

Initials Seller: [Signature] Purchaser: [] []

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

Comments: _____

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

Comments: 3 baseboard heating units on 1st floor of 248, all rooms heated at 250

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

Comments: 248 has 9 window unit installed upstairs, 250 has no central air

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: 4/17/21 Unknown

Comments: _____

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

Comments: _____

Home water treatment system: Yes No Unknown N/A Leased

Comments: 250 has some type of water treatment device installed that ~~was~~ we haven't used in years.

Fire sprinkler system: Yes No Unknown N/A

Comments: _____

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

Comments: _____

Initials Seller: [Signature] Purchaser:

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: 248 has an exterior room that is brick and not insulated.

12. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain? Yes No Unknown N/A

Comments: _____

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

Comments: While checking water damage to wood at 248 we noticed possible termite damage, never inspected.

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

Comments: _____

In good working condition? Yes No Unknown N/A

Comments: 248 has a working fireplace that has not been used in 5+ years. Looks to be in good shape but would need cleaned & inspected before any use.

Initials Seller: [Signature] Purchaser:

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.


Seller Date 1/23/22

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:

- exterior room at 248 has significant water damage + mold on wood beams in crawl space underneath flooring. This is due to a leak that occurred between 2020-2021. The leak caused standing water under in crawl space underneath exterior unit. Leak was repaired, no issues with water since. Repairs were started however due to personal issues all repairs were put on hold and eventually stopped.

[Signature]
Seller Date 1/25/22

Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date

Purchaser Date