

**West Virginia**  
**VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT**  
(This is not a warranty of the property condition.)

**Seller** WILLIAM P CONNELLY REVOCABLE TRUST

**Property Address** 265 MANORLAND LN, BURLINGTON, WV 26710

**Legal Description** 15.00 AC SEC 2 RIDGE TOP ACRES & 5.72 AC RIDGE TOP ACRES

**NOTICE TO PURCHASER:** The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

**SELLER:** How long have you owned the property? 40 YEARS (1982)

**Property Systems:**

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

1. Sewage System:

- |  |  |
|--|--|
| <input type="checkbox"/> Public                                | <input type="checkbox"/> Needs hookup          |
| <input type="checkbox"/> Community                             | <input type="checkbox"/> Needs hookup          |
| <input checked="" type="checkbox"/> Septic                     | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for ___ (#) BR | <input checked="" type="checkbox"/> Perc       |

*by Mc Conilly*

*150 yards perc field East of House*

Is the septic system functioning properly?  Yes  No  Unknown  N/A

When was the system last pumped? Date: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

2. Water System:

- |  |  |
|--|--|
| <input type="checkbox"/> Public          | <input type="checkbox"/> Needs hookup        |
| <input type="checkbox"/> Community       | <input type="checkbox"/> Needs hookup        |
| <input checked="" type="checkbox"/> Well | <input type="checkbox"/> Needs to be drilled |

Comments: \_\_\_\_\_

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

Yes  No  Unknown  N/A

Any treatments or repairs?  Yes  No  Unknown

Any warranties?  Yes  No  Unknown

Comments: original

4. 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?

*None to Seller's knowledge*  Yes  No  Unknown  N/A

Initials Seller:   Purchaser:

Y

If yes, please specify \_\_\_\_\_

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil?  Yes  No  Unknown  N/A

If yes, please specify \_\_\_\_\_

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property?  Yes  No  Unknown  N/A

If yes, please specify \_\_\_\_\_

6. 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: \_\_\_\_\_

7. 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: \_\_\_\_\_

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions?  Yes  No  Unknown  N/A

Comments: No pigs - Access RD open to the landowners touching the road

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

10. Please provide the following?

- Plat of the property  Yes  No
- Copy of the Deed  Yes  No
- Copy of septic permits  Yes  No  N/A
- Covenants and Restrictions  Yes  No  N/A

Comments: All covered, adhered to: Possess deed(s) own in fee simple

11. Are there any other material defects, including latent defects, affecting the physical condition of the property?  Yes  No  Unknown  N/A

Comments: Some exterior repairs, - some ceiling mildew to be fixed. Possible leak near <sup>on</sup> chimney flashing -

Initials Seller: We Purchaser: \_\_\_\_\_