

West Virginia  
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

**Property Address** 65 Combs Court, Purgitsville, WV 26852

**Legal Description** 11.00 AC NEAR RT 220

***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? 2006

2. How long have you owned the property? October 2018 - Present

3. Dates lived in the property. Same

**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 2018 ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age 2018 ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity \_\_\_\_\_ Age \_\_\_\_\_ ☐ Other

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: Shingle Age 16

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

Is there any existing fire retardant treated plywood

☐ Yes ☒ No ☐ Unknown ☐ N/A

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

Initials Seller: WEN KSN 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: and basement

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: and basement

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: \_\_\_\_\_ ☒ 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: \_\_\_\_\_

Fire sprinkler system:

☐ Yes ☒ No ☐ Unknown ☐ N/A

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

Are the systems in operating condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

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

Initials Seller: WEHY KEN 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? Basement Area

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

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: \_\_\_\_\_

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: woodstove in basement

In good working condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

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

Initials Seller: WEN KIN 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.

William E. Hoyle 7-11-22  
Seller Date

Karin E. Hoyle 7-11-22  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date