

West Virginia  
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

**Property Address** Snowy River Road, WV 26763

**Legal Description** Town Hill Ranches SD Lot (s) 30, 31 & 32

**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? \_\_\_\_\_
2. How long have you owned the property? \_\_\_\_\_
3. Dates lived in the property. \_\_\_\_\_

**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

Air Conditioning    ☐ Oil    ☐ Natural Gas    ☐ Electric    ☐ Bottled    ☐ Heat Pump Age \_\_\_\_\_ ☐ Other

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

Internet Access in Home ☐ Yes or ☐ No; Current Provider \_\_\_\_\_

Comments \_\_\_\_\_

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: \_\_\_\_\_ Age \_\_\_\_\_

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: \_\_\_\_\_

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

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)  
In good working condition?

☐ Yes ☐ No ☐ Unknown ☐ N/A

☐ Yes ☐ No ☐ Unknown ☐ N/A

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

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.**

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**Seller**

**Date**

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**Seller**

**Date**

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**Purchaser**

**Date**

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**Purchaser**

**Date**