

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 422 Cliff Drive Paw Paw, WV 25422

Legal Description 1.10 AC - LOT 39-B CACAPON HILLS

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? 1978
2. How long have you owned the property? 12 yr.
3. Dates lived in the property. 2011 to present

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

- Water Supply [] Public [x] Well [] Other
Sewage Disposal [] Public [] Septic System approved for 2 (#) BR
Heating [] Oil [] Natural Gas [x] Electric [] Bottled [] Heat Pump Age [] [x] Other
Air Conditioning [] Oil [] Natural Gas [x] Electric [] Bottled [] Heat Pump Age [] [] Other
Hot Water [] Oil [] Natural Gas [x] Electric Capacity 50 gal Age 2 yrs [] Other
Internet Access in Home [x] Yes or [] No; Current Provider
Comments Wood Stove

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? [] Yes [x] No [] Unknown [] N/A

Comments:

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

Type of Roof: single 50 yr. Age 1 yr.

- Is there any existing fire-retardant treated plywood [] Yes [] No [x] 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: Replaced new 4810

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A
When was the system was last pumped? Date: 3/20/23 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: HOLE House Filter little Iron

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: HAVING New Gutters Installed

13. Wood-destroying insects: Any infestation and/or prior damage?

Wood Bees Before I purchased

Yes No Unknown N/A

Any treatments or repairs?

Yes No Unknown

Any warranties?

Yes No Unknown

Comments: 50yr Shingles As/IS

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: DOWN STAIR FIRE PLACE NEEDS LINER

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: CABIN IS NOT / PAVILION IS

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: COPY WILL BE AVAILABLE

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.

Richard Scott Payne 6/19/23
Seller Date

Tina Marie Payne 6/19/23
Seller Date

Purchaser Date

Purchaser Date

ITEMS TO CONVEY (AT NO VALUE)

Seller Scott R. Payne and Tina M. Payne

Street Address 422 Cliff Drive

County Hampshire

City Paw Paw

, West Virginia Zip 25422

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input type="checkbox"/>	<input type="checkbox"/> Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/> Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/>	<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/> Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/> Garage Opener	<input type="checkbox"/>	<input type="checkbox"/> Stove or Range <i>ONE</i>
<input type="checkbox"/>	<input type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/> w/remote	<input type="checkbox"/>	<input type="checkbox"/> Trach Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/> Gas Log	<input type="checkbox"/>	<input type="checkbox"/> Wall Mount Brackets
<input type="checkbox"/>	<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/>	<input type="checkbox"/> Wall Oven
<input type="checkbox"/>	<input type="checkbox"/> Cooktop	<input type="checkbox"/>	<input type="checkbox"/> Intercom	<input type="checkbox"/>	<input type="checkbox"/> Water Treatment System
<input type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/>	<input type="checkbox"/> Window A/C Unit
<input type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input type="checkbox"/> Pool, Equip, & cover	<input type="checkbox"/>	<input type="checkbox"/> Window Fan
<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Refrigerator <i>ONE</i>	<input type="checkbox"/>	<input type="checkbox"/> Window Treatments
<input checked="" type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Door	<input type="checkbox"/>	<input type="checkbox"/> Refrigerator w/ice maker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Wood Stove

A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

One Refrigerator on stove will stay.

B. **Items That Do Not Convey:** *One Refrigerator, One Stove*

SELLER:

PURCHASER:

[Redacted Signature]
Signature _____ Date _____

Signature _____ Date _____

[Redacted Signature]
Signature _____ Date _____

Signature _____ Date _____

Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on _____.
The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

- Seller to credit the Purchaser \$ _____.
- Repairs to be paid from escrow as per escrow agreement.
- Seller to correct discrepancies within _____ days.

AS/IS

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER:

PURCHASER:

Richard Scott Payne 6/19/23
Richard Scott Payne
Signature _____ Date _____

Signature _____ Date _____

Tina Marie Payne 6/19/23
Tina Marie Payne
Signature _____ Date _____

Signature _____ Date _____