

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 2 W. Marathon Place Romney, WV 26757

Legal Description .352 AC (CC CONS W/265.1) N ROMNEY

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? 1900
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 [X] Public [] Well [] Other
Sewage Disposal [X] Public [] Septic System approved for (#) BR
Heating [] Oil [X] 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 Age [] Other
Internet Access in Home [X] 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 [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: Metal Shingle Age UNK

- Is there any existing fire-retardant treated plywood [] Yes [X] No [] Unknown [] N/A

Comments:

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

Any defects (structural or otherwise)? [] Yes [X] 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. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. 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: _____

13. 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: _____

14. 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: _____

15. 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 _____

16. 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: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) In good working condition?

Yes No Unknown N/A
 Yes No Unknown N/A

Comments: _____

18. 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 _____

19. 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: _____

20. 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: _____

21. 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: _____

22. 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.

Lillian Puhalla dotloop verified 08/09/24 12:24 PM PDT 290E-5NBD-TSXU-VSX2

Seller

Date

Mary & Frank Bonini dotloop verified 08/09/24 11:32 AM MST CMTL-Y2GM-0ZZ9-TCYR

Seller

Date

Purchaser

Date

Purchaser

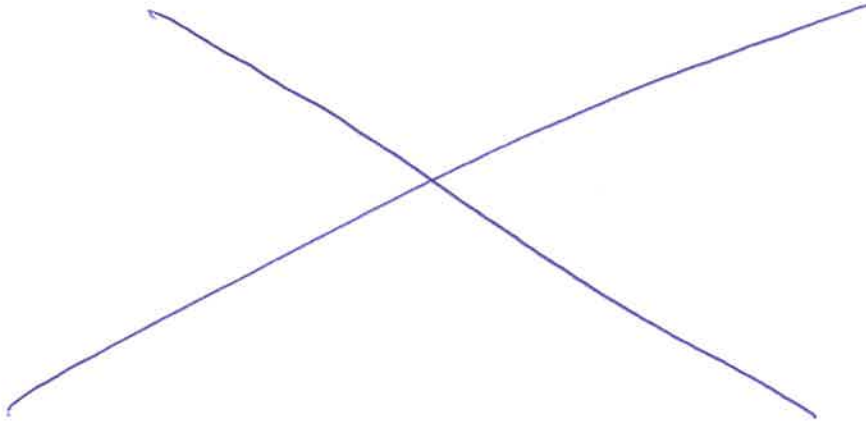
Date

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:



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Seller

Date

--

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

--

Purchaser

Date

--

Purchaser

Date

ITEMS TO CONVEY (AT NO VALUE)

Seller Lillian Puhalla and Mary & Frank Bonini

Street Address 2 W. Marathon Place

County Hampshire

City Romney

, West Virginia Zip 26757

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input type="checkbox"/>	<input type="checkbox"/> Alarm System	<input type="checkbox"/>	<input type="checkbox"/> Freezer	<input type="checkbox"/>	<input type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/> Storage Shed
<input type="checkbox"/>	<input type="checkbox"/> Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stove or Range
<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 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 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 type="checkbox"/> Refrigerator	<input type="checkbox"/>	<input type="checkbox"/> Window Treatments
<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Door	<input type="checkbox"/>	<input type="checkbox"/> Refrigerator w/ice maker	<input 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:

B. **Items That Do Not Convey:** _____

SELLER:

PURCHASER:

Lillian Puhalla dotloop verified
08/09/24 12:24 PM PDT
E0NP-FYSR-KCAN-7WW
Signature Date

Signature Date

Mary & Frank Bonini dotloop verified
08/09/24 11:32 AM MST
7QHS-N02B-KFWB-JLXD
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.

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

SELLER:

PURCHASER:

Lillian Puhalla dotloop verified
08/09/24 12:24 PM PDT
YNAH-D0LZ-09PK-AMDM
Signature Date

Signature Date

Mary & Frank Bonini dotloop verified
08/09/24 11:32 AM MST
APNS-C2XJ-08BK-08LZ
Signature Date

Signature Date