

ITEMS TO CONVEY (AT NO VALUE)

Seller Andrew Rineer and Emma Rineer

Street Address 31315 Northwestern Pike

County Hampshire

City Romney

West Virginia Zip 26757

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input type="checkbox"/>	<input checked="" type="checkbox"/> Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/> Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/> Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/> Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/> 3 Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/> w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/> Trach Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Mount Brackets
<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/> Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/> Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/> Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pool, Equip, & cover	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/> 1 Refrigerator w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood Stove

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


Water Softner; unknown condition

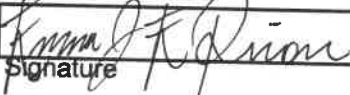
B. **Items That Do Not Convey:** 2 Deep Freezers in basement


SELLER:

PURCHASER:

 2/19/25
Signature Date

 2/19/25
Signature Date

 2/19/25
Signature Date

 2/19/25
Signature Date

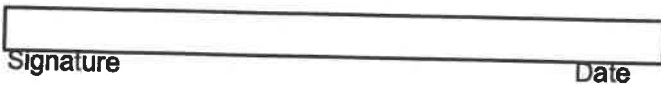
Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on _____.
The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades,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

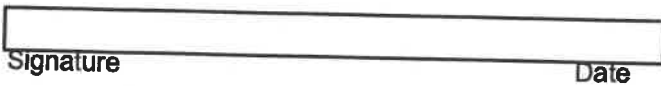
- Seller to credit the Purchaser \$ _____.
- Repairs to be paid from escrow as per escrow agreement.
- Seller to correct discrepancies within _____ days.

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

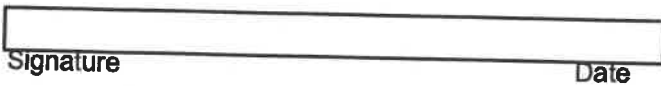
SELLER:

PURCHASER:

 _____
Signature Date

 _____
Signature Date

 _____
Signature Date

 _____
Signature Date

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

Property Address 31315 Northwestern Pike Romney, WV 26757

Legal Description 1.00 AC RT 50

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? 1980
2. How long have you owned the property? 2 years 10 mths
3. Dates lived in the property. April 2022 - present

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

- Water Supply Public Well Other _____
- Sewage Disposal Public Septic System approved for 3 (#) 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 60 gallon Age unknown Other _____
- Internet Access in Home Yes or No; Current Provider Frontier

Comments Downstairs Heat pump/AC unit replaced in May 2023
Upstairs Heat Pump/AC Unit unknown age, motor in furance
was replaced May 2022.

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: Had water in basement on left side, sump pump & french drain installed
have not had issue since.

3. Roof: Any leaks or evidence of moisture?

Yes No Unknown N/A

Type of Roof: shingle Age 5-10 years, unsure

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: as well supplied to basement

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: as well supplied to basement

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: May 2022 Unknown

Comments: was pumped; do not have receipt though.

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? Basement ceiling; minus one small area

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?

*tied in with smoke detector

Yes No Unknown N/A

Comments: Carbon monoxide detector is present due to pellet stove.

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

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

Comments: pellet stove, fire place is closed off unknown chimney condition

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.

[Signature] Seller 2/19/25

Date

[Signature] Seller 2/19/25

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:

 2/19/25

Seller

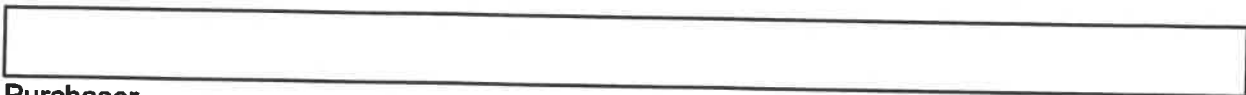
Date

 2/19/25

Seller

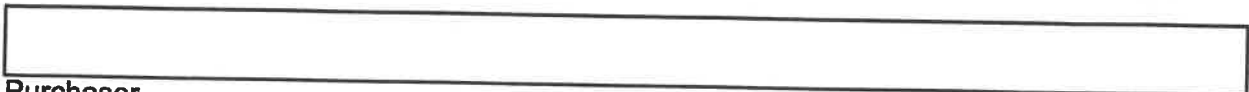
Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.



Purchaser

Date



Purchaser

Date