

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

Property Address 480 High Mt Rd Romney, WV 26257
Legal Description _____

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? 2007
2. How long have you owned the property? 1 year
3. Dates lived in the property. 1 year

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 Hardy

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: Metal Age 1 year

Is there any existing fire-retardant treated plywood ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: tankless Hotwater 3/25 install, HVAC install 1/25
Stainless steel appliances new 1/2025, bathrooms

remodeled, new LVP floor, architectural log home, new french
interior blind doors, new front deck 9/2024, exterior paint 9/24.

quill hookup from propane tank, detached 2 car garage,
master walkin closet, jacuzzi tub & large tiled walkin shower.
wifi thermostat.

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: installed 1/25

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: installed 1/25 seer 16 2 stage

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: 7/24 ☐ 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: carpenter beetle treatment when painted

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

In good working condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: Stone fireplace cleaned/tested 11/2024

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.

 7/21/25
Seller Date

 7/21/25
Seller Date

 LPA
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:

All sold "as-is"

Seller

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at:

480 High Mt. Rd. Ranney NJ 07057

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 2007

①

LPD	LP

Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)

Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)

Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

②

(ii) ☒ LPD ☐ LP Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

③

(ii) ☒ LPD ☐ LP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. ☐ ☐ Purchaser has read the Lead Warning Statement above.

d. ☐ ☐ Purchaser has received copies of all information listed above. ☐ ☐ (If none listed, initial here.)

e. ☐ ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. ☐ ☐ Purchaser has (each Purchaser initial (i) or (ii) below):

(i) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


(ii) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

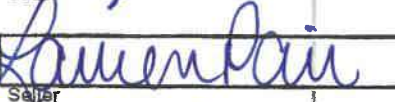
IV. Agent's Acknowledgment (initial item 'g' below)


g. ☒ ☐ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 7/21/25
Seller Date

 7/21/25
Seller Date

 7/21/25
Agent Date

Purchaser Date

Purchaser Date

Agent Date