

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

Property Address Lot 37 Sherman Drive, Augusta, WV 26704

Legal Description Lot 37 Sherman Estates

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? 2025
2. How long have you owned the property? N/A
3. Dates lived in the property. N/A

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

Water Supply ☐ Public ☒ Well ☐ Other _____

Sewage Disposal ☐ Public ☒ Septic System approved for 1 (#) 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: wood stove

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: N/A ☐ 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? 3" Foam Insulation as underpinning

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)

☒ Yes ☐ No ☐ Unknown ☐ N/A

In good working condition?

☒ 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

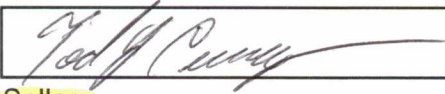
Comments: _____

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.

 12-57-25
Seller Date

 dotloop verified
12/07/25 3:39 PM EST
LBSI-KETY-YPV5-KF8O
Seller Date

Purchaser Date

Purchaser Date

ITEMS TO CONVEY
(AT NO VALUE)

Seller Teddy Cummings and Ricky Lee Rogers

Street Address Lot 37 Sherman Drive County Hampshire

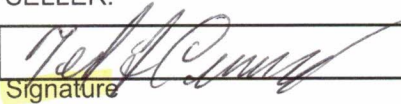
City Augusta, West Virginia Zip 26704

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

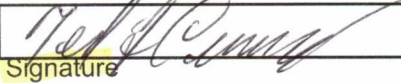
A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:
Washer/Dryer, Refrigerator, Stove, Wood Stove, Hot Water Heater

B. **Items That Do Not Convey:** Big Canvas Tent with Contents behind shed.

SELLER: PURCHASER:


Signature Date


Signature Date


Signature Date


Signature Date

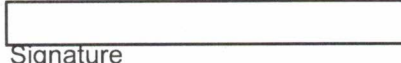
Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on _____.

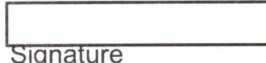
The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted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

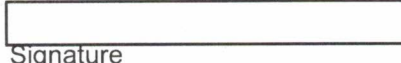
- ☐ Seller to credit the Purchaser \$ _____.
- ☐ Repairs to be paid from escrow as per escrow agreement.
- ☐ Seller to correct discrepancies within _____ days.

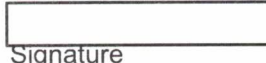
The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER: PURCHASER:


Signature Date


Signature Date


Signature Date


Signature Date