

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

Seller Christopher and Stephanie Patterson
Property Address 80 Mitchell St, Romney, WV 26757
Legal Description Parsons Heights, Lot 86

NOTICE TO PURCHASER: The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? 9 years

Property Systems:

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- | | |
|--|--|
| ☒ Public | ☐ Needs hookup |
| ☐ Community | ☐ Needs hookup |
| ☐ Septic | ☐ Needs to be installed |
| ☐ Septic System approved for ___ (#) BR | ☐ Perc |

Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☒ N/A
When was the system last pumped? Date: _____ ☐ Unknown

Comments: _____

2. Water System:

- | | |
|--|--|
| ☒ Public | ☐ Needs hookup |
| ☐ Community | ☐ Needs hookup |
| ☐ Well | ☐ Needs to be drilled |

Comments: _____

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

4. 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

Initials Seller: SP SP Purchaser:

If yes, please specify _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

6. 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: _____

7. 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: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

10. Please provide the following?

Plat of the property	☐ Yes ☐ No
Copy of the Deed	☐ Yes ☐ No
Copy of septic permits	☐ Yes ☐ No ☐ N/A
Covenants and Restrictions	☐ Yes ☐ No ☐ N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Add Info:

* Fire wall for garage was added in 2017

Initials Seller: Purchaser:

