

ITEMS TO CONVEY (AT NO VALUE)

Seller John SpencerStreet Address 200 E. Ridge Loop RoadCounty Hampshire CountyCity Romney, West Virginia Zip 26757

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:

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

SELLER:

PURCHASER:

John Spencer
dotloop verified
10/22/26 7:34 AM EDT
0CCB-BQCC-SLUZ-ZASW

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:

John Spencer
dotloop verified
10/22/26 7:34 AM EDT
V650-MA5C-0B4A-ZH2N

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 200 E. Ridge Loop Road Romney, WV 26757Legal Description .68 AC. LOT 48 SUNRISE SUMMIT

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? 19822. How long have you owned the property? 2026 - Present3. Dates lived in the property. None**Property Systems:** Water, Sewage, Heating & Air Conditioning (Answer all that apply)Water Supply ☒ Public ☐ Well ☐ Other _____Sewage Disposal ☒ Public ☐ Septic System approved for _____ (#) BRHeating ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ OtherAir Conditioning ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ OtherHot Water ☐ Oil ☐ Natural Gas ☐ Electric Capacity _____ Age _____ ☐ OtherInternet Access in Home ☐ Yes or ☒ No; Current Provider Frontier Available

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: _____

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 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)

☐ 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.

John Spencer dotloop verified
10/22/26 7:34 AM EDT
HXUP-LYT0-FR1Z-LQFE

Seller

Date

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:

Seller

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date