West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 439 Elk Pl Romney, WV 26757

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? 1948
2. How long have you owned the property? _____
3. Dates lived in the property. _____

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 _____

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 15 Approx

   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 was 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.

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:

None known.

Seller Date

Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date

Purchaser Date