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

Seller Robin Goff

Property Address Lot 8 Lake Ferndale Drive Levels, WV 25431

Legal Description 5.00AC LOT 8 SEC D; LAKE FERNDALE SD

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? 2026

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: _____ / _____ Purchaser: _____ / _____

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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: _____

Initials Seller: [ ] / [ ] Purchaser: [ ] / [ ]

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SELLER: **PURCHASER:**

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Signature	Date	Signature	Date
Signature	Date	Signature	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 LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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:

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Signature	Date	Signature	Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature	Date	Signature	Date