

The house and 35 acres were purchased in 2000. The house was completely remodeled.

Interior:

- new wiring
- new plumbing
- -dry locked basement walls
- remodeled basement
- new windows
- heat pump installed with central air throughout the house
- propane heat with electric backup that has never been used
- new flooring throughout the house
- refinished hardwood floors
- remodeled kitchen and purchased new appliances
- new trim and crown molding throughout the house
- remodeled 3 bathrooms
- new interior and exterior doors

Exterior:

- installed seamless spouting and soffit
- new landscaping
- added aluminum fence around pool
- new pool liner and converted pool to salt system
- built patio and outside fireplace
- new blacktop
- added well and electric at barn
- relined old pond
- added heated water system for horses
- finished and drywall 5 car garage
- ran water, phone, and electric to 5 car garage
- installed radiant heat in 5 car garage
- bought 70 acres
- put new roof on trailer
- added heat pump and central air to trailer
- bought 12 acres
- bought 113 acres
- added orchard and high fence to 113 acres
- bought .5 acre
- cleared and built new pond
- added bridge and dock to new pond
- added electric to both ponds and installed fountains
- built 40 x 80 building with concrete floor and electric
- remodeled back porch
- replaced heat pump in 2011
- built and added shooting house with shooting range at trailer

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____ to _____

(Date of Purchase) 2375 Jersey Mountain Road (Date of this Form) Romney, WV 26757
PROPERTY ADDRESS:

SELLER'S NAME: Kent Shanholtz

PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

SELLER'S DISCLOSURE: I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS

A. OWNERSHIP:

1. Do you currently live in subject property? yes
If not have you ever lived in this property? _____
2. Is property vacant? NO If so, for how long? _____
3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

1. Is the lawn chemically treated? NO By whom? _____
2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? _____
3. Any underground storage tanks? NO Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: propane tank underground, 1000 gallon tank, owner
owns the tank.

C. LAND:

1. Is the house built on landfill (compacted or otherwise)? NO
Is there landfill on any portion of the property? NO
2. Any past or present flooding or drainage problems on the property? NO
3. Any standing water after rain? NO
Any sump pumps in basement or crawlspace? NO Any active springs? yes on property
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? NO Current flood insurance premium \$ NO
Any abandoned wells or septic tanks or cisterns? NO Where? _____
4. Has land been mined? NO Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 48 Name of Builder: _____
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? NO
Is any portion of the dwelling of any type of construction other than on-site stick built? No ☒ Yes _____ Type of construction _____
Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? yes Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? NO

Explain: _____

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? NO
If so, has any structural damage resulted? _____ If yes, attach explanation.
4. Exterior cover (check) Brick X Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) _____
5. Any problems with retaining walls cracking or bulging? NO Repaired? _____
When? _____
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? NO If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? NO Exterior walls? _____ Slab floors? _____ Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
Other? _____
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? NO Any sagging ceiling beams or roof rafters? NO
9. Is the crawl space damp? NO Has a moisture barrier been installed? NO
Explain: _____
10. Any moisture in basement? _____ Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? NO
Fogged? NO
12. Did you do any improvements yourself? Yes What? see Attachment
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? Yes First Floor? _____ Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? X Fuses? _____ Circuit Breaker? X
Rewired? yes Date: 2001
2. Is the wiring copper? _____ or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? NO Fixtures? NO
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? NO
5. Is there GFCI wiring in Kitchen? yes Bathroom? yes Garage? yes For outside TV and TV cable? NO
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO

Explain: _____

ADDITIONAL COMMENTS: _____

F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:

1. Type of heating system? Heat pump / propane Age? 16 years Supplemental heating? propane / Electric
2. Electronic air cleaner? NO Operable? NO Humidifier? yes Operable? yes
3. Fireplace? yes Masonry? _____ Insert? 2 Fireplace damper? NO
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? central Air Age? 16 years Number of ceiling fans? 0
Attic Fan? NO
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO
Electric Dryer? yes
7. Foundation vents? NO Roof Vents? yes Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? 6 Operable? yes Number of controls? 4
Operable? yes Age? 16 years

9. Smoke Detectors? Yes How many? 3 Wired to electric system? yes
 Battery? yes Operable? yes
 10. Water softener? no Operable? _____
 Burglar alarm? no Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
 11. Is there insulation in: Ceiling? _____ R-Rate? yes Walls? yes R-Rate? yes Floors? yes R-Rate? yes
ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? X Cistern? _____
 If private well, when was water sample last checked for safety? yes Result of _____
 test? _____ Depth? _____ ft.
 2. Well water pump: yes Date installed 2005 Condition good
 Sufficient water during late Summer? yes
 3. Type of water supply pipes? Copper? X Galvanized? _____ Plastic? X Normal water
 pressure? yes
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? no
 5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank? X
 Installation date: ? Type material: Fiberglass? _____ Concrete? X Steel? _____
 Private treatment plant? no Aeration system? no
 Date of last cleaning? 2012 By whom? Peasemiller
 6. Type of water heater: Electric? X Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? 2016
 7. Are you aware of any slow drains? no
 8. Are there any plumbing leaks around or under: Sinks? no Toilets? no Showers? no
 9. Pool Type: In ground? X Above ground? _____ Age? 20
 Pool heater: Electric? _____ Gas? X Solar? _____
 Date of last cleaning or inspections? October 2016
ADDITIONAL COMMENTS: Metal sides on pool, Replaced vinyl insert 2008

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? _____ Operable? yes Age? 16
 2. Countertop range/wall oven? _____ Operable? _____ Age? _____
 3. Hood? no Operable? _____ Age? _____
 4. Dishwasher? yes Operable? yes Age? 16 years
 5. Disposal? yes Operable? yes Age? 3 years
ADDITIONAL COMMENTS: _____

I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? no Copy of lease provided to listing agent? _____
 2. Is the property currently leased? no Expiration date? _____ Does the lease have option to renew? _____
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? no Explain: _____
 4. Has a lien been recorded against the property? yes Explain: MORTGAGE
 5. Do you own the mineral rights? no Leased to _____ For how long? _____
 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? no
 7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the use of the property in any way? no Attach explanation.
 8. Any deed restrictions? no Any right-of-way or easements? no Protective covenants? no
 9. Copy of deed has been provided to listing agent? yes

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 1994 - 22 years 48
2. Has the roof been resurfaced? yes NO Replaced? yes If so, what year? 1994
Installed by whom? _____
3. Has the roof ever leaked during your ownership? NO
If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
5. Do downspouts lead from structure? yes Into storm drain? yes Splash blocks? _____
Sewer? _____

ADDITIONAL COMMENTS: Seam free gutters installed 2001, gutters attached to schedule 40 pipe, that lead away from home

K. REPORTS:

Have you received or do you have knowledge of any of the following inspection reports or repair estimates (written or otherwise) made during or prior to your ownership: Roof? NO Air conditioning? yes Furnace? yes
Soils/Drainage? NO Structural? NO Well? NO Radon? NO Pest Control? yes
Geological/Core Drilling? NO Lead based paint? NO Asbestos? NO Septic Tank/Sewer System? yes Formaldehyde? NO Pool/Spa? NO Home Inspection? NO Energy Audit? NO
City/County Inspection? NO Notice of Violation? NO Other? _____ Attach explanation and copies of reports. _____

L. UTILITIES:

Gas Company Southern States Gas Budget 500 dollars per year
Electric Company Potomac Edison Elec. Budget 200 monthly
Water Company NO Average Water Bill _____
Sewage Company NO
Trash Company NO Trash Cost _____
TV Cable Company Atsk Network NO
Satellite Company Dish Network

M. OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, sex offender, etc.): NO

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Keen Shamboltz, the broker in this transaction to disclose the information set forth above to other real estate brokers, real estate agents, and prospective buyers of the property. **SELLER AGREES** to hold harmless all brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by Seller in this Disclosure Statement.

This PROPERTY CONDITION DISCLOSURE STATEMENT consists of 4 pages, with attachments.

SELLER: WA SELLER: Keen Shamboltz DATE: 02/20/17

I have received a copy of the PROPERTY CONDITION DISCLOSURE STATEMENT:

BUYER: _____ BUYER: _____ DATE: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).

- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (*Check (i) or (ii) below*):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).

- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (*initial*)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home**.
- (e) _____ Purchaser has (*check (i) or (ii) below*):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

- (f) KS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>WA</u> SELLER	<u>2-20-17</u> DATE	_____ SELLER	_____ DATE
_____ PURCHASER	_____ DATE	_____ PURCHASER	_____ DATE
<u>KS</u> AGENT	<u>2-20-17</u> DATE	_____ AGENT	_____ DATE