

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, August 19, 2003 to June 2, 2015

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 279 Old Mill Road, Capon Bridge, WV 26711 (formerly 83 Old Mill Road, Box 35BA)

SELLER'S NAME: Mark Brimhall and Joseph Kaufman

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? No
If not have you ever lived in this property? No
2. Is property vacant? Yes If so, for how long? 1 month
3. Are you a builder or developer? No
4. Are you a licensed real estate agent? No

ADDITIONAL COMMENTS: This was our vacation home. Thus, we never lived there full time. Empty since May 2015.

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: Generally, it's perfectly quiet. There is no lawn to treat. Some tree service required every so often.

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, Dillon's Run
(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 \$ _____
Any abandoned wells or septic tanks or cisterns? No Where? _____
4. Has land been mined? No Explain: _____

ADDITIONAL COMMENTS: Original purchase forced us to buy flood insurance (despite the obvious lack of flooding possibilities). Elevation certificate eventually proved the property to NOT be in a flood zone.

D. STRUCTURAL:

1. Approximate age of the house: 16 years old Name of Builder: Stephen Wood, previous owner
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 X Yes Type of construction Concrete of basement
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: We connected the two decks into one and added a screened porch. Repair of wood stove chimney and electrical system to code. Added HVAC Split system.

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 Stone Aluminum Vinyl Cedar X Lap Siding
Redwood Fir Others
Date of last maintenance (paint, etc) 9/12/13
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? No Slab floors? No Ceilings? No
Chimneys? No Fireplaces? No Decks? No Garage Floor? n/a Porch Floor? No
Other? No
8. Any slanted or uneven floors? No Distorted door frames (uneven spaces between doors and frames)? No
Any sticking windows? No Any sagging ceiling beams or roof rafters? No
9. Is the crawl space damp? n/a Has a moisture barrier been installed?
Explain:
10. Any moisture in basement? No Corrected? Attach explanation.
11. Any windows or patio door glass broken? No Seals broken in insulated panes? No
Fogged? Yes, the half moon window in the master bedroom has some fog.
12. Did you do any improvements yourself? No What?
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: Half moon window has some moisture in it, but continues to insulate.
Warm in the winter.

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? 100 amp? 200 amp? X Fuses? Circuit Breaker? Yes
Rewired? No Date:
2. Is the wiring copper? Unkn or aluminum? Unkn
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? Unkn Garage? n/a For outside TV and TV cable?
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? No
Explain:
- ADDITIONAL COMMENTS: Replaced previous electrical box to 200 amp box. Also grounded all outlets just
after initial purchase.

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

1. Type of heating system? Split system Heat Pump Age? 5 years Supplemental heating? Yes
2. Electronic air cleaner? No Operable? Humidifier? No Operable?
3. Fireplace? Yes Masonry? No Insert? No Fireplace damper? No
Last inspection and cleaning? 9/3/04 By whom? Advanced Chimney Tech
4. Are fuel-consuming heating devices adequately vented to the outside? Yes
5. Type of cooling system? Heat Pump Age? 5 years Number of ceiling fans? 8
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? n/a Bath Vent fans? Yes
Kitchen Vent fan? Yes Other?
8. Number of Electric garage door openers? n/a Operable? Number of controls?
Operable? Age?

9. Smoke Detectors? Yes How many? 3 Wired to electric system? Yes
 Battery? Yes Operable? Yes
10. Water softener? No Operable? Yes
 Burglar alarm? Yes Make? Wireless model, Protect America Operable? Yes R-Rate? Unkn
 Leased? No
11. Is there insulation in: Ceiling? Unkn Walls? Yes R-Rate? Unkn Floors? Unkn R-Rate? Unkn
- ADDITIONAL COMMENTS:** Four sources of heat: Heat Pump (main use), Wood stove, Propane stove, and electric baseboard heat. For AC, Split System Heat Pump is main use. Also conveying three window units for back up.

G. PLUMBING SYSTEM:

1. Source of water supply: Public? Yes Private Well? Yes Cistern? Optionally available
 If private well, when was water sample last checked for safety? Just prior to sale in 2003 Result of test?
Water was fine Depth? Unkn ft.
2. Well water pump: Yes Date installed August 2003 Condition New
 Sufficient water during late Summer? Yes
3. Type of water supply pipes? Copper? Yes Galvanized? Yes Plastic? Yes Normal water pressure? Yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
5. Type sewer: City sewer? Yes PSD sewer? Yes Septic tank? Yes
 Installation date: By original owner Type material: Fiberglass? Unkn Concrete? Unkn Steel? Unkn
 Private treatment plant? Unkn Aeration system? Unkn
 Date of last cleaning? Just prior to sale in 2003 By whom? Unkn
6. Type of water heater: Electric? Yes Gas? Yes LP Gas? Yes Capacity? (gals)
 Age? 16
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? n/a Above ground? n/a Age? n/a
 Pool heater: Electric? n/a Gas? n/a Solar? n/a
 Date of last cleaning or inspections? n/a
- ADDITIONAL COMMENTS:** Well was installed by previous owner as bank's condition for our mortgage. Safety tests and plumbing were handled by the previous owner. They indicated that the water was safe. We have never had problems with water safety or availability.

H. APPLIANCES:

- Check the following appliances that remain with the property:
1. Range? Yes Operable? Yes Age? 16 years old
2. Countertop range/wall oven? No Operable? Yes Age? 16 years old
3. Hood? Yes Operable? Yes Age? 16 years old
4. Dishwasher? No Operable? Yes Age? 16 years old
5. Disposal? No Operable? Yes Age? 16 years old
- ADDITIONAL COMMENTS:** Refrigerator was replaced. Current unit is 5 years old. We do not recommend adding a dishwasher or disposal due to the septic tank.

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? Yes
2. Is the property currently leased? No Expiration date? None Does the lease have option to renew? No
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? No Explain: None
4. Has a lien been recorded against the property? No Explain: None
5. Do you own the mineral rights? Unkn Leased to None For how long? None
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. None
8. Any deed restrictions? Yes Any right-of-way or easements? Yes Protective covenants? Yes
9. Copy of deed has been provided to listing agent? Yes

ADDITIONAL COMMENTS: Ritter's Hidden Valley has land use restrictions. No single property may be smaller than 3 acres. Thus, our 5 acre property cannot be subdivided. Likewise, it requires an easement for roads.

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? Yes Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 16 years old
2. Has the roof been resurfaced? No Replaced? No If so, what year? _____
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? No gutters or downspouts
5. Do downspouts lead from structure? n/a Into storm drain? n/a Splash blocks? n/a
Sewer? n/a

ADDITIONAL COMMENTS: North side of house has gravel ditch for rain drainage. House sits atop a knoll preventing any water buildup.

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? n/a
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? No Formaldehyde? No Pool/Spa? n/a Home Inspection? No Energy Audit? n/a
n/a City/County Inspection? No Notice of Violation? No Other? No Attach explanation and copies of reports. HVAC indoor unit (2nd level) was repaired in 2014. Pest control is standard care to prevent bugs from entering the house (\$34.00 / month).

L. UTILITIES:

Gas Company Suburban Propane Gas Budget \$400 / year

Electric Company Potomac Edison Elec. Budget \$48 / month

Water Company n/a Average Water Bill n/a

Sewage Company n/a

Trash Company n/a Trash Cost _____

TV Cable Company We obtained a bundled account for TV via satellite, DSL internet and phone service. Internet and phone was provided by Frontier. Satellite was from Dish Network.

Satellite Company _____

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.): n/a

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Sheila Judy, 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 7 pages, with attachments.

SELLER: _____ **SELLER:** _____ **DATE:** 6/2/15

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

BUYER: _____ **BUYER:** _____ **DATE:** _____