

## 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) \_\_\_\_\_ (Date of this Form) \_\_\_\_\_  
PROPERTY ADDRESS: 558 Great Plains Drive Capon Bridge, WV 26711

SELLER'S NAME: Drew + Julia Tracy

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? no
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: \$500 gallon propane tank (we own tank)  
\_\_\_\_\_  
\_\_\_\_\_

#### C. LAND:

1. Is the house built on landfill (compacted or otherwise)? no  
Is there landfill on any portion of the property? \_\_\_\_\_
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? no  
(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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### D. STRUCTURAL:

1. Approximate age of the house: 10 yrs Name of Builder: Hamphshire Home Builders
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 stick built  
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? no Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? no

9. Smoke Detectors? yes How many? 6 Wired to electric system? yes  
 Battery? yes Operable? yes  
 10. Water softener? NO Operable? N/A  
 Burglar alarm? yes Make? ADAMCO Operable? yes R-Rate?         
 Leased?         
 11. Is there insulation in: Ceiling? R-19 Walls? R-13 R-Rate?        Floors?        R-Rate?         
 ADDITIONAL COMMENTS: yes with TYVEK HOUSE WRAP

#### G. PLUMBING SYSTEM:

1. Source of water supply: Public?        Private Well? ✓ Cistern?         
 If private well, when was water sample last checked for safety? 2010 Result of         
 test? good Depth?        ft.  
 2. Well water pump:        Date installed        Condition         
 Sufficient water during late Summer? yes  
 3. Type of water supply pipes? Copper? yes Galvanized?        Plastic?        Normal water  
 pressure?         
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO  
 5. Type sewer: City sewer?        PSD sewer?        Septic tank? ✓  
 Installation date:        Type material: Fiberglass?        Concrete?        Steel?         
 Private treatment plant?        Aeration system?         
 Date of last cleaning? 2012 By whom? PEAKMAKER  
 6. Type of water heater: Electric?        Gas? X LP Gas?        Capacity? 60 (gals)  
 Age? 10  
 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?        Age?         
 Pool heater: Electric?        Gas?        Solar?         
 Date of last cleaning or inspections?       

ADDITIONAL COMMENTS:       

#### H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? yes Operable? yes Age? 10  
 2. Countertop range/wall oven? yes Operable? yes Age? 10  
 3. Hood? yes Operable? yes Age? 10  
 4. Dishwasher? yes Operable? yes Age? 10  
 5. Disposal? yes Operable? yes Age? 7

ADDITIONAL COMMENTS:       

refridgerator 2 yrs old

#### 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? NO Explain:         
 5. Do you own the mineral rights? yes 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? yes  
 9. Copy of deed has been provided to listing agent?

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 \_\_\_\_\_ Stone ☒ Aluminum \_\_\_\_\_ Vinyl \_\_\_\_\_ Cedar \_\_\_\_\_ Lap Siding \_\_\_\_\_  
Redwood \_\_\_\_\_ Fir \_\_\_\_\_ Others ☒ HARDY PLANK  
Date of last maintenance (paint, etc) trim 2013
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? NO Porch Floor? NO  
Other? \_\_\_\_\_
8. Any slanted or uneven floors? \_\_\_\_\_ 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? NO Has a moisture barrier been installed? yes  
Explain: \_\_\_\_\_
10. Any moisture in basement? NO Corrected? \_\_\_\_\_ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? \_\_\_\_\_  
Fogged? \_\_\_\_\_
12. Did you do any improvements yourself? yes What? STONEWORK,
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? NO First Floor? yes Second Floor? NO  
Other: \_\_\_\_\_

ADDITIONAL COMMENTS: \_\_\_\_\_

#### E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? \_\_\_\_\_ 100 amp? \_\_\_\_\_ 200 amp? ☒ Fuses? \_\_\_\_\_ Circuit Breaker? \_\_\_\_\_  
Rewired? \_\_\_\_\_ Date: \_\_\_\_\_
2. Is the wiring copper? yes or aluminum? \_\_\_\_\_
3. Any damage or malfunctioning receptacles? NO Switches? \_\_\_\_\_ Fixtures? \_\_\_\_\_  
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? \_\_\_\_\_
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO

Explain: \_\_\_\_\_

ADDITIONAL COMMENTS: TWO BOXES, & ONE ROXAT BARN

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

1. Type of heating system? heat pump - 2 Age? small - 19 yrs / 20 yrs Supplemental heating? wood stove
2. Electronic air cleaner? NO Operable? \_\_\_\_\_ Humidifier? NO Operable? \_\_\_\_\_
3. Fireplace? gas Masonry? yes Insert? \_\_\_\_\_ Fireplace damper? \_\_\_\_\_  
Last inspection and cleaning? APRIL 2014 By whom? OWNER
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? CENTRAL A/C Age? 10 yrs Number of ceiling fans? 7  
Attic Fan? NO HEAT PUMP 2 yrs
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO  
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? \_\_\_\_\_ Bath Vent fans? yes  
Kitchen Vent fan? yes Other? \_\_\_\_\_
8. Number of Electric garage door openers? 1 Operable? yes Number of controls? 2  
Operable? yes Age? 2 yrs

ADDITIONAL COMMENTS: \_\_\_\_\_

**J. ROOF, GUTTER, DOWNSPOUTS:**

1. Type of Roof: Shingle? ☒ Wood Shingle? \_\_\_\_\_ Slate? \_\_\_\_\_ Rolled rubber? \_\_\_\_\_ Other? \_\_\_\_\_  
Age of Roof? 10 yrs
2. Has the roof been resurfaced? no Replaced? \_\_\_\_\_ If so, what year? \_\_\_\_\_  
Installed by whom? \_\_\_\_\_
3. Has the roof ever leaked during your ownership? yes  
If so, how was it corrected? roofer came & repaired - no problems since
4. Are gutters and downspouts in good condition and free of holes and excessive rust? no gutters
5. Do downspouts lead from structure? none Into storm drain? \_\_\_\_\_ Splash blocks? \_\_\_\_\_  
Sewer? \_\_\_\_\_

ADDITIONAL COMMENTS: we don't have gutters w/ so many trees  
we have river stones around the base of the house for  
the splashing

**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? \_\_\_\_\_ Air conditioning? \_\_\_\_\_ Furnace? \_\_\_\_\_  
Soils/Drainage? \_\_\_\_\_ Structural? \_\_\_\_\_ Well? \_\_\_\_\_ Radon? \_\_\_\_\_ Pest Control? \_\_\_\_\_  
Geological/Core Drilling? \_\_\_\_\_ Lead based paint? \_\_\_\_\_ Asbestos? \_\_\_\_\_ Septic Tank/Sewer  
System? \_\_\_\_\_ Formaldehyde? \_\_\_\_\_ Pool/Spa? \_\_\_\_\_ Home Inspection? \_\_\_\_\_ Energy Audit? \_\_\_\_\_  
City/County Inspection? \_\_\_\_\_ Notice of Violation? \_\_\_\_\_ Other? \_\_\_\_\_ Attach explanation and  
copies of reports. \_\_\_\_\_

**L. UTILITIES:**

Gas Company Amerigas Gas Budget Depends on WOODSTOVE USE

Electric Company Potomac Edison Elec. Budget \_\_\_\_\_

Water Company N/A Average Water Bill 0

Sewage Company N/A

Trash Company United Disposal Trash Cost \$59 / 3 mos.

TV Cable Company \_\_\_\_\_

Satellite Company Dish

**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.): \_\_\_\_\_

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

SELLER: [Signature] SELLER: Julia Z. Ingle DATE: 6/25/14

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

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_