

SELLER DISCLOSURE OF PROPERTY CONDITION

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

1993
(Date of Purchase)

to Present

(Date of this Form)

PROPERTY ADDRESS: #10 Spring Meadows Est.

SELLER'S NAME: James F. White

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? _____ Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

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? _____
(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: 18 yrs. Name of Builder: K+N Construction
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 Bricks
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

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 _____
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? _____ If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? _____ 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? _____
9. Is the crawl space damp? _____ 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? No
12. Did you do any improvements yourself? _____ What? _____
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? yes
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? 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? _____
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 Age? 12 yrs. Supplemental heating? _____
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? _____ Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? _____ Age? _____ Number of ceiling fans? _____
Attic Fan? _____
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? _____
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? 1 Operable? yes Number of controls? 1
Operable? yes Age? 18 yrs

9. Smoke Detectors? yes How many? 5 Wired to electric system? 2
Battery? 3 Operable? yes
10. Water softener? _____ Operable? _____
Burglar alarm? _____ Make? _____ Operable? _____ R-Rate? _____
Leased? _____
11. Is there insulation in: Ceiling? _____ R-Rate? yes Walls? yes R-Rate? _____ Floors? _____ R-Rate? _____
- ADDITIONAL COMMENTS:** _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? ✓ Cistern? _____
If private well, when was water sample last checked for safety? _____ Result of _____
test? _____ Depth? _____ ft.
2. Well water pump: yes Date installed 1994 Condition good
Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? _____ 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? ✓
Installation date: 1994 Type material: Fiberglass? _____ Concrete? ✓ Steel? _____
Private treatment plant? 1994 Aeration system? ~~_____~~
Date of last cleaning? _____ By whom? _____
6. Type of water heater: Electric? ✓ Gas? _____ LP Gas? _____ Capacity? 80 (gals)
Age? 18yr
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? _____ 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? ✓ Operable? yes Age? 18yr/25
2. Countertop range/wall oven? _____ Operable? _____ Age? _____
3. Hood? yes Operable? yes Age? 18yr/25
4. Dishwasher? yes Operable? yes Age? 18yr/25
5. Disposal? No Operable? _____ Age? _____

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? 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? _____ Protective covenants? _____
9. Copy of deed has been provided to listing agent? _____

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? ☒ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 6 mo.
2. Has the roof been resurfaced? ☒ Replaced? _____ If so, what year? 2012
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? _____ Splash blocks? _____
Sewer? _____

ADDITIONAL COMMENTS: _____

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 _____ Gas Budget _____
Electric Company Potomac Edison Elec. Budget _____
Water Company _____ Average Water Bill _____
Sewage Company _____
Trash Company United Disposal Service Trash Cost 67.15 EVERY 3 mo.
TV Cable Company _____
Satellite Company DIRECTV

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: James F. Wata SELLER: _____ DATE: 9-20-12

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

BUYER: _____ BUYER: _____ DATE: _____

WV STATE DEPARTMENT OF HEALTH
Office of Environmental Health Services
ENVIRONMENTAL ENGINEERING DIVISION

SW258

WELL COMPLETION REPORT

Date(s) Sept 30, 93 County Hampshire Permit #: DW 14-08-94-68
Town: Stanleyville Area Name/Location Spring Meadow Subd Lot #10
Well Owner: James & Norma White Address: (RT3) 350 Colley Black Rd.
Telephone Number: 703 465-3701 STRASBURG, VA 22657
Well Driller: Jerry W Adams Address: P.O. Box 952
Telephone Number: (304) 822-4092 Romney, WV 26757

WELL LOG

DEPTH IN FEET	FORMATIONS: KIND, THICKNESS, AND IF WATER BEARING	REMARKS:
0-18'	Red Clay - Unconsolidated	Type of Well: <u>D/W</u> Drilling Method: <u>Air Rotary Hammer</u>
18'	Limestone - Consolidated	Well Diameter: <u>6-1/8"</u> Casing O.D.: <u>6-5/8"</u>
30'	limestone - Consolidated	Well Depth: <u>200'</u> Date Completed: <u>Sept. 30, 93</u>
	Set Casing - GROUT	CASING: Length <u>31</u> Feet Height above ground <u>1</u> Feet
46'	Red Flintrock - Consolidated	☒ Steel <u>GALV.</u> ☐ Plastic ☐ Cast Iron
63'	limestone - Consolidated	Other _____ Type _____
105'	Red Flintrock - Consolidated	
126'	Red Flintrock - Water 6 GPM	SCREEN
137'	limestone - Consolidated	☒ None Installed
158'	limestone - Water 1	Type _____ Diameter _____
162'	Red Flintrock - Consolidated	Slot/Gauge _____ Length _____
200'	Red Flintrock - Consolidated	Set Between _____ Ft. and _____ Ft.
Test Well yield - Stopped Drilling Operation		

PUMPING OR BAILING TEST

DETAILS	#1	#2	#3
Static Water Level (Ft. Below Grade)	<u>40'</u>		
Pumping Rate (GPM)			
Pumping Level (Ft Below Grade)	<u>190'</u>		
Duration of Test (In Hours)	<u>1/2</u>		
Recovery Time to Static Level (In Hours)	<u>1/2</u>		

WELL HEAD

Pitless Adapter: Type, Make, Etc. To be installed w/ Pump System
Well Cap: Type, Make, Etc. Royer 6-5/8" Conduit - Type
Well Seal: Type, Make, Etc. _____
Well Platform: _____
Length _____ Width _____ Thickness _____
Grouting: ☒ Yes ☐ No
All Public Water Supplies must be grouted.

I hereby certify that this well was drilled and constructed under my supervision, in compliance with all requirements of the referenced permit, and that this record is true to the best of my knowledge and belief.

Jerry W Adams 004
Name _____ Certification No. _____
A S Well Drilling
Registered Business Name _____
Jerry W Adams Sept 30, 93
Signed _____ Date _____

SS-177

Revised 1-71

WEST VIRGINIA
SEPTIC TANK INSPECTION FORM) Hampshire County Health Department Installation Permit No. ST-14-94-174Name of Owner James & Norma WhiteAddress 350 Colley Block Rd. Apt. #7, Strasburg, VA 22657Property Address Spring Meadows Sub. Lot #10

DESCRIPTION & NUMBER OF UNITS SERVED

Type Facility Served House No. Water Closets Lot Size 3⁺ acres sq. ft. Area suitable for sewage disposal installation sq. ft.Source of Water Supply well No. Lavatories No. Bedrooms 3 No. Showers or Tubs No. Baths No. Garbage Grinders No. Automatic Washers

SEPTIC TANK

Material concrete Length x Width x Depth = cubic feetLiquid Depth ft. Liquid Capacity 1000 gal.) Distance to: Dwelling 35' Water Supply 100' Nearest Property Line 100' +

SOIL ABSORPTION SYSTEM

Type Drain Line Material 2729 Trench Width 36 InchesTrench Depth 36 Inches Total Absorption area in Trench Bottom 900 sq. ft.Diameter of Drain Line 4 Inches Type Filter Media stone - 6.5 tonNo. of Drain Lines 3 Depth Filter Media Under Drain Line 12 InchesLength of Each Line 100, 100, 100, ft. Depth Filter Media Over Drain Line 2 in.Distance of Disposal Field to: (a) Dwelling 45'(b) Water Supply 100' + (c) Nearest Property Line 100' +

An inspection of the septic tank system described herein disclosed that said system (MEETS, DOES NOT MEET) the minimum standards established by the West Virginia State Department of Health.

Date 4-26-94Sanitarian [Signature]

SKETCH OF SYSTEM TO BE DRAWN ON BACK

Note: Copy of this inspection report must be given to owner and the original filed in the Health Department files. PERMANENT RECORD - DO NOT DESTROY.

