

SELLER DISCLOSURE OF PROPERTY CONDITION

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

FEBRUARY 2012 to 11-22-19

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 2869 COIN STREAM ROAD CAPEN BRIDGE, WV 26711

SELLER'S NAME: RUSSELL E. & SUSAN N. BRAITHWAITE

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? _____ 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? NO

Is report available? NO

ADDITIONAL COMMENTS: _____

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? a little in back of property

Any sump pumps in basement or crawlspace? YES Any active springs? YES

(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? YES Current flood insurance premium \$ House NOT in Flood Zone

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: Labollete 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 Brick and Block Garage 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

replaced central air & heat pump May 2019

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) 2017
5. Any problems with retaining walls cracking or bulging? NO Repaired? N/A
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? 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? NO Has a moisture barrier been installed? YES
Explain: plastic on crawl space floor
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? Back patio / Front sidewalk / planters
13. Do you have hardwood floors under the floor coverings? _____
14. Is the laundry room in the basement? NO First Floor? YES Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? ☒ 100 amp? _____ 200 amp? _____ Fuses? Fuse Box Circuit Breaker? _____
Rewired? _____ Date: _____
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? NO 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? Central Air / Heat Age? Brand New Supplemental heating? _____
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? YES 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? Central Air Age? Brand New Number of ceiling fans? 3
Attic Fan? _____
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? YES Bath Vent fans? YES
Kitchen Vent fan? YES Other? _____
8. Number of Electric garage door openers? 0 Operable? YES Number of controls? 0
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? 2 Wired to electric system? Yes
 Battery? Yes Operable? Yes
 10. Water softener? No Operable? Yes
 Burglar alarm? Yes Make? Yes Operable? Yes R-Rate? Yes
 Leased? Yes
 11. Is there insulation in: Ceiling? Yes R-Rate? Yes Walls? Yes R-Rate? Yes Floors? Yes R-Rate? Yes

ADDITIONAL COMMENTS:

G. PLUMBING SYSTEM:

1. Source of water supply: Public? Yes Private Well? Yes Cistern? Yes
 If private well, when was water sample last checked for safety? 2000 2012 Result of test? Good
 Depth? ft.
 2. Well water pump: Yes Date installed 2001 Condition Good
 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: 2001 Type material: Fiberglass? Yes Concrete? Yes Steel? Yes
 Private treatment plant? No Aeration system? No
 Date of last cleaning? 2012 By whom? Peacemaker
 6. Type of water heater: Electric? Yes Gas? Yes LP Gas? Yes Capacity? (gals)
 Age? 2001
 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? Yes Age? Yes
 Pool heater: Electric? Yes Gas? Yes Solar? Yes
 Date of last cleaning or inspections? Yes

ADDITIONAL COMMENTS:

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? Yes Operable? Yes Age? 10 yrs
 2. Countertop range/wall oven? Yes Operable? Yes Age? 10 yrs
 3. Hood? Yes Operable? Yes Age? 10 yrs
 4. Dishwasher? Yes Operable? Yes Age? 10 yrs
 5. Disposal? No Operable? Yes Age? 10 yrs

ADDITIONAL COMMENTS: Microwave - yes

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? Yes Does the lease have option to renew? Yes
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? Yes Explain: Just liens on properties - not ours
 4. Has a lien been recorded against the property? No Explain: Yes
 5. Do you own the mineral rights? No Leased to Yes For how long? Yes
 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. Yes
 8. Any deed restrictions? No Any right-of-way or easements? Yes Protective covenants? Yes
 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? _____
2. Has the roof been resurfaced? NO Replaced? _____ 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? Yes
5. Do downspouts lead from structure? Yes Into storm drain? Yes Splash blocks? Yes
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? NO Air conditioning? NO Furnace? _____
Soils/Drainage? NO Structural? NO Well? NO Radon? NO Pest Control? NO
Geological/Core Drilling? NO Lead based paint? NO Asbestos? NO Septic Tank/Sewer _____
System? NO Formaldehyde? NO Pool/Spa? NO Home Inspection? NO Energy Audit? _____
City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and
copies of reports. I could have some of these - I will look

L. UTILITIES:

Gas Company _____ Gas Budget 0 Tank was there when we bought house
Electric Company Potomac Edison Elec. Budget 150
Water Company Well Average Water Bill 0
Sewage Company _____
Trash Company _____ Trash Cost 0
TV Cable Company Frontier 250
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.): _____

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Keenan Shubert 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: AUB SELLER: [Signature] DATE: 11/24/2019

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

BUYER: _____ BUYER: _____ DATE: _____