

West Virginia
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 523 West Ridge Loop Road, Romney, WV 26757

Legal Description .39 Ac Lot 27 PH 1 SEC II Sunrise Summit SD

NOTICE TO PURCHASER: *The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.*

SELLER:

1. Year Built? 1991

2. How long have you owned the property? 2005

3. Dates lived in the property. Since 2002

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☒ Public ☐ Well ☐ Other _____

Sewage Disposal ☒ Public ☐ Septic System approved for _____ (#) BR

Heating ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☒ Heat Pump Age 2019 ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☒ Heat Pump Age 2019 ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity ? Age 10 yrs ☐ Other

Please indicate to the best of your knowledge with respect to the following:

1. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

3. Roof: Any leaks or evidence of moisture?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Type of Roof: _____ Age _____

Comments: _____

Is there any existing fire retardant treated plywood

☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly?

☐ Yes ☐ No ☐ Unknown ☒ N/A

When was the system was last pumped? Date: _____ ☐ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Home water treatment system: ☐ Yes ☐ No ☐ Unknown ☒ N/A ☐ Leased

Comments: _____

Fire sprinkler system: ☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

Initials Seller: Purchaser:

11. Insulation:

In exterior walls?

☐ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic?

☐ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas?

☐ Yes ☐ No ☐ Unknown ☐ N/A

Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Are gutters and downspouts in good repair?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Any treatments or repairs?

☐ Yes ☐ No ☐ Unknown

Any warranties?

☐ Yes ☐ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

In good working condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

Initials Seller: Purchaser:

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

18. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

19. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____


20. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

21. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

 _____
Seller Date

Seller Date

Purchaser Date

Purchaser Date