

West Virginia
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 451 North Bolton Street, Romney, WV 26757

Legal Description 0.147 Ac Block D Lot 5 North Romney ADD

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? 1928
2. How long have you owned the property? 2/20/2021
3. Dates lived in the property. N/A

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 _____ ☐ Other

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

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity _____ Age _____ ☐ 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: New Sump pump, drylocked & sealed basement walls

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: _____

Initials Seller: CS SS Purchaser:

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

Comments: _____

Any defects (structural or otherwise)?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: New flooring & light fixtures installed 2021

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: New electric baseboard heating installed 2021

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: New electrical service 2021

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: CS SSS 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: Property treated by Pest Pro Solutions March 2021

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: CE SSS 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.

Craig E. Sauer 4/21/2021
Seller Date

Sam E. Sauer 4/21/2021
Seller Date

Purchaser Date

Purchaser Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

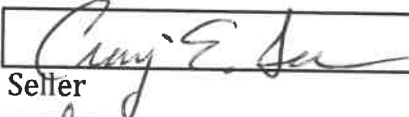
Except for the latent defects listed below, the undersigned Seller of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects:

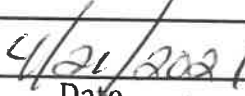
Condition of existing oil furnace is unknown.

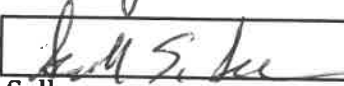
Craig E. See is a licensed real estate broker and appraiser in the State of West Virginia.

Scott S. See is a licensed real estate appraiser in the State of West Virginia.

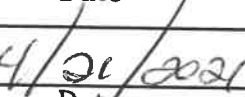


Seller


Date



Seller


Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.



Purchaser

Date



Purchaser

Date