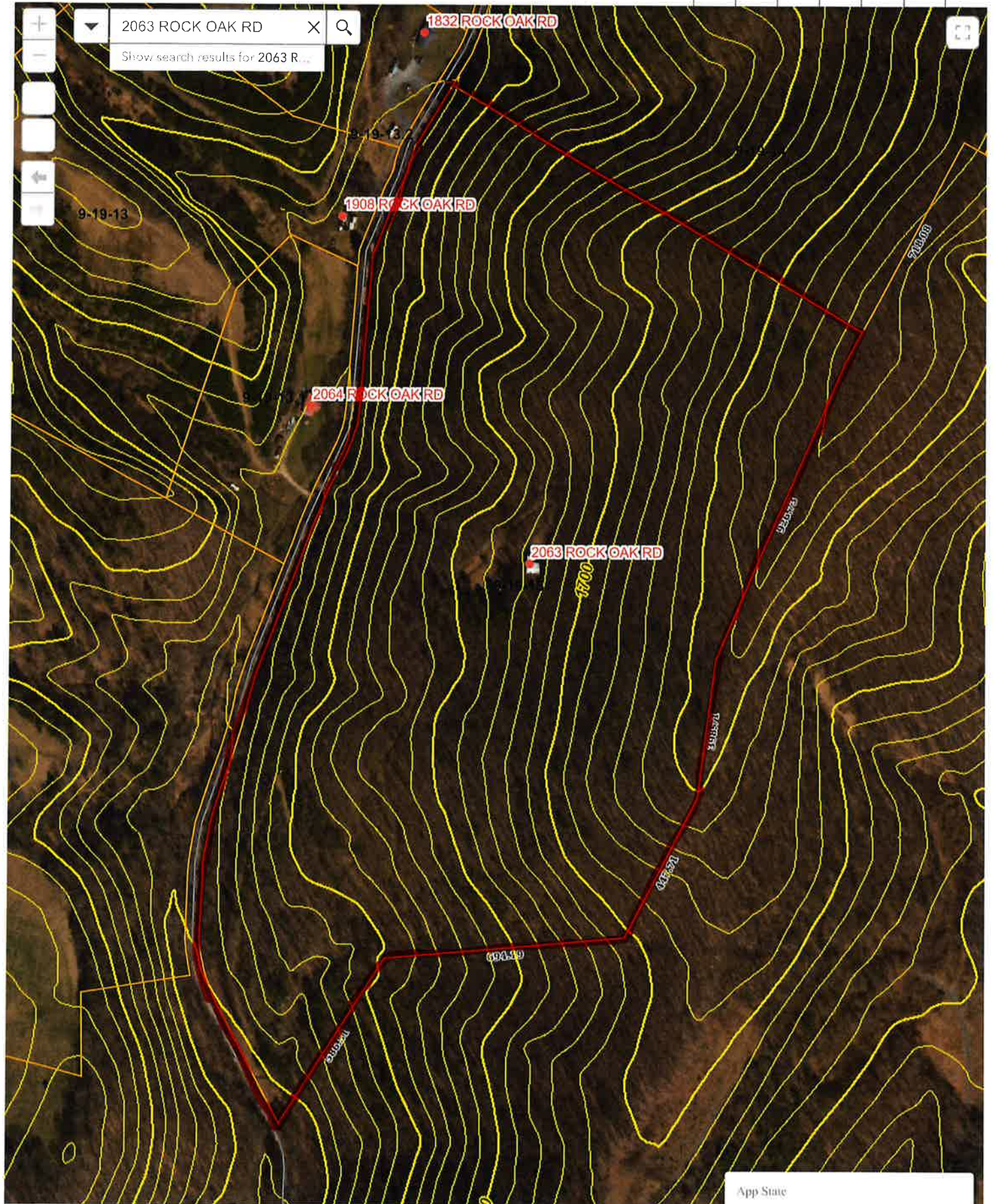


# Hampshire Parcel Viewer



App State  
Click to restore the map extent and layer visibility where you left off.



# SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 3/13/2020 to 5/6/2022  
(Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 2063 ROCK OAK RD RTO, WV 26755

SELLER'S NAME: PHILIP & KERRY SNYDER

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? NO Phase one studies completed? N/A  
Is report available? N/A

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? 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: 43/1 RENOVATED Name of Builder: UNKNOWN/H.H.B
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 X Yes \_\_\_\_\_ Type of construction \_\_\_\_\_  
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? YES 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 X Stone \_\_\_\_\_ Aluminum \_\_\_\_\_ Vinyl X Cedar \_\_\_\_\_ Lap Siding \_\_\_\_\_  
Redwood \_\_\_\_\_ Fir \_\_\_\_\_ Others \_\_\_\_\_  
Date of last maintenance (paint, etc) 2021
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? N/A Garage Floor? N/A Porch Floor? N/A  
Other? NO
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? \_\_\_\_\_
9. Is the crawl space damp? NO Has a moisture barrier been installed? YES  
Explain: \_\_\_\_\_
10. Any moisture in basement? N/A 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? NO What? \_\_\_\_\_
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? NO First Floor? NO Second Floor? YES  
Other: \_\_\_\_\_

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

#### E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? \_\_\_\_\_ 100 amp? \_\_\_\_\_ 200 amp? X Fuses? \_\_\_\_\_ Circuit Breaker? YES  
Rewired? YES Date: 6/21/2021
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? N/A For outside TV and TV cable? NO
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO

Explain: IMPROVEMENTS ARE 100% TO LOCAL/STATE/FEDERAL CODE

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

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

1. Type of heating system? HEAT PUMPS Age? 2 YEAR Supplemental heating? WOOD STOVE
2. Electronic air cleaner? NO Operable? \_\_\_\_\_ Humidifier? NO Operable? \_\_\_\_\_
3. Fireplace? YES Masonry? YES Insert? NO Fireplace damper? YES  
Last inspection and cleaning? 6/2021 By whom? BRUCE MASON
4. Are fuel-consuming heating devices adequately vented to the outside? YES
5. Type of cooling system? HEAT PUMP Age? 1 YEAR Number of ceiling fans? 1  
Attic Fan? NO
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? NO  
Electric Dryer? YES
7. Foundation vents? NO Roof Vents? NO Attic Vents? NO Bath Vent fans? YES  
Kitchen Vent fan? YES Other? N/A
8. Number of Electric garage door openers? 0 Operable? \_\_\_\_\_ Number of controls? \_\_\_\_\_  
Operable? \_\_\_\_\_ Age? \_\_\_\_\_



9. Smoke Detectors? YES How many? 50 Wired to electric system? YES  
 Battery? YES Operable? YES  
 10. Water softener? 7 Operable? YES  
 Burglar alarm? NO Make? NO Operable? NO R-Rate? NO  
 Leased? NO  
 11. Is there insulation in: Ceiling? NO R-Rate? 50 Walls? YES R-Rate? 13 Floors? NO R-Rate? 9  
 ADDITIONAL COMMENTS: CRAWL SPACE HAS 2" CLOSED CELL SPAY FOAM, 20MFL  
VAPOR BARRIER & COMMERCIAL DEHUMIDIFIER

### G. PLUMBING SYSTEM:

1. Source of water supply: Public? NO Private Well? YES Cistern? NO  
 If private well, when was water sample last checked for safety? 6/30/2021 Result of PASSED FOR BACTERIA  
 test? PASSED FOR BACTERIA Depth? 250' ft.  
 2. Well water pump: YES Date installed 5/2021 Condition NEW  
 Sufficient water during late Summer? YES  
 3. Type of water supply pipes? Copper? NO Galvanized? NO Plastic? CPVC Normal water pressure? 40/60 PSI  
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO  
 5. Type sewer: City sewer? NO PSD sewer? NO Septic tank? YES  
 Installation date: UNKNOWN Type material: Fiberglass? NO Concrete? X Steel? NO  
 Private treatment plant? NO Aeration system? NO  
 Date of last cleaning? 5/30/2021 By whom? ALKALIFE  
 6. Type of water heater: Electric? X Gas? NO LP Gas? NO Capacity? 50 (gals)  
 Age? 1 YEAR  
 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? NO Above ground? NO Age? NO  
 Pool heater: Electric? NO Gas? NO Solar? NO  
 Date of last cleaning or inspections? N/A  
 ADDITIONAL COMMENTS: N/A

### H. APPLIANCES:

Check the following appliances that remain with the property:  
 1. Range? YES Operable? YES Age? 1 YEAR  
 2. Countertop range/wall oven? YES Operable? YES Age? 6 MONTHS  
 3. Hood? YES Operable? YES Age? 1 YEAR  
 4. Dishwasher? YES Operable? YES Age? 1 YEAR  
 5. Disposal? NO Operable? NO Age? NO  
 ADDITIONAL COMMENTS: N/A

### 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? NO  
 2. Is the property currently leased? NO Expiration date? NO Does the lease have option to renew? NO  
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: NO  
 4. Has a lien been recorded against the property? NO Explain: NO  
 5. Do you own the mineral rights? YES Leased to N/A For how long? NO  
 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. NO  
 8. Any deed restrictions? NO Any right-of-way or easements? NO Protective covenants? NO  
 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? STANDING SEAM 2021
- Age of Roof? 1.5 YEARS
2. Has the roof been resurfaced? NO Replaced?        If so, what year?
- Installed by whom? HAMPSTIRE HOME BUILDERS
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? NO Splash blocks? NO
- Sewer? NO

**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?       

Geological/Core Drilling? NO Lead based paint? N/A Asbestos? NO Septic Tank/Sewer System? NO Formaldehyde? NO Pool/Spa? N/A Home Inspection? NO Energy Audit?       

NO City/County Inspection? YES Notice of Violation? NO Other?        Attach explanation and copies of reports.       

**L. UTILITIES:**

Gas Company N/A Gas Budget       

Electric Company POTOMAC Edison Elec. Budget averages \$60-\$80 PER MONTH

Water Company N/A Average Water Bill       

Sewage Company N/A

Trash Company N/A Trash Cost       

TV Cable Company N/A

Satellite Company STAR LINK INTERNET SERVICE

**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.): NONE

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized KEENAN SHAN/ROITZ, 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: [Signature] SELLER:        DATE: 5/6/2022

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

BUYER:        BUYER:        DATE:



# NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

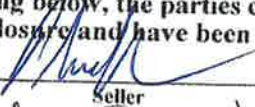
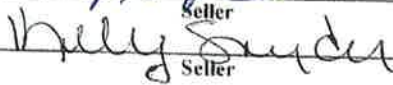
Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the Real Estate Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) KEENAN SIMON HULTZ affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the Buyer's agent.  
☐ Both Seller & Buyer, with the full knowledge & consent of both parties.

CERTIFICATION			
By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.			
	<u>5/6/22</u>		
Seller	Date	Buyer	Date
	<u>5.6.22</u>		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature

Date

5-6-22

WV Real Estate Commission

300 Capitol Street, Suite 400

Charleston, WV 25301

(304)348-3555

[www.wvrec.org](http://www.wvrec.org)



This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.