## West Virginia

## VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 694 Old Jersey Mountain Road Romney, WV 26757
Legal Description 93 AC (RESURVEY) E SIDE OLD JERSEY MTN RD
<b>NOTICE TO PURCHASER:</b> 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:
<ol> <li>Year Built? 1950</li> <li>How long have you owned the property? 3 mouths</li> <li>Dates lived in the property. none</li> </ol>
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
Internet Access in Home Yes or No; Current Provider
Comments has access to Internet but not currently in use
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: shingle Age unknown estimate 5 to 10 years of age
Is there any existing fire-retardant treated plywood ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:

4. Other Structural Syste	ms, including exterior v	walls and floors:
Any defects (str	uctural or otherwise)?	☐ Yes ☒ No☐ Unknown ☐ N/A
Comments:		•
5. Plumbing System: Is the	he system in operating (	condition? 🛮 Yes 🗖 No🗖 Unknown 🗖 N/A
Comments:		
		ed rooms: 🛮 Yes 🗖 No🗖 Unknown 🗖 N/A
C	in operating condition?	
<ol><li>Air Conditioning Syste Is cooling suppli</li></ol>	m: ed to all finished rooms	: ☑ Yes ☐ No☐ Unknown ☐ N/A
Is the system in	operating condition?	Yes □ No□ Unknown □ N/A  N/A
Comments:		•
		electrical fuses, circuit breakers, outlets or ☐ Yes 💆 No☐ Unknown ☐ N/A
Comments:		·
9. Septic Systems: Is the s When was the system	septic system functionin was last pumped? Date:	ag properly?
Comments: septic was p	umped and inspected	
10. Water Supply: Any pro	blem with water supply	y? □ Yes ĭ No□ Unknown □ N/A
Home water treatmen		s 🗗 No 🗆 Unknown 🗖 N/A 🗖 Leased
Fire sprinkler system:		s ⊠ No□ Unknown □ N/A
Are the systems in ope		s □ No□ Unknown □ N/A
Comments:	_	_ · · · · · · · · · · · · · · · · · · ·
11. Insulation:		
In exterior walls?	ı	Yes □ No□ Unknown □ N/A
In ceiling/attic?	-2	🛚 Yes 🗖 No🗖 Unknown 🗖 N/A
In any other area Wh		□ Yes □ No⊠ Unknown □ N/A
		operty for more than 24 hours after rain?
		Yes 🖺 No 🗆 Unknown 🗖 N/A
Are gutters and downspou	ts in good repair?	Yes □ No□ Unknown □ N/A
13. Wood-destroying insec	ts: Any infestation and/	or prior damage?
		☐ Yes  No□ Unknown ☐ N/A

Any treatments or repairs?	□ Yes 🔼 No	□Unknown
Any warranties?	☐ Yes ☒ No	□Unknown
Comments:		
14. Are there any hazardous or regulated materials (incl landfills, asbestos, methamphetamine lab, radon gas tanks, any mining operations or other past contamin	, lead-based pair ation) on the pro	it, underground storage
If yes, please specify		
15. If the property relies on the combustion of a fossil fu clothes dryer operation, is a carbon monoxide alarm	el for heat, venti installed in the p	lation, hot water, or property?
	☐ Yes ☒ No☐	IUnknown □ N/A
Comments:		
16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)	🛎 Yes 🗖 No	Unknown 🗖 N/A
In good working condition?	☐ Yes ☐ No⊠	Unknown □ N/A
Comments:		
17. Are there any zoning violations, nonconforming uses setback requirements or any recorded or unrecorded affecting the property?	l easement, exce	lding restrictions or pt for utilities, on or Unknown \(\bar{\textsf{D}}\) N/A
If yes, please specify		•
18. If you or a contractor has made improvements to the pulled from the county or local permitting office?	property, were t  ▲ Yes □ No□	the required permits Unknown N/A
Comments: permit pulled for privacy fence		
19. Is the property located in a flood zone, farmland/con historic district designated by locality?		wetland area and/or Unknown 🗖 N/A
Comments:		
20. Is the property subject to any restrictions imposed by community association or any deed restrictions?	a Home Owners ☐ Yes ☒ No☐	S Association, Unknown <b>I</b> N/A
Comments:		
21. Are there any other material defects, including latent of the property?		g the physical condition Unknown 🗖 N/A
Comments:		

NOTE: Seller may wish to disclude VOLUNTARY RESIDENTIAL PR	ose the condition of other buildings on the p COPERTY DISCLOSURE STATEMENT.	ion of other buildings on the property on a separate		
VOLONTALI RESIDENTIALI R	OF EXTI DISCLOSURE STATEMENT.			
Seller	Date			
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 knowled	ge of the following latent defects:	
BEK		
Seller'	Date	
Seller	Date	
The purchaser acknowledges	receipt of this Disclosure/Disclaimer Document.	
Purchaser	Date	
Purchaser	Date	