

SELLER DISCLOSURE OF PROPERTY CONDITION

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

10-21-22

to

10-23-23

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 102 SOUTH LAKEWOOD DR. RIDGELEY, WV 26753

SELLER'S NAME: JOSEPH AND CONNIE HUGHES

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? YES By whom? GREENER LAWN CARE

2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? _____

3. Any underground storage tanks? NO Phase one studies completed? _____

Is report available? _____

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? _____ 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: 17 YEARS Name of Builder: _____

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 _____

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

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) POWERWASHED 6 MONTHS AGO
5. Any problems with retaining walls cracking or bulging? NO Repaired? _____
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? _____ Slab floors? _____ Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
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? N/A Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? NO 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? NEW DECK / NEW FRONT DOOR
13. Do you have hardwood floors under the floor coverings? NO
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? _____ 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? Bathroom? Garage? 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? ELECT. HEAT PUMP Age? UNKNOWN Supplemental heating? _____
2. Electronic air cleaner? YES Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? 2 Masonry? Insert? _____ Fireplace damper? _____
Last inspection and cleaning? UNKNOWN By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside?
5. Type of cooling system? CENTRAL AIR Age? UNKNOWN Number of ceiling fans? NINE
Attic Fan? NO
6. Is clothes dryer vented to outside? YES Connection for Gas Dryer? NO
Electric Dryer?
7. Foundation vents? _____ Roof Vents? _____ Attic Vents? _____ Bath Vent fans? YES
Kitchen Vent fan? YES Other? _____
8. Number of Electric garage door openers? 2 Operable? YES Number of controls? 2
Operable? YES Age? UNKNOWN

9. Smoke Detectors? YES How many? 7 Wired to electric system? YES
 Battery? YES Operable? YES
10. Water softener? NIA Operable? _____
 Burglar alarm? _____ Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? _____ R-Rate? _____ Walls? _____ R-Rate? _____ Floors? _____ R-Rate? _____

ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? Private Well? _____ Cistern? _____
 If private well, when was water sample last checked for safety? _____ Result of _____
 test? _____ Depth? _____ ft.
2. Well water pump: NIA Date installed _____ Condition _____
 Sufficient water during late Summer? _____
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? _____ Normal water
 pressure? _____
4. Are you aware of excessive stains in tubs, lavatories, or sinks? _____
5. Type sewer: City sewer? PSD sewer? _____ Septic tank? _____
 Installation date: _____ Type material: Fiberglass? _____ Concrete? _____ Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
6. Type of water heater: Electric? Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? UN
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? _____
 Pool heater: Electric? _____ Gas? _____ Solar? _____
 Date of last cleaning or inspections? _____

ADDITIONAL COMMENTS: _____

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? ~~_____~~ Operable? _____ Age? _____
 2. Countertop range/wall oven? 2 Operable? YES Age? _____
 3. Hood? Operable? _____ Age? _____
 4. Dishwasher? Operable? YES Age? _____
 5. Disposal? 2 Operable? YES Age? _____

ADDITIONAL COMMENTS: _____

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? _____
2. Is the property currently leased? NO Expiration date? _____ Does the lease have option to renew? _____
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners
 Association? NO Explain: _____
4. Has a lien been recorded against the property? _____ Explain: _____
5. Do you own the mineral rights? _____ Leased to _____ For how long? _____
6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? _____
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? _____ Attach explanation.
8. Any deed restrictions? _____ Any right-of-way or easements? _____ Protective covenants? _____
9. Copy of deed has been provided to listing agent? _____

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? _____ Replaced? _____ If so, what year? UNKNOWN
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? _____ Splash blocks? _____
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? _____ Air conditioning? _____ Furnace? _____
Soils/Drainage? _____ Structural? _____ Well? _____ Radon? _____ Pest Control? _____
Geological/Core Drilling? _____ Lead based paint? _____ Asbestos? _____ Septic Tank/Sewer
System? _____ Formaldehyde? _____ Pool/Spa? _____ Home Inspection? _____ Energy Audit? _____
City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and
copies of reports. _____

L. UTILITIES:

Gas Company _____ Gas Budget _____
Electric Company POTOMAC EDISON Elec. Budget \$150.00/MONTH
Water Company FRANKFORT PUBLIC SERVICE Average Water Bill _____
Sewage Company " " " \$110.00
Trash Company NOBLEY MT. HAULING Trash Cost \$82.00/QUARTER
TV Cable Company BREEZELINE
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 WEST VIRGINIA LAND & HOME REALTY, 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: JA Hughes SELLER: C L Hughes DATE: 10-23-23

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

BUYER: _____ BUYER: _____ DATE: _____



25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): JOSEPH & CONNIE HUGHES Date: 10-23-23

Property Address: 102 S. LAKEWOOD DR.

YES	NO		YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling Fan(s) # <u>NONE</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window AC Unit(s) # <u>NONE</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove - Electric <u>(X1)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen Doors <u>(X2)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # <u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment <u>(X2)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	Storm Doors <u>NONE</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-In Microwave <u>(X2)</u>	<input type="checkbox"/>	<input type="checkbox"/>	Storm Windows <u>NONE</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop <u>(X1)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s) <u>(X2)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s) <u>(X2)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Remote(s) # <u>2</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal <u>(X3)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed(s) # <u>1</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

GAZEBOS (X2)

OUTDOOR VEGETABLE GARDEN PLANTERS (X4)

ADDITIONAL EXCLUSIONS:

J.A. Hughes 10-23-23
Seller Date

C.L. Hughes 10-23-23
Seller Date

Buyer Date

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 West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) SHAUN KNOTT, affiliated with
(firm name) WV LAND & HOME REALTY, is acting as agent of:

The Seller, as listing agent or subagent. _____ The Buyer, as the buyer's agent.
_____ Both the Seller and Buyer, with the full knowledge and 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>J A Hughes</u> Seller	<u>10-23-23</u> Date	_____ Buyer	_____ Date
<u>C L Hughes</u> Seller	<u>10-23-23</u> Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date

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

Agent's Signature [Signature]
Date 10-23-23

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

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

