

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Bumble B Farm, LLC

PROPERTY ADDRESS 159 Old Laurel Creek Turnpike, Union, WV 24983

Notice to Seller: This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property being considered. **The Listing Real Estate Broker, the Selling Real Estate Broker and their respective Agents will also rely upon this information as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved.

Seller's Initials BB /

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 and you may wish to obtain such by an independent home inspection company. 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. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer.

Buyer's Initials /

/ (initial if applicable) The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.

1. Year Built? 1990's; renovated 2023/2024
2. How long have you owned the property? Purchased November, 2017
3. Do you have an accurate survey of the property? Yes - new survey in 2023 & property lines marked
4. Dates lived in property to Check here if never occupied ☒

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

1. **Water Supply** ☐ Public ☒ Well ☐ Other

Are there any known issues with the water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: New well installed in 2023

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

Comments: Whole House New Water Filter System by Springwell - installed 4Q 2023

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

Comments:

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

Comments:

Seller BB /

Buyer /

2. **Sewage Disposal** ☐ Public ☒ Septic System approved for 1? (#) Bedrooms
Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ N/A
When was the septic system last pumped? Date: N/A ☐ Unknown
Comments: New septic system installed in 2024

3. **Heating System** ☐ Oil ☐ Natural Gas ☐ Electric ☐ Propane ☒ Heat Pump ☐ Other / Age < 1 ya
Heating Systems: Is heat supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A
Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Comments: New furnace installed in 2023

4. **Air Conditioning** ☐ Oil ☐ Natural Gas ☐ Electric ☐ Propane ☒ Heat Pump ☐ Other / Age
Is cooling supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A
Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Comments:

5. **Hot Water** ☐ Oil ☐ Natural Gas ☒ Electric ☐ Other / Capacity 55 gal / Age < 1 ya
Are there any known issues with the Hot Water system? NO
Comments:

Please indicate your actual knowledge with respect to the following:

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

7. **Basement/Crawlspace/Cellar:** Any leaks or moisture? ☐ Yes ☐ No ☐ Unknown ☒ N/A
Comments:

8. **Roof:** Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Type of Roof: METAL Age: < 1 ya
Is there any existing fire retardant treated plywood? ☐ Yes ☐ No ☒ Unknown ☐ N/A
Comments:

9. **Plumbing System:** Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Are there any known issues with the Plumbing system? NO
Comments: All new plumbing installed in 2023 - PEX

10. **Electric Systems:** Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments: All new wiring installed in 2023

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown ☐ N/A
In ceiling/attic? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Under the floor? ☐ Yes ☐ No ☒ Unknown ☐ N/A
In any other areas? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: New insulation in 2023

12. Exterior Drainage: Does water stand on the property after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: None - 2024

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

☒ Yes ☐ No ☐ Unknown ☐ N/A

Any known treatments or repairs? ☒ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: Carpenter bees - side of house

15. Is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify; _____

15. Are there Fireplace(s)/Woodstove(s)/Chimney(s)? ☒ Yes ☐ No ☐ Unknown ☐ N/A

To your knowledge are they in good working condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: Installed in 2023 - T20 Timberwolf Stove & chimney flue
Top that did the work

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

If yes, please specify: It's my understanding there was an easement for neighbor to
access their property but was abandoned 20+ years ago. Neighbor says
they have/use another access road they use.

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

Comments: * see list of improvements made

18. 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: house not in flood zone. Lower portion by creek may be

19. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

20. Do you own the mineral rights? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

21. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

22. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc... ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

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


Comments: _____

24. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this document.

Additional Discloser Items if any:

Seller  Date 02-15-24

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____