6

ITEMS TO CONVEY (AT NO VALUE)

Seller Billy Hatfield and Loretta Hatfield				
Street Address 316 East Ridge Loop Road	County Hampshire			
City Romney	, West Virginia Zip 26757			
Yes No # Items Alarm System Built-in Microwave Ceiling Fan Central Vacuum Clothes Dryer Clothes Washer Cooktop Dishwasher Disposal Electronic Air Filter Fireplace Screen/Door A. As-Is Items: Seller will not warrant	Yes No # Items	'n		
B. Items That Do Not Convey: SELLER: PURCHASER:				
Signature	Date Signature Da	ate		
dation	py verified ZS 5:33 PM EST WUVW-WRRII-QIYU			
Signature		ate		
Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below				
 Seller to credit the Purchaser \$ Repairs to be paid from escrow as per escrow agreement. Seller to correct discrepancies within days. The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above. 				
SELLER:	PURCHASER:			
Signature	Date Signature Da	ite		
Signature	Date Signature Da	te		

EPBR ITEMS TO CONVEY 7/2019

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 316 East Ridge Loop Road, Romney, WV 26757	
SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH	BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller
initial ONE of the following and state Year Constructed): 2005	
Property (all portions) was constructed after Janua Property (any portion) was constructed before Janua Seller is unable to represent and warrant the age of	uary 1, 1978. (If initialed, complete all sections.)
SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RE	
Lead Warning Statement. Every purchaser of any interest in residential that such property may present exposure to lead from lead-based paint poisoning in young children may produce permanent neurological dama problems, and impaired memory. Lead poisoning also poses a particular required to provide the buyer with any information on lead-based paint he	al real property on which a residential dwelling was built prior to 1978 is notified that may place young children at risk of developing lead poisoning. Lead ige, including learning disabilities, reduced intelligence quotient, behavioral ar risk to pregnant women. The seller of any interest in residential real property is nazards from risk assessments or inspections in the seller's possession and ment or inspection for possible lead-based paint hazards is recommended prior to
II. Seller Disclosure (each Seller complete items 'a' and 'b' below)	
(a) Presence of lead-based paint and/or lead-based paint hazards (cherical (i) Known lead-based paint and/or lead-based paint	ck (i) or (ii) below): sed paint hazards are present in the housing (explain).
(ii) Seller has no knowledge of lead-based p	paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the Seller (check (i) or (ii) below): (i)Seller has provided the Purchaser with a and/or lead-based paint hazards in the h	all available records and reports pertaining to lead- based paint housing (list documents below)
	ng to lead-based paint and/or lead-based paint hazards in the housing.
III. Purchaser Acknowledgment (each Purchaser initial and complet	te items c, d, e and f below)
c. Purchaser has read the Lead Warning Statement a	above.
d. Purchaser has received copies of all information lis	ted above. (If none listed, initial here.)
e. Purchaser has received the pamphlet Protect Your	Family from Lead in Your Home.
presence of lead-based paint and/or lea	ally agreed upon period) to conduct a risk assessment or inspection for the
IV. Agent's Acknowledgment (initial item 'g' below)	
g. Listing and Selling Sales Associates are aware of the informed the Seller and the Purchaser of their obligations under this law	heir duty to ensure compliance with 42 U.S.C. 4852d. These Associates have as evidenced by the Seller and the Purchaser having completed this form.
V. Certification of Accuracy	
The following parties have reviewed the information above and certify, to accurate.	the best of their knowledge, that the information they have provided is true and
Seller Date	Purchaser Date
Billy Hatfield dottoop verified 02/01/25 5:33 PM EST VHEF-EU/APST-RBVV	
Seller	Purchaser Date
dotiop verified ORONG SEE	
Agent Date	Agent Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 316 East Ridge Loop Road, Romney, WV 26757 Legal Description .78AC LOT 43 SURISE SUMMIT PHASE I SEC II 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? 2005 2. How long have you owned the property? _____ 3. Dates lived in the property. **Property Systems:** Water, Sewage, Heating & Air Conditioning (Answer all that apply) Water Supply
☐ Public
☐ Well
☐ Other Sewage Disposal Public ☐ Septic System approved for (#) BR ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☐ Heat Pump Age Heating Other ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☐ Heat Pump Age Air Conditioning Other Oil Natural Gas Electric Capacity _____ Age ____ Other Hot Water Internet Access in Home Yes or No; Current Provider 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: Age Is there any existing fire-retardant treated plywood Yes No V Unknown N/A Comments: 4. Other Structural Systems, including exterior walls and floors: Any defects (structural or otherwise)? Yes No Unknown N/A Comments:

5. Plumbing System: Is the system in operating condition?	✓ Yes No Unknown N/A N/A
Comments:	
6. 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:	
7. Air Conditioning System:	
Is cooling supplied to all finished rooms:	☐ Yes ☐ No ☐ Unknown ☐ N/A
Is the system in operating condition?	☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	
8. Electric Systems: Are there any problems with electrical fus	ses, circuit breakers, outlets or wiring? ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	
 Septic Systems: Is the septic system functioning properly? When was the system was last pumped? Date: Comments: 	Yes No Unknown N/A Unknown
10. Water Supply: Any problem with water supply?	☐ Yes ☑ No ☐ Unknown ☐ N/A
	No ☐ Unknown ☐ N/A ☐ Leased
Fire sprinkler system:	☐ Yes ☐ No ☐ Unknown ☐ N/A
Are the systems in operating condition?	☐ Yes ☐ No ☐ Unknown ☑ N/A
Comments:	
11. Public Service Connections: Has Seller received any com	nmunication regarding public service
connection requirements?	☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	
12. Insulation:	
	☑ Yes ☐ No ☐ Unknown ☐ N/A
	✓ Yes ☐ No ☐ Unknown ☐ N/A
	☐ Yes ☐ No ☑ Unknown ☐ N/A
Where?	
Comments.	
13. Exterior Drainage: Does water stand on the property for mo	
	Yes No Unknown N/A
Comments:	✓ Yes ☐ No ☐ Unknown ☐ N/A
14. Wood-destroying insects: Any infestation and/or prior damage	ne?
	☐ Yes ☑ No ☐ Unknown ☐ N/A
	☐ Yes ☑ No ☐ Unknown
	☐ Yes ☑ No ☐ Unknown
Comments:	

15. Are there any hazardous or regulated materials (in asbestos, methamphetamine lab, radon gas, lead-	based paint, underground storage tanks, any
mining operations or other past contamination) on	· ·
If yes, please specify	☐ Yes ☑ No ☐ Unknown ☐ N/A
 If the property relies on the combustion of a fossil to dryer operation, is a carbon monoxide alarm install 	fuel for heat, ventilation, hot water, or clothes led in the property?
	☐ Yes ☑ No ☐ Unknown ☐ N/A
Comments:	
17. Are there Fireplace(s)/Woodstove(s)/Chimney(s)	☐ Yes ☐ No ☐ Unknown ☐ N/A
In good working condition?	☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	
18. Are there any zoning violations, nonconforming use requirements or any recorded or unrecorded easer property?	es, violation of building restrictions or setback ment, except for utilities, on or affecting the Yes No Unknown N/A
If yes, please specify	
19. If you or a contractor has made improvements to the from the county or local permitting office?	ne property, were the required permits pulled Yes No Unknown N/A
Comments:	
20. Is the property located in a flood zone, farmland/codistrict designated by locality?	
Comments:	
21. Is the property subject to any restrictions imposed I association or any deed restrictions?	by a Home Owners Association, community ☑ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	
22. Are there any other material defects, including later	of defects, affecting the physical condition of
the property?	☐ Yes ☑ No ☐ Unknown ☐ N/A
Comments:	
NOTE: Seller may wish to disclose the condition of othe VOLUNTARY RESIDENTIAL PROPERTY DISCLOSUR	er buildings on the property on a separate RE STATEMENT.
then I	2-1-25
Seller	Date
	54.5
Billy Hatfield dottoop verified 02/01/25 5:33 PM EST W2HH-XJV2-65UM-YQ8X	02/01/2025
Seller	Date
Direction	
Purchaser	Date
Purchaser	Date
	Dale

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:

Seller Date

| Billy Hatfield | | Date |

Purchaser

Date