

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, February 2010 to 6-8-2022
(Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 3261 JR Rasmell's Road Remney, WV 26757

SELLER'S NAME: Michael J. & Monica D. Ropp

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? Yes
- 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.)? Yes What? _____
- 3. Any underground storage tanks? Septic Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

C. LAND:

- 1. Is the house built on landfill (compacted or otherwise)? _____
Is there landfill on any portion of the property? _____
- 2. Any past or present flooding or drainage problems on the property? _____
- 3. Any standing water after rain? _____
Any sump pumps in basement or crawlspace? _____ Any active springs? _____
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? Yes Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? _____ Where? _____
- 4. Has land been mined? _____ Explain: _____

ADDITIONAL COMMENTS: ACCORDING TO FLOOD MAPS, HOUSE IS NOT IN FLOOD ZONE BUT OUTBUILDINGS ARE

D. STRUCTURAL:

- 1. Approximate age of the house: 1987 Name of Builder: _____
- 2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? _____
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? _____ Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? _____

Explain: _____

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? _____
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) _____
5. Any problems with retaining walls cracking or bulging? _____ 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? _____ If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? _____ Exterior walls? _____ Slab floors? _____ Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? _____
Other? _____
8. Any slanted or uneven floors? _____ Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? _____ Any sagging ceiling beams or roof rafters? _____
9. Is the crawl space damp? _____ Has a moisture barrier been installed? _____
Explain: _____
10. Any moisture in basement? _____ Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? _____ Seals broken in insulated panes? _____
Fogged? _____
12. Did you do any improvements yourself? Yes What? New Picture Window
13. Do you have hardwood floors under the floor coverings? _____
14. Is the laundry room in the basement? Yes First Floor? _____ 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? _____ Switches? _____ Fixtures? _____
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? _____
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? _____

Explain: _____
ADDITIONAL COMMENTS: _____

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

1. Type of heating system? Heat Pump Age? 11 Supplemental heating? Pellet Stove
2. Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? _____ Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? Yes
5. Type of cooling system? Central Heat Age? _____ Number of ceiling fans? 3
Attic Fan? _____
6. Is clothes dryer vented to outside? Yes Connection for Gas Dryer? _____
Electric Dryer? Yes
7. Foundation vents? _____ Roof Vents? Yes Attic Vents? Yes Bath Vent fans? Yes
Kitchen Vent fan? _____ Other? _____
8. Number of Electric garage door openers? _____ Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? Yes How many? 2 Wired to electric system? _____
 Battery? Yes Operable? _____
10. Water softener? _____ Operable? _____
 Burglar alarm? _____ Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? R-Rate? 38 Walls? 19 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: 1/2 Hp Date installed 2009 Condition _____
 Sufficient water during late Summer? Yes
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? ✓ Normal water
 pressure? _____
4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
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? _____
7. Are you aware of any slow drains? NO
8. Are there any plumbing leaks around or under: Sinks? _____ Toilets? _____ Showers? _____
9. Pool Type: In ground? _____ Above ground? _____ 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? _____ Operable? _____ Age? _____
 3. Hood? _____ Operable? _____ Age? _____
 4. Dishwasher? ✓ Operable? _____ Age? _____
 5. Disposal? _____ Operable? _____ Age? _____

ADDITIONAL COMMENTS: Fridge, Microwave

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. UTILITY LINES
8. Any deed restrictions? NO Any right-of-way or easements? LINES 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? _____
Age of Roof? _____
2. Has the roof been resurfaced? _____ Replaced? _____ If so, what year? _____
Installed by whom? _____
3. Has the roof ever leaked during your ownership? _____
If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? _____
5. Do downspouts lead from structure? Yes Into storm drain? dry pipe 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 Blue Flame Gas Budget \$400 per year
Electric Company Potomac Edison Elec. Budget \$120 month
Water Company _____ Average Water Bill _____
Sewage Company _____
Trash Company _____ Trash Cost _____
TV Cable Company _____
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 Keem Shiholtz, 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: Mike Rapp SELLER: Monica Rapp DATE: 6/8/22

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 Shuholtz 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.			
<i>Monica Ropp</i> Seller	Date 6-8-22	Buyer	Date
<i>Monica Ropp</i> Seller	Date 6/8/22	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.

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 (304)348-3555

Agent's Signature *[Signature]*
 Date 6-7-22

www.wvrec.org

