

# Property Condition Disclosure Statement

Name of Seller or Sellers: Blackwood

Property Address: Senica Trail

## General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

## Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

## Instructions to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

## Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

## GENERAL INFORMATION

- How long have you owned the property? ..... 5 years
- How long have you occupied the property? ..... 5 years
- What is the age of the structure or structures? ..... 2005  
*Note to buyer - If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint..*
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? .....  Yes  No  Unkn  NA
- Does anybody else claim to own any part of your property? If Yes, explain below .....  Yes  No  Unkn  NA

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6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If Yes, explain below* .....  Yes  No  Unkn  NA
7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* .....  Yes  No  Unkn  NA
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If Yes, explain below* .....  Yes  No  Unkn  NA
9. Are there certificates of occupancy related to the property? *If No, explain below* .....  Yes  No  Unkn  NA

**ENVIRONMENTAL**

**Note to Seller:**

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

**Note to Buyer:**

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If Yes, explain below* .....  Yes  No  Unkn  NA
11. Is any or all of the property located in a designated wetland? *If Yes, explain below* .....  Yes  No  Unkn  NA
12. Is the property located in an agricultural district? *If Yes, explain below* .....  Yes  No  Unkn  NA
13. Was the property ever the site of a landfill? *If Yes, explain below* .....  Yes  No  Unkn  NA

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14. Are there or have there ever been fuel storage tanks above or below the ground on the property? .....  Yes  No  Unkn  NA
- If Yes, are they currently in use? .....  Yes  No  Unkn  NA
  - Location(s) 1000 gallon propane tank .....  Yes  No  Unkn  NA
  - Are they leaking or have they ever leaked? If Yes, explain below outside house (tank is owned) .....  Yes  No  Unkn  NA
15. Is there asbestos in the structure? If Yes, state location or locations below .....  Yes  No  Unkn  NA
16. Is lead plumbing present? If Yes, state location or locations below .....  Yes  No  Unkn  NA
17. Has a radon test been done? If Yes, attach a copy of the report .....  Yes  No  Unkn  NA
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below .....  Yes  No  Unkn  NA
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s) .....  Yes  No  Unkn  NA

**STRUCTURAL**

20. Is there any rot or water damage to the structure or structures? If Yes, explain below .....  Yes  No  Unkn  NA
21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below .....  Yes  No  Unkn  NA
22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below .....  Yes  No  Unkn  NA
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? .....  Yes  No  Unkn  NA  
If Yes, please attach report(s) checked throughout year
24. What is the type of roof/roof covering (slate, asphalt, other)? ..... Shingle
- Any known material defects? ..... CO
  - How old is the roof? ..... Approx 8 years

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• Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* .....  Yes  No  Unkn  NA  
50 year Shing

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* .....  Yes  No  Unkn  NA

## MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (*Circle all that apply*) ..... well, private, municipal, other: \_\_\_\_\_

• If municipal, is it metered? .....  Yes  No  Unkn  NA

27. Has the water quality and/or flow rate been tested? *If Yes, describe below* .....  Yes  No  Unkn  NA

28. What is the type of sewage system? (*Circle all that apply*) ..... public sewer, private sewer, septic, cesspool

• If septic or cesspool, age? .....  
• Date last pumped? ..... 5/3/23  
• Frequency of pumping? ..... 5/3/23  
• Any known material defects? *If Yes, explain below* .....  Yes  No  Unkn  NA

29. Who is your electrical service provider? ..... Mon Power  
• What is the amperage? ..... 200  
• Does it have circuit breaker or fuses? ..... Circuit Breaker  
• Private or public poles? ..... Public  
• Any known material defects? *If yes, explain below* .....  Yes  No  Unkn  NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If Yes, state locations and explain below* .....  Yes  No  Unkn  NA

31. Does the basement have seepage that results in standing water? *If Yes, explain below* .....  Yes  No  Unkn  NA

Are there any known material defects in any of the following? *If Yes, explain below. Use additional sheets if necessary* .....

32. Plumbing system? .....  Yes  No  Unkn  NA

33. Security system? .....  Yes  No  Unkn  NA

34. Carbon monoxide detector? .....  Yes  No  Unkn  NA

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- 35. Smoke detector? .....  Yes  No  Unkn  NA
- 36. Fire sprinkler system? .....  Yes  No  Unkn  NA
- 37. Sump pump? *(no.)* .....  Yes  No  Unkn  NA
- 38. Foundation/slab? .....  Yes  No  Unkn  NA
- 39. Interior walls/ceilings? .....  Yes  No  Unkn  NA
- 40. Exterior walls or siding? .....  Yes  No  Unkn  NA
- 41. Floors? .....  Yes  No  Unkn  NA
- 42. Chimney/fireplace or stove? .....  Yes  No  Unkn  NA
- 43. Patio/deck? .....  Yes  No  Unkn  NA
- 44. Driveway? .....  Yes  No  Unkn  NA
- 45. Air conditioner? .....  Yes  No  Unkn  NA
- 46. Heating system? .....  Yes  No  Unkn  NA
- 47. Hot water heater? .....  Yes  No  Unkn  NA

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48. The property is located in the following school district Tyone Valley  Unkn

**Note:** Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

*The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.*

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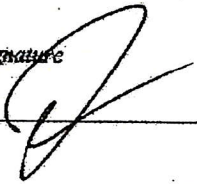
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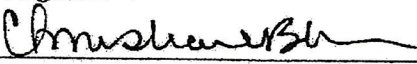
**Property Condition Disclosure Statement**

**Seller's Certification:**

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

*Seller's Signature*  
X  \_\_\_\_\_

Date: 5/31/23

*Seller's Signature*  
X  \_\_\_\_\_

Date 5/31/23

**Buyer's Acknowledgment:**

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

*Buyer's Signature*  
X \_\_\_\_\_

Date \_\_\_\_\_

*Buyer's Signature*  
X \_\_\_\_\_

Date \_\_\_\_\_

Seller Blackwood  
 Buyer \_\_\_\_\_  
 Property Seneca Trail

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,  
 TIMBER OR TIMBER RIGHTS**

**NOTICE TO BUYERS AND SELLERS OF REAL ESTATE**

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

*James M. Blackwood* dotloop verified  
 06/06/23 6:22 AM CDT  
 Q4PE-SQJF-20BH-N9PB

Seller \_\_\_\_\_ Date \_\_\_\_\_

*Christiane M. Blackwood* dotloop verified  
 05/30/23 6:31 PM EDT  
 INGC-4ZJR-1MQT-0PFA

Seller \_\_\_\_\_ Date \_\_\_\_\_

*Jane Wilson* dotloop verified  
 05/30/23 2:31 PM EDT  
 ZYWU-BALE-1Z5S-RTZT

Listing Agent \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Selling Agent \_\_\_\_\_ Date \_\_\_\_\_

Seller Blackwood

Buyer \_\_\_\_\_

Personal Property located at Seneca Trail

### CONTRACT AND BILL OF SALE FOR PERSONAL PROPERTY

The items of personal property checked "Yes" below shall be conveyed for a sales price of \$ \_\_\_\_\_ and shall be transferred free of liens simultaneously with the sale/purchase of the real estate located at the same location as the subject personal property. If the real estate sale/purchase does not close pursuant to its contract, then this Contract and Bill of Sale shall be null and void.

Broker's Purpose: The Broker(s) are not parties to this Contract and Bill of Sale for Personal Property and have no authority to bind the parties. The parties agree to hold Brokers harmless from any liability resulting from any misrepresentation made by the parties. It is also understood that the Multiple Listing Service (MLS) and the Parkersburg Area Association of REALTORS® and the Marietta Board of REALTORS® are not parties to this Contract and Bill of Sale for Personal Property and that they do not make any warranty with respect to the subject personal property.

Yes	No		Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	portable electronic air cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	fireplace equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	garage door opener remote	<input type="checkbox"/>	<input type="checkbox"/>	fireplace logs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	dryer	<input type="checkbox"/>	<input type="checkbox"/>	unit(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	fireplace insert
<input checked="" type="checkbox"/>	<input type="checkbox"/>	water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ceiling fan(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wood stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	range/stove	<input type="checkbox"/>	<input type="checkbox"/>	outside playground equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	attachments for rangetop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	exterior accent lighting	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence
<input checked="" type="checkbox"/>	<input type="checkbox"/>	window treatments	<input type="checkbox"/>	<input type="checkbox"/>	portable water filtration system	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence collars # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	blinds/shades	<input type="checkbox"/>	<input type="checkbox"/>	portable work bench	<input checked="" type="checkbox"/>	<input type="checkbox"/>	security system
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable kitchen island	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sump pump
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable microwave	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	space heaters
<input type="checkbox"/>	<input type="checkbox"/>	freezer	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable wet bar
<input type="checkbox"/>	<input type="checkbox"/>	portable trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	hot tub and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	mailbox
<input type="checkbox"/>	<input type="checkbox"/>	central vac attachments	<input type="checkbox"/>	<input type="checkbox"/>	hot tub cover	<input type="checkbox"/>	<input type="checkbox"/>	utility tub
<input type="checkbox"/>	<input type="checkbox"/>	window/wall air conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	above ground pool	<input type="checkbox"/>	<input type="checkbox"/>	pot rack
<input checked="" type="checkbox"/>	<input type="checkbox"/>	# _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	swimming pool equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable shower head
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable dehumidifier ①	<input checked="" type="checkbox"/>	<input type="checkbox"/>	pool cover	<input type="checkbox"/>	<input type="checkbox"/>	flag pole
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable humidifier						
		Quilt M						

Other items which shall convey: \_\_\_\_\_

Contract Agreed:

Seller [Signature] Date 5/31/23 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Christine B. M. Date 5/31/23 Buyer \_\_\_\_\_ Date \_\_\_\_\_

BILL OF SALE: Seller(s) hereby conveys the above described personal property unto the buyer(s) and acknowledges receipt of \$ \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_