

SELLER'S DISCLOSURE STATEMENT

To be completed by owner of property

Seller's Name(s): Jeremy & Carissa Smith

Property Address: 1164 Paddock Green Drive New Martinsville, WV 26155

Notice: This disclosure statement is designed to assist Seller in complying with requirement to disclose all known facts that materially and adversely affect the value of the property being sold and that are not readily observable.

1. Approximate age of house: 58 years Date purchased: September
Does seller currently occupy property? Yes If not, how long since vacating? _____
Does anyone have a Right of Refusal to buy, option or lease the property? No
Do you own the mineral rights? No

2. List the approximate age of each of the following items or mark "unknown":
Roof: unk Furnace: 1 year Air conditioner(s): 1 year Range: _____
Age of other appliances that remain: * dishwasher 1yr. others: unk
Age of additions, remodels, structural changes (what was done and when)*
Remodeled bathrooms x 2, small structural change living room
* If necessary, continue on page 4.

Were all necessary permits/ approvals obtained and work done in compliance with building codes? _____ If not, please explain on page 4.

3. Are you aware of any current problems regarding any of the following items?
Please answer Yes / No / NA in each blank. If yes, please explain on page 4.

- | | | |
|---------------------------------------------|----------------------------|---------------------------------------|
| <u>No</u> Roof or Gutters | <u>No</u> Plumbing | <u>No</u> Heating system ___SEER |
| <u>No</u> Air conditioning ___SEER | <u>No</u> Copper plumbing | <u>No</u> Electrical System |
| <u>NA</u> Swimming Pool | <u>NA</u> Septic | <u>No</u> Amperage |
| <u>No</u> Gar Door Opener(s) | <u>No</u> Windows | <u>No</u> Copper wiring |
| <u>No</u> Thermostats | <u>No</u> Ceiling fan(s) | <u>No</u> Appliances |
| <u>No</u> Water heater | <u>No</u> Water softener | <u>No</u> Fireplace/chimney |
| <u>NA</u> Hot Tub/ Spa | <u>NA</u> Lawn Sprinklers | <u>No</u> Smoke alarm/security system |
| <u>No</u> Insulation/Walls | <u>No</u> Insulation/Attic | <u>No</u> Water Pressure |
| <u>No</u> Downspouts leading from structure | | _____ Any other _____ |

Buyer initials _____
Buyer initials _____

Sellers initials _____
Sellers initials CDS

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4. Have you made any major repairs in excess of \$1,000.00 while you have owned the home? _____
If yes, give details on page 4.

5. Land: Do you know of any fill, sliding, settling, earth movement, drainage problems, encroachments, boundary line disputes, easements, etc. on or affecting the property? No
If yes, give details on page 4.

6. Location: To the best of your knowledge, is this property located in any of the following areas?
Answer Yes or No. If yes, explain on page 4

- a. No C-8 water supply area No b. EPA Superfund area
c. No Rt. 50 construction area:
d. No Flood Plain c.
f. Are you aware of any condition or proposed change in your neighborhood... No
g. Are there any deed restrictions... No
h. Are there any known boundary or access disputes? No

7. Are you aware of any past or present: Answer Yes or No.

- a. Yes Water damage or presence of mold? Fixed promptly
b. Yes Water leakage or dampness in home... Fixed promptly
c. No Shifting, cracks or deterioration of walls...
d. No Underground tanks or toxic substances...
e. No Termites (or damage from), dry rot, other pests?
f. No Fire or smoke damage?

If yes, describe in detail on page 4. Include any remedies which have been done.

8. Miscellaneous:

- a. Is your property currently under warranty or coverage by a licensed pest control company? No
b. Have there been any termite/pest control treatments in the past 5 years? No
c. Is the lawn chemically treated? No

Buyer initials
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d. Do you have copies of any reports done on the property in the past? Yes
(ex. radon, pest, structural, general home, asbestos, mold, survey, other)
If yes, which?

e. Does the property have any of the following? Active or abandoned
No Sump pump No Cistern No Sewage Pump No Water Well
No Radon mitigation system No Gas/Oil Well No Synthetic Stucco
No Standard Septic No Aerator

f. If property has a well, cistern and/or septic, when were they last checked or serviced?
By whom?

g. Is there a Homeowner's or Condo Association for your neighborhood? No
Do you belong? What are the Dues/Fees?
Do you have a copy of the Association or Condo restrictions, covenants, etc.?
Who is the treasurer of your organization? Phone:
When were your dues last paid? Paid through
Do you know of any forthcoming dues increase or assessment for the association?
If so, how much and when?
Have you purchased an owners title insurance policy?

h. Please answer yes or no. If yes, please explain on page 4.

- 1. Is there any threatened legal action or zoning affecting the property? No
2. Do you know of any violations of local, state or federal laws or regulations relating to this property? (ex. Liens) No
3. Has this property had a recent (past 3 years) CLUE (Comprehensive Loss Underwriting Experience) Report for Homeowner's Insurance? No
4. Are you aware of any occurrences of any traumatic or unusual event upon the property such as burial sites, homicides, or suicides? No
5. Are you aware of any occurrences of criminal activity upon the property within the past 5 years? No
6. Have you received written information pertaining to registered sex offenders in this neighborhood? No
7. Is there anything else you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property?

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Seller: For each item on pages 1, 2 and 3 which require further explanation, please put the number of the item and complete details of corresponding information. Please use a separate sheet if more space is needed.

Item # _____: _____

Item # _____: _____

Item # _____: _____

Item # _____: _____

SELLER: The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of his knowledge on the date it was signed. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes Cindy Welch to provide this information to prospective buyers and to real estate brokers and sales associates.

BUYER: This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller. It is not a warranty of any kind. This IS NOT a substitute for any inspections that Buyer may wish to obtain.

Neither the broker nor agent involved in the transaction is an expert at detecting or repairing physical defects in property. The real estate brokers and agents have relied on the information provided by Seller to evaluate and market this property.

Buyer is advised to have the property examined by professional inspectors.
Signing of this disclosure by Buyer is an acknowledgement of receipt of this form.

Buyer: _____ Date: _____ Seller: _____ Date: _____

Buyer: _____ Date: _____ Seller: _____ Date: _____

Updated Disclosure: (sign below if this form is updated)

Buyer: _____ Date: _____ Seller: _____ Date: _____

Buyer: _____ Date: _____ Seller: _____ Date: _____

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