

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, June 2002 to 10/10/24 (present)
(Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 2525 Plum Run Rd, Ridgeley, WV 26753

SELLER'S NAME: Ray and Gina Carls

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? _____
- 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.)? No What? _____
- 3. Any underground storage tanks? yes Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: proppane tanks buried

C. LAND:

- 1. Is the house built on landfill (compacted or otherwise)? No
Is there landfill on any portion of the property? _____
- 2. Any past or present flooding or drainage problems on the property? Not at house, previously yes at barn
- 3. Any standing water after rain? No
Any sump pumps in basement or crawlspace? No 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? _____ Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? No Where? _____
- 4. Has land been mined? No Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

- 1. Approximate age of the house: 16 years Name of Builder: Mike Sears
- 2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? No
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? No Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? No

Explain: _____

- Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? No
If so, has any structural damage resulted? _____ If yes, attach explanation.
- Exterior cover (check) Brick Stone Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others Hardy Plank
Date of last maintenance (paint, etc) _____
- Any problems with retaining walls cracking or bulging? No Repaired? _____
When? _____
- Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? No If so, what was done and by whom? _____
Explain: _____
- Any significant cracks in foundations? No Exterior walls? No Slab floors? No Ceilings? No
Chimneys? No Fireplaces? No Decks? No Garage Floor? No Porch Floor? No
Other? _____
- Any slanted or uneven floors? No Distorted door frames (uneven spaces between doors and frames)? No
Any sticking windows? No Any sagging ceiling beams or roof rafters? No
- Is the crawl space damp? No Has a moisture barrier been installed? yes
Explain: Foundation build with barrier, never moisture issues
- Any moisture in basement? No Corrected? _____ Attach explanation.
- Any windows or patio door glass broken? No Seals broken in insulated panes? No
Fogged? No
- Did you do any improvements yourself? yes What? Basement, Attic, partial finishing
- Do you have hardwood floors under the floor coverings? No
- Is the laundry room in the basement? No First Floor? yes Second Floor? No
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

- Electric service: 60 amp? _____ 100 amp? _____ 200 amp? Fuses? _____ Circuit Breaker?
Rewired? _____ Date: _____
- Is the wiring copper? yes or aluminum? No
- Any damage or malfunctioning receptacles? No Switches? No Fixtures? No
Attach explanation.
- Are any extension cords stapled to baseboards or underneath carpets or rugs? No
- Is there GFCI wiring in Kitchen? yes Bathroom? yes Garage? yes For outside TV and TV cable? No
- Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? No

Explain: _____
ADDITIONAL COMMENTS: * All house propane generator (Kohler) with regular maintenance

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

- Type of heating system? propane Age? 10 Supplemental heating? _____
- Electronic air cleaner? _____ Operable? _____ Humidifier? _____ Operable? _____
- Fireplace? propane Masonry? 1 wood Insert? _____ Fireplace damper? _____
Last inspection and cleaning? 2 months ago By whom? propane/fireplace specialist (warner's)
- Are fuel-consuming heating devices adequately vented to the outside? yes
- Type of cooling system? 3x Compressor / 3x Zone Age? _____ Number of ceiling fans? many
Attic Fan? Finished (Aircon) partial finished outside/inside
- Is clothes dryer vented to outside? yes Connection for Gas Dryer? _____
Electric Dryer? yes
- Foundation vents? _____ Roof Vents? _____ Attic Vents? _____ Bath Vent fans? _____
Kitchen Vent fan? yes Other? _____
- Number of Electric garage door openers? 3 Operable? yes Number of controls? 3
Operable? yes Age? 3 yrs

9. Smoke Detectors? Yes How many? many Wired to electric system? Yes
 Battery? Yes Operable? Yes
10. Water softener? Yes Operable? Yes
 Burglar alarm? AOT Make? AOT Operable? Yes R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? R-Rate? _____ Walls? R-Rate? _____ Floors? R-Rate? _____
- ADDITIONAL COMMENTS: Mostly finished Attic and basement

G. PLUMBING SYSTEM: Well with All house Calligan system

1. Source of water supply: Public? _____ Private Well? Yes Cistern? _____
 If private well, when was water sample last checked for safety? _____ Result of _____
 test? _____ Depth? _____ ft.
2. Well water pump: Yes Date installed 2000 Condition excellent
 Sufficient water during late Summer? _____
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? Yes
 Installation date: _____ Type material: Fiberglass? _____ Concrete? Yes Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? Few years ago By whom? _____
- * 6. Type of water heater: Electric? _____ Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? 2020 Install * Both tankless and gas (propane)
7. Are you aware of any slow drains? No
8. Are there any plumbing leaks around or under: Sinks? No Toilets? No Showers? No
9. Pool Type: In ground? Yes Above ground? _____ Age? 14
 Pool heater: Electric? _____ Gas? _____ Solar? _____
 Date of last cleaning or inspections? summer weekly cleaning

ADDITIONAL COMMENTS: Tankless water heater 4 yrs old, All house Calligan water system with regular filter and system checks (Calligan) Quarterly

H. APPLIANCES:

- Check the following appliances that remain with the property:
1. Range? ✓ Operable? ✓ Age? 16
2. Countertop range/wall oven? No Operable? _____ Age? _____
3. Hood? ✓ Operable? ✓ Age? 16
4. Dishwasher? ✓ Operable? ✓ Age? 4
5. Disposal? ✓ Operable? ✓ Age? _____
- ADDITIONAL COMMENTS: Microwave, Dishwasher, wine fridge, fridge work well

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? No Explain: _____
5. Do you own the mineral rights? Yes Leased to _____ For how long? _____
6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? No
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? No Attach explanation.
8. Any deed restrictions? No Any right-of-way or easements? Yes Protective covenants? Yes
9. Copy of deed has been provided to listing agent? _____

ADDITIONAL COMMENTS:

Right of way driveway up hill to neighbors house
(on another hill on property, not associated with house)

J. ROOF, GUTTER, DOWNSPOUTS:

- 1. Type of Roof: Shingle? Wood Shingle? Slate? Rolled rubber? Other?
- Age of Roof? 16, part of it 2 yrs old
- 2. Has the roof been resurfaced? Replaced? If so, what year? area around chimney replaced about 2 yrs ago
- Installed by whom? new roof / flashing around right chimney
- 3. Has the roof ever leaked during your ownership? yes
- If so, how was it corrected? new roof / flashing around right chimney
- 4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
- 5. Do downspouts lead from structure? yes Into storm drain? Splash blocks?
- Sewer?

ADDITIONAL COMMENTS:

Roof / downspouts / drains / have professionally cleaned this month

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 propane (Suburban Propane) Gas Budget budget plan (varies)

Electric Company Potomac Edison Elec. Budget \$1500 / month

Water Company Ø Average Water Bill Ø (well)

Sewage Company Ø

Trash Company Knobly Mountain Hauling Trash Cost \$80 / ~~month~~ Quarterly

TV Cable Company Direct TV

Satellite Company Starlink

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 _____, 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 _____ pages, with attachments.

SELLER: Roy J. Carlo SELLER: Gina M. Carlo DATE: 10/10/24

I have received a copy of the PROPERTY CONDITION DISCLOSURE STATEMENT:

BUYER: _____ BUYER: _____ DATE: _____