

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____

8-11-22

to

PRESENT

(Date of Purchase)

(Date of this Form)

PROPERTY ADDRESS: 450 BUFFALO RIDGE RD. AUGUSTA, WV 26704

SELLER'S NAME: JERRY AND SUSAN HOWELL

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? _____ 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? 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? no Current flood insurance premium \$ _____

Any abandoned wells or septic tanks or cisterns? _____ Where? _____

4. Has land been mined? _____ Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 39 Name of Builder: _____

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 x 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: _____

3. 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.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others T1-11
Date of last maintenance (paint, etc) painted July 2025
5. Any problems with retaining walls cracking or bulging? no 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? no If so, what was done and by whom? _____
Explain: _____
7. 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? _____
8. 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
9. Is the crawl space damp? no Has a moisture barrier been installed? no
Explain: _____
10. Any moisture in basement? na Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? no Seals broken in insulated panes? no
Fogged? no
12. Did you do any improvements yourself? yes What? floors, paint, ceiling panels, downstairs bathroom, upstairs bathroom and closet
13. Do you have hardwood floors under the floor coverings? no
14. Is the laundry room in the basement? _____ First Floor? yes Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker? X
Rewired? _____ Date: _____
2. Is the wiring copper? X 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? no
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? no

Explain: _____

ADDITIONAL COMMENTS: _____

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

1. Type of heating system? heat pump Age? _____ Supplemental heating? _____
2. Electronic air cleaner? no Operable? _____ Humidifier? _____ Operable? _____
3. Fireplace? yes Masonry? _____ Insert? yes Fireplace damper? _____
Last inspection and cleaning? summer 2025 By whom? self
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? central air Age? _____ Number of ceiling fans? 3
Attic Fan? na
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? _____
Electric Dryer? yes
7. Foundation vents? _____ Roof Vents? yes Attic Vents? na Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? na Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? 1 Wired to electric system? no
Battery? yes Operable? yes
10. Water softener? no Operable? no
Burglar alarm? no Make? no Operable? no R-Rate? no
Leased? no
11. Is there insulation in: Ceiling? YR-Rate? 17 Walls? y R-Rate? no Floors? no R-Rate? no

ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? no Private Well? yes Cistern? no
If private well, when was water sample last checked for safety? no Result of no test? no Depth? no ft.
2. Well water pump: no Date installed no Condition no
Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? x Galvanized? no Plastic? x Normal water pressure? yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? no
5. Type sewer: City sewer? no PSD sewer? no Septic tank? yes
Installation date: no Type material: Fiberglass? no Concrete? no Steel? no
Private treatment plant? no Aeration system? no
Date of last cleaning? May 2025 By whom? Onsite Wastewater Service
6. Type of water heater: Electric? x Gas? no LP Gas? no Capacity? 30 (gals)
Age? no
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? na Above ground? no Age? no
Pool heater: Electric? no Gas? no Solar? no
Date of last cleaning or inspections? no

ADDITIONAL COMMENTS: _____

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? y Operable? y Age? Dec 2024
2. Countertop range/wall oven? no Operable? no Age? no
3. Hood? no Operable? no Age? no
4. Dishwasher? no Operable? no Age? no
5. Disposal? no Operable? no Age? no

ADDITIONAL COMMENTS: _____

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? no
2. Is the property currently leased? no Expiration date? no Does the lease have option to renew? no
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? no Explain: no
4. Has a lien been recorded against the property? no Explain: no
5. Do you own the mineral rights? no Leased to no For how long? no
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. no
8. Any deed restrictions? no Any right-of-way or easements? no Protective covenants? no
9. Copy of deed has been provided to listing agent? no

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? yes Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 2 years
2. Has the roof been resurfaced? _____ Replaced? yes If so, what year? _____
Installed by whom? Look Family Exteriors Oct 2023
3. Has the roof ever leaked during your ownership? no
If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes, replaced summer 2025, Look Family Exteriors
5. Do downspouts lead from structure? yes Into storm drain? _____ 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 Southern States Gas Budget 1000/yr
Electric Company Potomac Edison Elec. Budget 115/mo
Water Company _____ Average Water Bill _____
Sewage Company _____
Trash Company _____ Trash Cost _____
TV Cable Company Frontier (internet)
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 Shaun Knotts/WV Land and Home Realty 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 5 pages, with attachments.

SELLER: [Signature] SELLER: [Signature] DATE: 10/8/25

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

BUYER: _____ BUYER: _____ DATE: _____