

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

140 Whipoorwill Drive, Romney, WV

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: \_\_\_\_\_

None

Owner Melinda Embrock Date 2/4/26

Owner \_\_\_\_\_ Date \_\_\_\_\_

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

**Disclosure of Information on  
Lead-Based Paint and/or Lead-Based Paint Hazards  
SALES**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to seller (Check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_  
\_\_\_\_\_

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

- (c)  Purchaser has received copies of all information listed above.
- (d)  Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**.
- (e)  Purchaser has (check (i) or (ii) below):

- (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards: or
- (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The Following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<p>SELLER _____ <i>[Signature]</i></p>	<p>DATE <u>2/12/25</u></p>	<p>SELLER _____</p>	<p>DATE _____</p>
<p>PURCHASER _____ <i>[Signature]</i></p>	<p>DATE _____</p>	<p>PURCHASER _____</p>	<p>DATE _____</p>
<p>AGENT _____ <i>[Signature]</i></p>	<p>DATE <u>2/3/25</u></p>	<p>AGENT _____</p>	<p>DATE _____</p>



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 \_\_\_\_\_  
Date of last maintenance (paint, etc) 9/25
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? N/A Decks? NO Garage Floor? N/A 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? N/A Has a moisture barrier been installed? \_\_\_\_\_  
Explain: \_\_\_\_\_
10. Any moisture in basement? NO 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? Painted
13. Do you have hardwood floors under the floor coverings? yes
14. Is the laundry room in the basement? NO First Floor? NO Second Floor? yes  
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? NO Switches? NO Fixtures? NO  
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? N/A For outside TV and TV cable? NO
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? Central Air Age? 2021 Supplemental heating? \_\_\_\_\_
2. Electronic air cleaner? NO Operable? yes Humidifier? yes Operable? yes
3. Fireplace? N/A Masonry? N/A Insert? N/A Fireplace damper? N/A  
Last inspection and cleaning? N/A By whom? \_\_\_\_\_
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? Central Air Age? 2021 Number of ceiling fans? 1  
Attic Fan? NO
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO  
Electric Dryer? yes
7. Foundation vents? NO Roof Vents? yes Attic Vents? yes Bath Vent fans? 1 yes  
Kitchen Vent fan? yes Other? \_\_\_\_\_
8. Number of Electric garage door openers? N/A Operable? N/A Number of controls? N/A  
Operable? N/A Age? N/A

9. Smoke Detectors? yes How many? 1 Wired to electric system? Battery NO  
 Battery? 2 Operable? yes
10. Water softener? NO Operable? \_\_\_\_\_  
 Burglar alarm? NO Make? \_\_\_\_\_ Operable? \_\_\_\_\_ R-Rate? \_\_\_\_\_  
 Leased? \_\_\_\_\_
11. Is there insulation in: Ceiling? R-Rate? ✓ Walls? ✓ 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: NO Date installed \_\_\_\_\_ Condition \_\_\_\_\_  
 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? NONE
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? UNKNOWN
7. Are you aware of any slow drains? NONE
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? NO Operable? \_\_\_\_\_ Age? \_\_\_\_\_  
 2. Countertop range/wall oven? \_\_\_\_\_ Operable? \_\_\_\_\_ Age? \_\_\_\_\_  
 3. Hood? ✓ Operable? \_\_\_\_\_ Age? \_\_\_\_\_  
 4. Dishwasher? ✓ Operable? \_\_\_\_\_ Age? \_\_\_\_\_  
 5. Disposal? \_\_\_\_\_ Operable? \_\_\_\_\_ Age? \_\_\_\_\_

**ADDITIONAL COMMENTS:** \_\_\_\_\_

**I. TITLE AND ACCESS:**

1. Does anyone have the right of refusal to buy, option, or lease the property? NO Copy of lease provided to listing  
 agent? 2 Hunt
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? \_\_\_\_\_ Explain: \_\_\_\_\_
4. Has a lien been recorded against the property? NO Explain: \_\_\_\_\_
5. Do you own the mineral rights? NO 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? NO Attach explanation.
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? \_\_\_\_\_

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? 2021 If so, what year? Shingles  
 Installed by whom? \_\_\_\_\_
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
5. Do downspouts lead from structure? NO 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? NO Furnace? NO  
 Soils/Drainage? NO Structural? NO Well? NO Radon? \_\_\_\_\_ Pest Control? \_\_\_\_\_  
 Geological/Core Drilling? NO Lead based paint? \_\_\_\_\_ Asbestos? NO 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 \_\_\_\_\_ Gas Budget NO

Electric Company Potomac Edison Elec. Budget 120.00

Water Company Romney city Average Water Bill 86.00

Sewage Company Romney city

Trash Company Apple Valley Trash Cost 68.00

TV Cable Company NO

Satellite Company NO

**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 W/Hand & 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 4 pages, with attachments.

SELLER: Melica Lindrook SELLER: Melica Lindrook DATE: 2/3/26

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

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_



25045 Northwestern Pike  
Romney, WV 26757  
304-822-4488 (O) 304-822-4658 (F)

**ITEMS TO CONVEY**

Seller(s): Melisa S. Timbrook Date: 2/3/26

Property Address: 140 Whippoorwill Dr, Romney, WV

YES	NO		YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Window AC Unit(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Stove - Electric	<input type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input type="checkbox"/>	Stove - Gas	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # <u>1</u>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input type="checkbox"/>	W/Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input type="checkbox"/>	Built-In Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Storm Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input type="checkbox"/>	<input type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input type="checkbox"/>	Freezer(s)	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s)
<input type="checkbox"/>	<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input type="checkbox"/>	W/Remote(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove

**ADDITIONAL INCLUSIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL EXCLUSIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Melisa S. Timbrook 2/4/26  
Seller Date

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

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

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