

SELLER DISCLOSURE OF PROPERTY CONDITION

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

6/26/19
(Date of Purchase)

to now
(Date of this Form)

PROPERTY ADDRESS: 168 Stony Apple Dr, Ramsey, WY 26757

SELLER'S NAME: Gina Jordan

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? NO Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

C. LAND:

- 1. Is the house built on landfill (compacted or otherwise)? NO
Is there landfill on any portion of the property? NO
- 2. Any past or present flooding or drainage problems on the property? NO
- 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? _____ Where? _____
- 4. Has land been mined? NO Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

- 1. Approximate age of the house: 22 yrs 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 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 _____
Date of last maintenance (paint, etc) _____
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? NO
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? _____
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? NO What? _____
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? yes First Floor? yes Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: There is a WASHER/DRYER Hook UP IN
The Basement where the Water Heater IS, AS well AS
a Main Level LAUNDRY ROOM

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? Fuses? _____ Circuit Breaker?
Rewired? _____ Date: _____
2. Is the wiring copper? yes or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? yes Fixtures? Dining Room Light
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? NO
5. Is there GFCI wiring in Kitchen? yes Bathroom? yes 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? Forced Air Age? _____ Supplemental heating? NO
2. Electronic air cleaner? NO Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? NO Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? Central AC Age? 4 yrs. Number of ceiling fans? 6
Attic Fan? NO
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO - it's electric
Electric Dryer? yes
7. Foundation vents? NO Roof Vents? yes Attic Vents? yes Bath Vent fans? one
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? NONE Operable? _____ Number of controls? _____
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? 2 Wired to electric system? NOT SURE
 Battery? Operable? _____
10. Water softener? NO Operable? _____
 Burglar alarm? NO Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? R-Rate? _____ Walls? yes R-Rate? _____ Floors? yes 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? 2013 Result of _____
 test? good Depth? _____ ft.
2. Well water pump: Date installed _____ Condition good
 Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? yes Normal water pressure? yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
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? never By whom? _____
6. Type of water heater: Electric? Gas? _____ LP Gas? _____ Capacity? _____ (gals)
 Age? _____
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? N/A 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? 2 Operable? yes Age? UPSTAIRS - 3yrs. old, DOWNSTAIRS - NOT SURE
2. Countertop range/wall oven? NO Operable? _____ Age? _____
3. Hood? yes Operable? _____ Age? UNKNOWN
4. Dishwasher? yes Operable? yes Age? 13
5. Disposal? NO Operable? _____ Age? _____

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? _____
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? N/A Leased to N/A 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? _____ Protective covenants? _____
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? Original
- 2. Has the roof been resurfaced? _____ Replaced? _____ If so, what year? _____
Installed by whom? _____
- 3. Has the roof ever leaked during your ownership? yes
If so, how was it corrected? Corrected by
- 4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
- 5. Do downspouts lead from structure? _____ 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 1200 per year
Electric Company Potomac Edison Elec. Budget 2000 per year
Water Company N/A Average Water Bill _____
Sewage Company N/A
Trash Company _____ Trash Cost _____
TV Cable Company _____
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.): NO

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized WY Land & 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: Gene M. Jordan SELLER: _____ DATE: 5-1-26

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

BUYER: _____ BUYER: _____ DATE: _____

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

168 Stony Apple Dr., Romney, WV 26757

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 Jim M Jordan Date 4-26-2026
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 _____



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

ITEMS TO CONVEY

Seller(s): Gina Jordan Date: 4/26/26

Property Address: 168 Stoney Apple Dr., Romney, WV 26757

YES	NO		YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>6</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window AC Unit(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove – Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove – Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Ice Maker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-In Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Windows
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Draperies/Curtains (blinds) <u>some</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input type="checkbox"/>	Freezer(s) <u>NOT SURE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Remote(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

ADDITIONAL EXCLUSIONS:

Seller Gina M Jordan Date 5-1-26

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

