

SELLER DISCLOSURE OF PROPERTY CONDITION

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

9/7/2004
(Date of Purchase)

to present

8/7/26
(Date of this Form)

PROPERTY ADDRESS: 586 Central Ave, Romney, WV

SELLER'S NAME: Wm & Lashasta Kyle

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? N/A

Is report available? N/A

ADDITIONAL COMMENTS: Underground Oil tank taken out of service and Filled with gravel.

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? NO

(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? NO Where? _____

4. Has land been mined? NO Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 62 years Name of Builder: N/A

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 N/A

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: N/A

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? NO If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl ☒ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) New Vinyl siding installed on the entire house in 2018
5. Any problems with retaining walls cracking or bulging? NO Repaired? N/A
When? N/A
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? N/A
Explain: N/A
7. Any significant cracks in foundations? NO Exterior walls? N/A Slab floors? N/A Ceilings? N/A
Chimneys? NO Fireplaces? NO Decks? N/A Garage Floor? _____ Porch Floor? NO
Other? NO
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? N/A
Explain: N/A
10. Any moisture in basement? _____ 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? N/A
13. Do you have hardwood floors under the floor coverings? YES
14. Is the laundry room in the basement? YES First Floor? _____ Second Floor? _____
Other: _____

ADDITIONAL COMMENTS: Every window in the house including the basement was replaced in 2018, front and back storm door, front and back screen door, and garage door replaced in 2018

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? ☒ 200 amp? _____ Fuses? _____ Circuit Breaker? ☒
Rewired? Partial Date: 2018
2. Is the wiring copper? yes or aluminum? N/A
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? yes Bathroom? yes Garage? NO 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? Hot Water Boiler Age? 62 years Supplemental heating? Wood Stove
2. Electronic air cleaner? NO Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? NO Masonry? NO Insert? NO Fireplace damper? NO
Last inspection and cleaning? N/A By whom? N/A
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? Window Units Age? 8 years 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? NO Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? NO Other? NO
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? 5 Wired to electric system? yes
 Battery? yes Operable? yes
10. Water softener? No Operable? N/A
 Burglar alarm? No Make? N/A Operable? N/A R-Rate? N/A
 Leased? No
11. Is there insulation in: Ceiling? yes R-Rate? yes Walls? yes R-Rate? yes Floors? yes R-Rate? yes
- ADDITIONAL COMMENTS: Insulation in attic, ceiling, walls, and floors replaced in 2018

G. PLUMBING SYSTEM:

1. Source of water supply: Public? yes Private Well? No Cistern? No
 If private well, when was water sample last checked for safety? N/A Result of N/A
 test? N/A Depth? N/A ft.
2. Well water pump: N/A Date installed N/A Condition N/A
 Sufficient water during late Summer? N/A
3. Type of water supply pipes? Copper? yes Galvanized? yes Plastic? yes Normal water pressure? yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? No
5. Type sewer: City sewer? yes PSD sewer? No Septic tank? No
 Installation date: N/A Type material: Fiberglass? N/A Concrete? N/A Steel? N/A
 Private treatment plant? N/A Aeration system? N/A
 Date of last cleaning? N/A By whom? N/A
6. Type of water heater: Electric? yes Gas? No LP Gas? No Capacity? 50 (gals)
 Age? 7 years
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? N/A Age? N/A
 Pool heater: Electric? N/A Gas? N/A Solar? N/A
 Date of last cleaning or inspections? N/A

ADDITIONAL COMMENTS: _____

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? yes Operable? yes Age? 8 months
2. Countertop range/wall oven? No Operable? N/A Age? N/A
3. Hood? No Operable? N/A Age? N/A
4. Dishwasher? yes Operable? yes Age? 2 years
5. Disposal? No Operable? N/A Age? N/A

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? N/A
2. Is the property currently leased? No Expiration date? N/A Does the lease have option to renew? N/A
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? No Leased to N/A For how long? N/A
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? No Protective covenants? No
9. Copy of deed has been provided to listing agent? _____

ADDITIONAL COMMENTS: N/A

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? yes Wood Shingle? No Slate? No Rolled rubber? No Other? No
Age of Roof? 8 years
2. Has the roof been resurfaced? No Replaced? yes If so, what year? 2018
Installed by whom? Jack Abell Construction
3. Has the roof ever leaked during your ownership? No
If so, how was it corrected? N/A
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? no yes Splash blocks? No
Sewer? No

ADDITIONAL COMMENTS: All gutters and downspouts were replaced in 2018

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? No Air conditioning? No Furnace? No
Soils/Drainage? No Structural? No Well? No Radon? No Pest Control? No
Geological/Core Drilling? No Lead based paint? No Asbestos? No Septic Tank/Sewer
System? No Formaldehyde? No Pool/Spa? No Home Inspection? No Energy Audit? No
No City/County Inspection? No Notice of Violation? No Other? No Attach explanation and
copies of reports.

L. UTILITIES:

Gas Company N/A Gas Budget N/A

Electric Company Potomac Edison First Energy Company Elec. Budget Avg \$150.00 per month

Water Company Town of Romney Water Department Average Water Bill \$120.00 per month

Sewage Company Town of Romney Sewer Department

Trash Company Apple Valley Waste Trash Cost \$91.74 for 3 months

TV Cable Company Atlantic Broadband Available

Satellite Company Available

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.): N/A

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized WV 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: William D. Kyle SELLER: Christine Kyle DATE: 8/7/26

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): Wm & Lashasta Kyle Date: 8/7/24
Property Address: 584 Central Ave, Romney, WV

YES	NO	
☐	☒	Alarm System
☒	☐	Dishwasher
☒	☐	Stove - Electric
☐	☒	Stove - Gas
☒	☐	Refrigerator(s) # <u>1</u>
☒	☐	W/Ice Maker
☒	☐	Built-In Microwave
☐	☒	Microwave
☐	☒	Cooktop
☐	☒	Wall Oven(s)
☐	☒	Exhaust Fan(s)
☐	☒	Freezer(s)
☒	☐	Washer
☒	☐	Dryer
☐	☒	Water Filter
☐	☒	Water Softener
☐	☒	Garbage Disposal
☐	☒	Trash Compactor
☐	☒	Dehumidifier
☒	☐	Satellite Dish

YES	NO	
☒	☐	Ceiling Fan(s) # <u>1</u>
☒	☐	Window AC Unit(s) # <u>2</u>
☐	☒	Existing W/W Carpet
☐	☒	Fireplace Screen Doors
☐	☒	Fireplace Equipment
☒	☐	Storm Doors
☒	☐	Storm Windows
☐	☒	Draperies/Curtains
☐	☒	Drapery/Curtain Rods
☐	☒	Shades/Blinds
☐	☒	Screens
☐	☒	Central Vacuum
☐	☒	Intercom
☐	☒	Garage Opener(s)
☐	☒	W/Remote(s) # _____
☐	☒	Hot Tub Equip. & Cover
☐	☒	Pool, Equipment & Cover
☐	☒	Playground Equipment
☒	☐	Storage Shed(s) # <u>1</u>
☒	☐	Wood Stove

ADDITIONAL INCLUSIONS:

ADDITIONAL EXCLUSIONS:

The black refrigerator and white freezer
downstairs in the basement will not
convey.

William D. Kyle 8/7/26
Seller Date
Lashasta Kyle 8-7-26
Seller Date

Buyer Date

Buyer 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.

<u>William D. Kyle</u>	<u>8/7/26</u>	<u>Spokane Kyle</u>	<u>8-7-26</u>
SELLER	DATE	SELLER	DATE
<u>Sandra Hurst</u>	<u>8/9/26</u>	_____ PURCHASER	_____ DATE
AGENT	DATE	AGENT	DATE

NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

Sandra Hunt (printed name of licensee), affiliated with
West Virginia Land & Home Realty (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent. ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>William D. Kyle</u>	<u>8-7-26</u>		
Seller/Lessor	Date	Buyer/Lessee	Date
<u>Arbaste Kyle</u>	<u>8-7-26</u>		
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature Sandra Hunt Date 8/7/26

Licensee's Signature _____ Date _____



300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>

