

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 6/10/96 to present
(Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 740 Owl Lane, Point, WV 25437

SELLER'S NAME: John B. & Maurine B. Mazzeo

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? N/A
- 2. Is property vacant? NO If so, for how long? N/A
- 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? N/A
- 2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? N/A
- 3. Any underground storage tanks? NO Phase one studies completed? N/A
Is report available? N/A

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? 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 \$ N/A
Any abandoned wells or septic tanks or cisterns? NO Where? N/A
- 4. Has land been mined? NO Explain: N/A

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

- 1. Approximate age of the house: 22 years Name of Builder: Hamshire Home Builders / Del Construction
- 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? Yes Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? NO

Explain: Addition by Del Construction

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) NOT SURE
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? 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? _____ 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? Lattice work
13. Do you have hardwood floors under the floor coverings? DON'T KNOW
14. Is the laundry room in the basement? NO First Floor? Yes Second Floor? N/A
Other: _____
- ADDITIONAL COMMENTS: FRONT Porch had Spalling Concrete. Had Microcrete Repair work done by JTB Concrete.

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? X 200 amp? _____ Fuses? _____ Circuit Breaker? X
Rewired? _____ Date: 2018 Generac Generator installed
2. Is the wiring copper? yes 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? yes Bathroom? yes Garage? yes For outside TV and TV cable? _____
Don't know
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? 2 Heat Pumps Age? _____ Supplemental heating? Baseboard
mini splits, wood stove
2. Electronic air cleaner? NO Operable? N/A Humidifier? NO Operable? N/A
3. Fireplace? 3 Masonry? one Insert? NO Fireplace damper? yes
Last inspection and cleaning? Don't Recall By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? yes
5. Type of cooling system? 2 Heat pumps / 2 mini splits Age? _____ Number of ceiling fans? 5
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? Don't know Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? NO Other? Range top down draft
8. Number of Electric garage door openers? 3 Operable? yes Number of controls? 3
Operable? yes Age? 22 yrs / 14 yrs for 3rd

9. Smoke Detectors? yes How many? 7 Wired to electric system? 6 + battery
 Battery? 1 Operable? yes
10. Water softener? No Operable? N/A
 Burglar alarm? NO Make? N/A Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? R-Rate? 30 Walls? Exterior R-Rate? 13 Floors? Base ment R-Rate? 19
- ADDITIONAL COMMENTS:** _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? NO Private Well? yes Cistern? _____
 If private well, when was water sample last checked for safety? Don't recall Result of _____
 test? _____ Depth? Approx 600 ft.
2. Well water pump: yes Date installed 2017 Condition good
 Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? yes Galvanized? _____ Plastic? _____ Normal water
 pressure? yes. 45-47
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: 20 1997 Type material: Fiberglass? _____ Concrete? Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? Dec 8, 2014 By whom? Peace makers
6. Type of water heater: Electric? 2 Gas? NO LP Gas? NO Capacity? 50 each (gals)
 Age? 22 yr, 14 yr
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? NO pool 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? _____ Operable? _____ Age? _____
2. Countertop range/wall oven? yes Operable? yes Age? 3 yrs
3. Hood? NO Operable? _____ Age? _____
4. Dishwasher? yes Operable? yes Age? Don't recall - prob ≈ 6 yrs
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? N/A
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: NO ASSOCIATION
4. Has a lien been recorded against the property? NO Explain: _____
5. Do you own the mineral rights? sure 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? _____ Any right-of-way or easements? yes Protective covenants? See Comments
9. Copy of deed has been provided to listing agent? NO

↳ as shown on plat,
 but not currently
 in use

ADDITIONAL COMMENTS: Covenants - No more than 20 domestic animals may be kept at one time

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? _____ If so, what year? _____
Installed by whom? _____
- 3. Has the roof ever leaked during your ownership? yes
If so, how was it corrected? Repaired & Sealed by Klein Custom Homes
- 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: 30 yr shingles on original section - 22 yrs 2nd section 14 years old, Rubber Shingles Sun porch, joining porch, Rubber - approx 14 yrs

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
City/County Inspection? NO Notice of Violation? NO Other? NO Attach explanation and copies of reports. _____

L. UTILITIES:

Gas Company AmeriGas Gas Budget \$ 383 / mo
Electric Company Potomac Edison Elec. Budget \$ 266 / mo
Water Company N/A Average Water Bill N/A
Sewage Company N/A
Trash Company N/A - Transfer Station Trash Cost Varies weight
TV Cable Company _____
Satellite Company DirectTV

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: John Mager SELLER: Maurice B Mager DATE: 9/19/19

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

BUYER: _____ BUYER: _____ DATE: _____

Beautiful 4 bedroom, 4 full bath home on twenty acres in Hampshire county. Two bedrooms have sitting rooms and baths attached. Modern kitchen with stainless steel appliances, granite counters and a 200 bottle wine storage. The living room has a local stone fireplace and beamed ceilings. The dining porch has tiled floor and mountain view. The view is also available from the open 50 foot balcony. Hard wood floors throughout. The basement level includes a three car garage, finished rec, room with custom wood burning stove, wood shop, full bath and utility room. In addition to the fireplace in the living room the house includes an additional two gas fire places located in the sitting room of bedroom 2 and in the master work room. Outside the property includes a fenced apiary for six hives, a dog kennel, a fenced-in dog yard, two concrete 37' by 24' concrete patios, a fenced-in 60' by 80' garden, several out buildings and a generator. The property sports beautiful mountain views and wonderful upland game hunting. Just 30 minutes to ABL.

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

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

The agent 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 agent 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 agent, they can provide information upon your request.

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

(printed name of agent) Sandra Hunt affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as agent of:

The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both Seller and Buyer, with the full knowledge consent of both parties.

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>John Muzer</u>	<u>9/18/19</u>		
Seller	Date	Buyer	Date
<u>Maurine B Muzer</u>	<u>9/18/19</u>		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

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

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 (304)348-3555

Agents Signature: Sandra Hunt
 Date: 9/18/19

www.state.wv.us/wvrec

