

# Sugar Grove Realty Inc.

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## RESIDENTIAL/LAND PROPERTY DISCLOSURE COMBINED

Seller(s) Name(s): Cecil and Patricia Ashford Revocable Trust, Jeff Ashford, Trustee

Property Address: 875 Hidden Valley Lane, Franklin, WV 26807

Approximate Age of Home: 52 yrs How long have you owned the property? \_\_\_\_\_ Date Purchased: Apr. 28, 1990

Does Seller currently occupy this property? \_\_\_ Yes  No If not, how long has it been since Seller occupied the property? \_\_\_\_\_  
Have you ever had a home inspection on this property? \_\_\_ Yes \_\_\_ No Currently used as a family getaway.

### Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply  Public  Well on Property  Other \_\_\_\_\_  Spring How Many on Spring \_\_\_\_\_

Cistern How Many Gallons \_\_\_\_\_  Other \_\_\_\_\_ If drinking water is from a well, when was water last checked for safety and what was the test result? \_\_\_\_\_

Sewage System  Public  Septic System approved for ( 1 # bedrooms)

Heating  Oil  LP (Circle one-Owned/Leased)  Natural Gas  Electric  Heat Pump \_\_\_ Age

Other Woodstove

Air Conditioning  Central Air  LP (Circle one-Owned/Leased)  Natural Gas  Window Units  Heat Pump \_\_\_ Age

N/A

Other \_\_\_\_\_

Hot Water  Oil  Natural Gas  Electric Hot Water Heater Capacity \_\_\_ Age \_\_\_  Other \_\_\_\_\_

### Please indicate your actual knowledge with respect to the following:

#### 1. HEATING SYSTEM:

Is heat supplied to all finished rooms?  Yes  No

Comments: Bedroom upstairs receives heat from downstairs woodstove

Is the heating system in operating condition?  Yes  No

Comments: Working when last used.

#### 2. AIR CONDITIONING SYSTEM:

Is cooling supplied to all finished rooms?  Yes  No  Does not apply

Comments: \_\_\_\_\_

Is the air conditioning system in operating condition?  Yes  No  Does Not Apply

Comments: \_\_\_\_\_

#### 3. FOUNDATION:

Are you aware of any past or present movement, shifting, deterioration, cracks or other problems with the foundation?

Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

**4. BASEMENT:**

Are you aware of any past or present water leakage?  Yes  No  Does Not Apply

Does the property have a sump pump?  Yes  No

Has there even been any water leakage, or dampness in the basement or crawl space?  Yes  No

If you answered YES to any question explain in detail: \_\_\_\_\_

**5. ROOF:**

Has roof ever leaked during your ownership?  Yes  No

Has the roof been replaced or repaired during your ownership?  Yes  No

Do you know of any problems with the roof or gutters?  Yes  No

Type of roof: Metal Age: 15 yrs on cabin

If you answered YES to any question, explain in detail: \_\_\_\_\_

**6. OTHER STRUCTURAL ITEMS:**

Are you aware of any past or present problems with driveways, sidewalks, patios, car ports or retaining walls on the property?

Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

**7. PLUMBING ITEMS:**

Do you know of any leaks or other problems relating to any of the plumbing, water, and sewage related items?  Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

**8. ELECTRIC SYSTEMS:**

Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

Will the smoke detectors provide an alarm in the event of a power outage?  Yes  No  Does Not Apply Need batteries

Carbon Monoxide Detectors Present?  Yes  No  Does Not Apply

**9. SEPTIC SYSTEMS:**

Is the septic system functioning properly?  Yes  No  Does Not Apply

Are you aware of any well/septic permit applications filed with the county?  Yes  No  Don't know

Are you aware of any percolation tests filed with the county?  Yes  No  Don't know

When was the septic system last pumped? Date N/A

Comments: \_\_\_\_\_

**10. LAND (DRAINAGE AND BOUNDARIES):**

Does water stand on the property for more than 24 hours after a heavy rain?  Yes  No

Is the property located in a flood zone, conservation area, wetlands area or Designated Historic District?  Yes  No

Do you know any past or present drainage, grading or soil problems affecting the property or adjacent properties?  Yes  No

Do you know of any right of ways, encroachments, boundary line disputes, or easements affecting the property?  Yes  No

Are you aware of any environmental issues concerning the real estate?  Yes  No

Are you aware of any common elements shared with other Landowners? i.e. fence, road, driveway?  Yes  No

If you answered YES to any question, explain in detail: \_\_\_\_\_

**11. WOOD DESTROYING INSECTS:**

Any infestation and/or prior damage?  Yes  No *Wood Borer*

Any treatments or repairs?  Yes  No *Swamp Sprayed*

Any warranties?  Yes  No  Does Not Apply

If you answered YES to any question, explain in detail: \_\_\_\_\_

**12. HAZARDOUS MATERIAL:**

Are there any hazardous or regulated material (including, but not limited to, licensed landfills, asbestos, underground storage tanks, or other contamination) on the property?  Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

**13. ZONING VIOLATIONS/BUILDING RESTRICTIONS:**

Are there any zoning violations, nonconforming uses, violation or building restrictions or setback requirements on or affecting the property?  Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

**14. HOMEOWNERS ASSOCIATIONS:**

Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes  No *Some Covenants + Restrictions*

Annual HOA Fee \_\_\_\_\_

Contact Name \_\_\_\_\_ Phone # \_\_\_\_\_

Other Fees *Road Maintenance Fee - 125<sup>00</sup> pd. yrly to Carl Esser*

**15. OTHER RECENT REPAIRS:**

*N/A*

**16. OTHER DISCLOSURES:**

Are there any other material defects affecting the physical condition of the property?  Yes  No

If you answered YES, explain in detail: \_\_\_\_\_

The foregoing answers and explanations are true and complete to the best of my/our knowledge, I/we have authority to complete this disclosure form, and I/we have retained a copy hereof. I/we herewith authorize Sugar Grove Realty 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, including attachments.

SELLER:

Jeffrey H. Ashford  
Jeffrey H. Ashford (Mar 7, 2024 16:15 EST)

Signature

Date

Signature

Date

Signature

Date

The purchaser(s) are satisfied with the above PROPERTY CONDITION DISCLOSURE STATEMENT.

PURCHASER:

Signature

Date

Signature

Date