

Sugar Grove Realty Inc.

Jeffrey S. Bowers, Broker

190 South Grove Street, Petersburg, WV 26847

Ph: 304.257.8859 Fax: 304-257-2224 sugargroviewv.com

RESIDENTIAL PROPERTY DISCLOSURE

Seller(s) Name(s): Rocco Marrei

Property Address: 107 Trout Lane Cabins, WV 26855

Approximate Age of Home: 6 yrs How long have you owned the property? 6 yrs Date Purchased: 2018

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

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 (3 # bedrooms)

Heating Oil LP Natural Gas Electric Heat Pump 6 yrs Age Other _____

Air Conditioning Central Air LP Natural Gas Window Units Heat Pump ___ Age ___ Other: _____

Hot Water Oil Natural Gas Electric Hot Water Heater Capacity ___ Age ___ Other _____

Please indicate your actual knowledge with respect to the following:

Bonus Room - Wood Stove

1. HEATING SYSTEM:

Is heat supplied to all finished rooms? Yes No

Comments: _____

Is the heating system in operating condition? Yes No

Comments: _____

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: _____

Jan

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

*Partial Replacement in 2022
Shingles blew off due to
WIND*

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

Type of roof: Architectural Shingle Age: 7 yrs

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

Carbon Monoxide Detectors Present? Yes No Does Not Apply

9. SEPTIC SYSTEMS:

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

When was the septic system last pumped? Date _____

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 problems affecting the property or adjacent properties? Yes No

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

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

Ren

11. WOOD DESTROYING INSECTS:

Any infestation and/or prior damage? Yes No
Any treatments or repairs? Yes No
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

Annual HOA Fee \$35

Contact Name _____ Phone # _____

Other Fees _____

15. OTHER RECENT REPAIRS:

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: _____

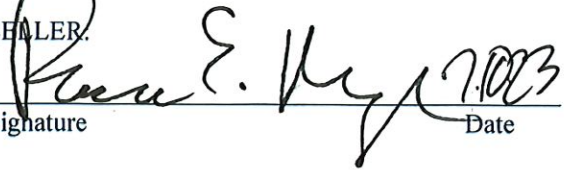
The foregoing answers and explanations are true and complete to the best of my/our knowledge, I/we have authority to complete this disclosure form, and I/we have retained a copy hereof. I/we herewith authorize Sugar Grove Realty to disclose the information set forth above to other real estate brokers, 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.

SEALER:


Signature Date

Signature Date

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

PURCHASER:

Signature Date

Signature Date

