

Sugar Grove Realty Inc.

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RESIDENTIAL/LAND PROPERTY DISCLOSURE COMBINED

Seller(s) Name(s): Lavern Still Lemen (Shaw's Ridge, LLC)

Property Address: 126 Hobbit Lane, Sugar Grove, WV 26815

Approximate Age of Home: 20 yrs How long have you owned the property? _____ Date Purchased: 2016

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 (2 # bedrooms) 2 Septics

Heating Oil LP (Circle one-Owned/Leased) Natural Gas Electric Heat Pump ___ Age
 Other _____

Air Conditioning Central Air LP (Circle one-Owned/Leased) 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:

1. HEATING SYSTEM:

Is heat supplied to all finished rooms? Yes No

Comments: LP in living room - adequate (recommend baseboard) or mini-split

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: has settled - floor not totally level

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: _____

If you answered YES to any question, explain in detail: appeared to have old leak, recaulked

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: (except floor is not level)

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: Not aware - but electric needs transferred

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 → Need both

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 UNKNOWN

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

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: Put - Restrictive Covenants (See attached)

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 But are road maintenance fees (\$40⁰⁰/year)

Annual HOA Fee _____

Contact Name DARWIN L. SHAFER Phone # _____

Other Fees 11929 OLD FORGE ROAD, WAYNESBORO, PA 17268-9365

15. OTHER RECENT REPAIRS:

did minimal attempt to level floor

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:

Lalaine S. Lemen 8/12/21
Signature Date

Signature Date

Signature Date

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

PURCHASER:

Signature Date

Signature Date