

West Virginia VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition.)

Seller Jacob H. Binkley , Anna M. Binkley

Property Address 1177 Whitmer Road Lot #1 FOUR ACRES, Shenandoah Junction, WV 25442

Legal Description Lot # 1

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? 1997-Present

Property Systems:

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- | | |
|--|--|
| <input type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Septic | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for _____ (#) BR | <input checked="" type="checkbox"/> Perc |

Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ N/A

When was the system last pumped? Date: _____ ☐ Unknown

Comments: _____

2. Water System:

- | | |
|--|---|
| <input type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input checked="" type="checkbox"/> Well | <input checked="" type="checkbox"/> Needs to be drilled |

Comments: _____

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

4. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

Initials Seller: JHB ASMB Purchaser: _____ / _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please describe _____

5. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: **Deed Restrictions shall be part of the deed upon closing.**

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

10. Please provide the following?

Plat of the property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Copy of the Deed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Copy of septic permits	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Covenants and Restrictions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Comments: **Perk Test To Be Provided / Deed Restrictions Will Be Created With Closing Attorney**

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Initials Seller:  Purchaser: _____ / _____

SELLER:

 Jacob H. Binkley 11/02/2024
Signature Date
Jacob H. Binkley

 Anna M. Binkley 11/02/2024
Signature Date
Anna M. Binkley

PURCHASER:

Signature Date

Signature Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects: _____

SELLER:

 Jacob H. Binkley 11/02/2024
Signature Date
Jacob H. Binkley

 Anna M. Binkley 11/02/2024
Signature Date
Anna M. Binkley

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature Date

Signature Date