

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 204 W. Washington St, Shepherdstown, WV 25443

Legal Description PT LTS #175,176 WASH ST / Map 2 / Parcel 0130 0000 0000/DB 1069 Page 125

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

SELLER:

- 1. Year Built? 1786 & 1792 Two dates as two separate homes were joined
- 2. How long have you owned the property? 24 years AKC
- 3. Dates lived in the property. off and on 24 years

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

Water Supply Public Well Other _____

Sewage Disposal Public Septic System approved for _____ (#) BR

Heating Oil Natural Gas Electric Bottled Heat Pump Age _____ Other

Air Conditioning Oil Natural Gas Electric Bottled Heat Pump Age _____ Other

Hot Water Oil Natural Gas Electric Capacity _____ Age _____ Other

Internet Access in Home Yes or No; Current Provider Comcast / Xfinity

Comments _____

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

- 1. Foundation: Any settlement or other problems? Yes No Unknown N/A

Comments: Spoke with structural engineer when I purchased. That

- 2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture? Yes No Unknown N/A

Comments: No leaks, Cellars are always humid

- 3. Roof: Any leaks or evidence of moisture? Yes No Unknown N/A

Type of Roof: tin roof Age ?

Is there any existing fire-retardant treated plywood Yes No Unknown N/A

Comments: _____

- 4. Other Structural Systems, including exterior walls and floors:

Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

advised a home over 200 yrs old is not going to continue settling, has settled as much as it will.

5. Plumbing System: Is the system in operating condition? Yes No Unknown N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: Yes No Unknown N/A
Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

7. Air Conditioning System:
Is cooling supplied to all finished rooms: Yes No Unknown N/A
Is the system in operating condition? Yes No Unknown N/A

Comments: *4 working window units convey; will cool whole house*

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? Yes No Unknown N/A

Comments: *house rewired in 2004*

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A
When was the system was last pumped? Date: _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown N/A
Home water treatment system: Yes No Unknown N/A Leased
Fire sprinkler system: Yes No Unknown N/A
Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. Insulation:
In exterior walls? Yes No Unknown N/A
In ceiling/attic? Yes No Unknown N/A
In any other areas? Yes No Unknown N/A

Comments: *Where? vapor block & insulation in cellars (insulation varies), is in some areas, not sure of others*

13. Exterior Drainage: Does water stand on the property for more than 24 hours after rain? Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

14. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown N/A
Any treatments or repairs? Yes No Unknown
Any warranties? Yes No Unknown

Comments: *Had a termite contract for past 22 years. Bait stations can be seen around perimeter of house. There is evidence of very old damage in the east cellar. No evidence of termites, carpenter ants - any wood-destroying insects since the build house.* AKC

15. 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 _____

16. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown N/A

Comments: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) In good working condition?

Yes No Unknown N/A
 Yes No Unknown N/A

Comments: _____

18. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No Unknown N/A

If yes, please specify _____

19. 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: _____

20. 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: _____

21. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions?

Yes No Unknown N/A

Comments: Shepherdstown is in the Nail Trust

22. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown N/A

Comments: I have nothing I know of to warn - warn anyone about

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Ann K. Christy
Seller

07/31/2024
Date

Seller

Date

Purchaser

Date

Purchaser

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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property make 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

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date