

**Wheeling Board of Realtors
PROPERTY CONDITION DISCLOSURE STATEMENT**

Please check the type of property covered by this statement:

Main Living Unit Vacant Land Commercial

PROPERTY ADDRESS: 5 Birch Ave., Wheeling, WV 26003

SELLER'S NAME: Bronson and Mandy Shanley

Answer Yes, No, or Unknown (UK) or Not Applicable (NA) to Each Question or Statement

OWNERSHIP

Are you a builder or developer? NO

Are you a licensed real estate agent? NO

Have all persons on the title signed the listing agreement? YES

Are any persons on the title not U.S. citizens? NO

If yes, provide names

ENVIRONMENTAL

Are you aware of any pending or planned real estate development in your area (condominiums, planned unit developments, subdivisions, commercial, educational, religious use, etc.)? NO If yes, what?

Any pets in house? YES What pets? BASSETT HOUND

Any unusual odors (waste, agriculture, industry, etc.)? NO

If yes, explain

Any underground storage tanks? NO Phase one studies completed? N/A

If yes, is a report available?

LAND (If yes to any of the following, provide explanation)

a. Is the house built on landfill (compact or otherwise)? NO

Is there a landfill on any portion of the property? NO

b. Any past or present flooding or drainage problems on the property? UK

On adjacent property?

Any standing water after rain? LARGE PUDDLE IN ALLEY BEHIND HOUSE

Any sump pumps in basement or crawlspace? NO

Any active springs? NO

c. Is the property located wholly or partly in a Flood Hazard Zone, as determined by the National Flood Insurance Maps? NO Current flood insurance premium \$N/A

d. Any abandon wells, or septic tanks, or cisterns? NO If yes, where?

Has land been mined? NO Explain

STRUCTURAL

Approximate age of house 102 (yrs.) Builder UK

Do you know of any structural additions or alterations, or the installation, alteration, repairs, or replacement of significant components of the structures that were completed during the term of your ownership? ADDED AN OVERHANG TO KITCHEN ADDITION

Do you know of any violations of government regulations, ordinances, or zoning laws regarding this property? NO

Do you know of any excessive setting, slippage, sliding or other soil problems, past or present? NO If so, has any structural damage resulted? If yes, explain

Exterior cover: (check) Brick Stone Aluminum/Vinyl Fir Redwood Lap Siding Other Date of last maintenance (paint,etc.) 2011

Any problems with retaining walls cracking or bulging? NO If yes, have they been repaired? When?

Do you know of any past or present problems with driveways, walkways, sidewalks, patios (such as large cracks, potholes, raised sections?) NO If so, what was done about it and by whom?

Any significant cracks in the: foundation? exterior walls? slab? floors? ceilings? chimneys? fireplaces? decks? garage floors? porch floors? other? NO

Does any structural wood have soil contact? NO decking? steps?

Is the crawl space damp? NO Has moisture barrier been installed? YES

If yes, explain AS PART OF THE RADON MITIGATION SYSTEM

Any moisture in basement? YES Any corrections made? YES (Attach explanation)

Any windows or patio door glass broken? NO fogged? NO Explain 2017 ADDED SOIL TO FOUNDATION TO PREVENT GROUND WATER FROM ENTERING

Did you do any improvements yourself? YES If yes, explain GRANITE COUNTER TOPS, KITCHEN SINK, BATHROOM RENOVATIONS, REFINISHED HARDWOOD FLOORS, TILE

Do you have finished hardwood floors under the floor coverings? EXPOSED HARDWOOD

REPORTS

Have you ever received, or do you have knowledge of, any inspection reports or repair estimates made during your ownership? NO (Attach explanation)

Any current contracts? NO

ROOF, GUTTERS, DOWNSPOUTS

Type of roof: Shingle Wood Slate Tar and gravel Other

Age of roof? 1 YR & 17 YRS years How many layers? 1

Has the roof ever been resurfaced? NO Replaced? YES If so, what year? 2018 & 2002

Is there a guarantee on the roof? NO If yes, for how long? By whom?

Has the roof ever leaked since you owned the property? NO If so, how was it corrected?

Are gutters and downspouts in good condition and free of holes and excessive rust? YES

Do downspouts lead from structure? YES Storm drain? YES Splash blocks? YES

Sanitary sewer connection? NO

PLUMBING SYSTEM

Source of water supply: public private well cistern chlorinator

If private well, when was water sample last checked for safety?

Result of test: Depth? ft. Is well cased?

Well water pump: Date installed: Condition:

Type of water supply pipes? copper galvanized plastic
 Do you have normal water pressure in your water supply lines? YES
 Type of sewer: City sewer PSD sewer Septic tank
 If septic: Type of material: Fiberglass Concrete Steel. _____
 Private Treatment plant Aerator system
 Date of last inspection or cleaning? _____ By whom? _____
 Do any drains flow slowly? NO Explain _____
 Type of water heater? Electric Gas Leased Tankless
 Capacity 50 (gl.) Age 5 years. Pressure relief valve? YES
 Are there any plumbing leaks around or under sinks, toilets, showers, bathtubs, or lavatories? NO If yes, explain _____
 Pool: Age: _____ Pool Heater: gas electric solar Pool sweep:
 Any known defects? _____ If yes, explain; _____

ELECTRICAL SYSTEM

Electrical panel: 100 amp 200amp other
 Type: fuses circuit breaker. Has it been rewired YES If yes, date: UK
 Is the electrical wiring: copper aluminum
 Any damaged or malfunctioning receptacles? switches? fixtures? If yes, explain: 4 WAY IN KITCHEN DOES NOT WORK PROPERLY
 Are any extension cords stapled to the baseboards or underneath carpets or rugs? NO
 Are you aware of any defects of malfunctions of electrical equipment in or outside the house? NO If yes, explain _____
 Satellite dish: NO If yes, is it in working order? _____
 Is cable TV available? YES Cable company: COMCAST

INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT

Insulation Location	Type of Insulation	Thickness
Ceiling	BLOWN	UK
Walls	FIBERGLASS	UK
Floors		

Type of Heating System: GAS FORCED AIR Age UK years
 Date of last Inspection: N/A by whom? _____
 Type of Cooling System: CENTRAL AIR Age _____ years
 Date of last Inspection: N/A by whom? _____
 Supplemental heating? NO Describe _____
 Fireplace? YES Fireplace damper? YES Last inspection & cleaning? UK
 by whom? _____
 Is clothes dryer vented to outside? YES Connection & vent for gas dryer? YES

Venting

NO Foundation vents? YES Roof vents? YES Attic vents? YES Bath vent fans?
YES Kitchen vent fan? _____ Other _____
 Electric garage door opener? N/A Condition? _____ Number of controls? _____
 Security System? N/A Make: _____ In working order? _____

Is the system: Owned? Leased? Connected to police? Exterior Alarm?

Smoke detectors? YES How many? 6 Wired to electric system? YES Battery? YES
In working order? YES
Water softener? NO In working order?
Sump pump? NO In working order?
Are you aware of any equipment that is in need of repair or replacement? NO
If yes, explain _____

BUILT-IN APPLIANCES

Are you aware of any built-in appliances which may need repairs or replacement? NO
If yes, explain _____

TITLE AND ACCESS

Is the property currently leased? NO If yes, expiration date: _____
Does the lessee have option to extend the lease? _____

Does anyone have the right to refusal to buy, option, or lease the property? NO
Explain: _____

Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO If yes, attach explanation _____
Has a Notice of Default been recorded against the property? If yes, explain _____

Do you own mineral rights? YES Are they leased? NO How long? _____

Any bonds, assessments, or judgments which are liens upon the property or which limit its use? NO If yes, explain: _____

Can the bonds, if any, be paid off without an interest penalty charge? _____

Do you own real property adjacent to, across the street from, or in the same subdivision as the subject property? NO If yes, explain _____

Any boundary disputes, or third-party claims, affecting the property rights of others that could interfere with the use of the property in any way? NO
If yes, explain _____

Any deed restrictions? NO Any right-of-way easements? NO

Protective covenants? NO

If yes, to any of the above, explain _____

OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us), which may materially affect the value or desirability of the subject property, now or in the future (burial sites, murder, suicide)

Explain RADON MITIGATION SYSTEM. LAST TEST, RADON WAS LESS THAN 1 PCI/L IN LIVING SPACE

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 authorize KENNEN AND KENNEN, my/our broker in this transaction, 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 5 pages, including attachments.

Date: _____ Seller:

<i>Bronson Stanley</i>	dotloop verified 06/28/19 1:41 AM EDT UWJ4-KBJN-EHFF-5GKV	<i>Mandy Stanley</i>	dotloop verified 06/28/19 1:57 AM EDT EP6T-FRVC-BM30-RUCZ
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I/we have read and am satisfied with the above PROPERTY CONDITION DISCLOSURE STATEMENT.

Date: _____ Buyer: _____ Buyer: _____