

West Virginia  
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT  
(This is not a warranty of the property condition)

Property Address 1806 & 1768 Hoy Road Augusta, WV 26704

Legal Description 1.00 AC & 1991 HOME NORTH RIVER DRS/19.00 AC A984 HOUSE & OBYS NORTH RIVER DRS

**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? 1991 & 1984
2. How long have you owned the property? 34 YEARS
3. Dates lived in the property. 1991-2025

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

Water Supply  Public  Well  Other \_\_\_\_\_

Sewage Disposal  Public  Septic System approved for 3 (#) BR

Heating  Oil  Natural Gas  Electric  Bottled  Heat Pump Age (wood)  Other

Air Conditioning  Oil  Natural Gas  Electric  Bottled  Heat Pump Age \_\_\_\_\_  Other

Hot Water  Oil  Natural Gas  Electric Capacity 40 GAL Age 5/30/19  Other

Internet Access in Home  Yes or  No; Current Provider FRONTIER FIBER

Comments From ROUTER AT 1806

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: \_\_\_\_\_

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

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

Type of Roof: ASPHALT SHINGLE Age 5 YEARS

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: \_\_\_\_\_

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: WINDOW A/C UNITS (2)

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  N/A

When was the system was last pumped? Date: 2020  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

Where? IN FLOOR

Comments: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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

Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

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

*Shawn M. Galloway* 4/4/25  
Seller Date

*Shawn M. Galloway* 4/4/25  
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:

*Paul D. Kelly* 4/4/25  
Seller Date

*Sharon M. Kelly* 4/4/25  
Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date