

UTILITY & TAX RATE SHEET

Property Address: 842 Bennington Rd Coal Ridge, WV 25825

Heating: ^{Propane} Gas - \$ 150 Highest or Budget

Electric \$ ~~400~~ 500 Highest or Budget

Water: \$ 70 Public/Well/Spring

Sewer: \$ 0 Public/Septic

Association Fees: \$ 0 per month/year

Taxes: \$ 1,873.40 per year

Insurance: \$ 1755 per year

Sellers Bryan Bair  Date 3/9/2026



255 Resort Drive, Daniels, WV 25832
Ph: 304.763.4400 | Marla B. Sinko, Broker



SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s) Bryan Bair
Property Address: 842 Benning Ln Rd Cool Ridge, WV 25825

Is each individual named above a US Citizen or resident alien? Yes No
Approximate Age of Property: 8 years Date purchased: 6/24/2024

2. NOTICE TO SELLER.

Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate the market and present Seller's property to prospective buyers.

3. NOTICE TO BUYER.

This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

4. OCCUPANCY.

Does seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied the property? _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- (a) Is there any fuel or expansive soil on the property? Yes No Unknown
- (b) Do you know of any sliding, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes No Unknown
- (c) Is the property located in an earthquake zone? Yes No Unknown
- (d) Is the property located in a flood zone or wetlands area? Yes No Unknown
- (e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes No
- (f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

If any of your answers in this section are "Yes," explain in detail: _____

6. Roof.

- (a) Age: 8 years
- (b) Has the roof ever leaked during your ownership? Yes No
- (c) Has the roof been replaced or repaired during your ownership? Yes No
- (d) Do you know of any problems with the roof or rain gutters? Yes No

If any of your answers in this section are "Yes," explain in detail: _____

Seller's initials BB

Buyer's initials _____

7. TERMITES, DRYROTS, PESTS.

- (a) Do you have any knowledge of termites, dry-rot, or pests on or affecting the property? Yes No
- (b) Do you have any knowledge of any damage to the property caused by termites, dry-rot, or pests? Yes No
- (c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
- (d) Do you know of any termite/pest control reports or treatments for the property in the last five years? Yes No

If any of your answers in this section are "Yes," explain in detail: Orkin Treats YARD for mosquitoes + the house for bees + such as preemptive treatment

8. STRUCTURAL ITEMS.

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes No
- (b) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes No
- (c) Are you aware of any past or present water leakage in the house? Yes No
- (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
- (e) Have there been any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of your answers in this section are "Yes," explain in detail: There was evidence of leakage at the foundations in the bedroom in the crawl space found in my home inspection. Contractor fixed the issue.

9. BASEMENTS AND CRAWL SPACES (complete only if applicable).

- (a) Does the property have a sump pump? Yes No
- (b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawl space? Yes No

If any of your answers in this section are "Yes," explain in detail: _____

10. ADDITIONS/REMODELS.

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No
If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No

If your answer is "No," explain: Fence, sidewalk leading to shed, concrete floor in shed. Insulated walls in shed

- (b) Did any former owners of the property make any additions, structural changes, or other alterations to the property? Yes No Unknown

If "Yes," was all work done with all necessary permits and approvals in compliance with building codes? Yes No Unknown

If your answer is "No", explain: _____

Seller's initials BB

Buyer's initials _____

11. PLUMBING RELATED ITEMS.

- (a) What is your drinking water source: Public Private System Well on Property
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? _____
- (c) Do you have a water softener? Yes No Leased Owned
- (d) What is the type of sewage system: Public Sewer Private Sewer Septic Tank Cesspool
- (e) Is there a sewage pump? Yes No
- (f) When was the septic tank or cesspool last serviced? June 2024
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? Yes No

If any of your answers in this section are "Yes," explain in detail: _____

12. HEATING AND AIR CONDITIONING.

- (a) Air Conditioning: Central Electric Central Gas Window (#) Units included in Sale
 - (b) Heating: Electric Fuel Oil Natural Gas Other: Propane Gas Insert in living room
 - (c) Water Heating: Electric Gas Solar
- Are you aware of any problems regarding these items? Yes No

If any of your answers in this section are "Yes," explain in detail: _____

13. ELECTRICAL SYSTEM.

- (a) Are you aware of any problems or conditions that affect the value or desirability of the electrical system?
 Yes No

If "Yes," explain in detail: _____

14. MAJOR ITEMS THAT MAY BE INCLUDED IN THE SALE.

- (a) Are any of these in need of repair or replacement? Yes No

If "Yes," explain in detail: _____

15. OTHER EQUIPMENT AND APPLIANCES BEING SOLD: (Mark the items below that are to be included in the sale of your property:

- Electric Garage Door Opener(s) 1 Number of Transmitters 1
- Smoke Detectors How many Several
- Security Alarm System: Owned Leased
- Swimming Pool Pool Heater Spa/Hot Tub
- Pool/Spa Equipment – List: _____
- Lawn Sprinklers Automatic Timer
- Refrigerator Stove Microwave Oven Dishwasher
- Washer Dryer Trash Compactor Intercom
- Ceiling fans Other Camera Security system

Are any of the above items in need of repair or replacement? Yes No

If "Yes," explain in detail: _____

Seller's initials BB

Buyer's initials _____

16. NEIGHBORHOOD.

(a) Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes?

Yes No

If "Yes", explain in detail: _____

17. TOXIC SUBSTANCES.

(a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PBCs, accumulated radon, lead paint, or others? Yes No

If "Yes", explain in detail: _____

(b) Has the property been tested for radon or any other toxic substances? Yes No

If "Yes", explain in detail: _____

18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS.

(a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowners' association? Yes No

(If your answer is "No", you may ignore the rest of this section)

(b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? Yes No Unknown

(c) Is there any condition or claim which may result in an increase in assessments or fees? Yes No Unknown

19. 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:

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes **Bass Sinko Real Estate Company** to provide this information to prospective Buyers of the property and to real estate brokers and agents. Seller understands and agrees that Seller will notify **Bass Sinko Real Estate Company** in writing, immediately, if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller Bryan Bass  Date 3/9/2026

Seller _____ Date _____

Seller _____ Date _____

Seller's initials BB

Buyer's initials _____

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I have carefully inspected the property. I have been advised to have the property examined by a professional inspector(s). I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical defects in the property. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any broker or agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed above or stated within the sales contract.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, IT IS RECOMMENDED YOU CONSULT AN ATTORNEY.

Seller's initials BB

Buyer's initials _____