RESIDENTIAL PROPERTY DISCLOSURE STATEMENT THIS IS NOT A WARRANTY OF THE CONDITION OF THE PROPERTY

OWNER(S): Complete and sign this statement only if you elect to disclose defects in the conditions of the property actually known by you; otherwise, sign the RESIDENTIAL PROPERTY DISCLAIMER STATEMENT.

Property Address/Legal Description:							
How long have you owned the property?				Dates lived in property?			
Property Systems	s: Water, Sewa				hat appl	y)	
Water Supply Public		Well Other	r				
Sewage Disposal Public				or(#) BR			
Garbage Disposal			shwasher				
Heating	Oil	Natural Gas	Electric	Heat Pump	Age _	Other Other Other	
Air Conditioning	Oil	Natural Gas	Electric	Heat Pump	Age _	Other	
Hot Water	Oil	Natural Gas	Electric	Capacity	Age _	Other	
Please indicate yo	ur actual knowle	edge with respect	to the follow	ving:			
1. Structural Sys				7. Water Su	pply: Aı	ny problems wit	h water quality or
Foundation and any Basement: Any known defects				supply?			
(structural or otherwise)?				Yes	No	Unknown	
Yes No				•		orking condition?	
Comments:				Yes		Unknown	
3 D 4 4			0	Comments			
2. Basement: A	•			0.11.	, ,		. 11.6 1 1
		Does Not A		rooms?		Is heat supplied	to all finished
				Yes	No	Unknown	
3. Roof: Any lea				•		orking condition?	
Yes No				Yes	No	Unknown	
Type of roof:		Age	1 10	Comments			
		ant treated (FRT)		0 4: 6 1:		, T 1	1. 1.4 11
	Unknown Does Not Apply			9. Air Conditioning system: Is cooling supplied to all finished rooms?			
Comments:				Yes	No	Unknown	Doog Not Apply
4. Fireplace/Chi	mnov(c). In wo	rking condition?					Does Not Apply
Yes No	•	_	A nnly	Yes	m m wo	orking condition?	
a			* * *	Comments			Does Not Apply
Comments				Comments	·		
5. Plumbing Sys	tem: Is the sys	tem in working c	ondition?	10 Electric S	vstem•	Are there any p	roblems with
Yes No	-	_			-	· ·	utlets or wiring?
				Yes	No	Unknown	
6. Septic/Sewer Systems: Is the System functioning				Comments: Does the electrical system meet existing code			
properly?				requirements?			
Yes No	o Unknowr	Does Not A	Apply	Yes	No	Unknown	
If septic, when	was the system	last pumped?		Comments			

In exterior walls? Yes No Unknown In ceiling/attic? Yes No Unknown In other areas? Yes No Unknown Comments: 12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain? Yes No Unknown Are gutters and downspouts in working condition? Yes No Unknown Does Not Apply Comments:	 18. Are there any pending enforcement actions pursuant to the Uniform Statewide Building Code (§36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the property of which you have been notified in writing by the locality? Yes No Unknown Comments: 19. Are there any other material defects affecting the physical condition of the property? Yes No Unknown Comments: 			
13. Wood-destroying organisms: Any infestation and/or prior damage? Yes No Unknown Any treatments or repairs? Yes No Unknown Comments:	20. Are there any defects in the following, if installed in the property? Water treatment system Yes No Unknown Does Not Apply Comments: Lawn sprinkler system Yes No Unknown Does Not Apply			
 14. Are there any substances, materials or environmental hazards (including, but not limited to asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) or other adverse environmental site conditions on or affecting the property? Yes No Unknown Comments: 15. Are there any additions, structural modifications or 	Comments: Security system Yes No Unknown Does Not Apply Comments: 21. Is the property located in a historic district designated by the locality pursuant to \$15.2-2306? Yes No Unknown Comments:			
other alterations or repairs made without required permits or not in compliance with building codes? Yes No Unknown Comments: 16. Are there any zoning violations, nonconforming uses,	22. Is the property subject to covenants and restrictions, the VA Condominium Act, VA Property Owners Association Act or Real Estate Cooperative Act? Yes No Unknown Comments:			
violations of building restrictions or setback requirements, or any recorded or unrecorded easements, except for utilities, on or affecting the property? Yes No Unknown Comments:	23. If the property on which the new dwelling is situated is located wholly or partially in any locality comprising Planning District 15*: A. Were there any mining operations previously conducted on the property? Yes No Unknown			
17. Are there any pending violations of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within the time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction? Yes No Unknown Comments:	B. Are there any abandoned mines, shafts or pits present on the property? Yes No Unknown Comments: *Planning District 15 includes the Town of Ashland, City of Richmond, Charles City County, Chesterfield County, Goochland County, Hanover County, Henrico County, New Kent County and Powhatan County.			

NOTE TO OWNER(S): You may wish to obtain professional advice or inspection of the property, or obtain information from the Department of Environmental Quality which identifies confirmed releases or discharges of oil or other adverse environmental site conditions which may affect the property, but you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosures set forth above. You may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

NOTE TO PURCHASER(S): This statement is based upon the owner's actual knowledge of the condition of the property as of the date noted. You may wish to obtain professional advice or inspections of the property, or obtain information from the Department of Environmental Quality which identifies confirmed releases or discharges of oil or other adverse environmental site conditions which may affect the property. The information contained in this statement is the representation of the owner and not the representation of the broker or salesperson, if any.

Purchaser(s) should note that whether the owner proceeds under subdivision 1 or 2 of subsection A of §55-519, purchaser(s) should exercise whatever due diligence they deem necessary to determine whether the provisions of any historic district ordinance affect the property, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. The owner(s) make no representations with respect to whether the property contains any resource protection areas established by an ordinance implementing the Chesapeake Bay Preservation Act (§10.1-2100 et seq.) adopted by the locality where the property is located pursuant to §10.1-2109. Purchaser(s) should exercise whatever due diligence they deem necessary to determine whether the provisions of any such ordinance implementing the Chesapeake Bay Preservation Act affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. Purchaser(s) should exercise whatever due diligence they deem necessary with respect to information on any sexual offenders registered under Chapter 23 (§19.2-387 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or www.vsp.virginia.gov.

The owner(s) acknowledge having carefully examined this statement, including any comments continued on the reverse side, and state that this statement is complete and accurate as of the date signed. At or before settlement, the owner(s) will be required to disclose any material change in the physical condition of the property. The owner(s) further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Owner

Date

Owner

Date

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have

been informed of their rights and obligations under the Virginia Residential Property Disclosure Act. The purchaser(s) acknowledge that the owner(s) make no representation with respect to any matters which may pertain to parcels adjacent to the subject property and should exercise whatever due diligence deemed necessary with respect to adjacent parcels in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement.

Purchaser Date Purchaser Date