

## Moreland Road Improvements

- 1- Widows & doors by Tucker door & trim company
- 2- Forrest Green standing seam roof.
- 3- Interior plumbing re done. PVC drains. CpvC water pipe
- 4- Hot water supplied by Navien LP tankless water
- 5- New 3/4 hp Goulds submersible well pump, drop pipe & 10/2 with grd pump wire.
- 6 - Underground water service from well head to house replaced w/ 1" 260 psi pipe.
- 7- New pressure tank and pump controls located in vault in back yard.
- 8- 2 new yard hydrants. One at well head & one at rear house wall.
- 9- Entire outside of house re stucco
- 10- Electrical system has been rewired
- 11- Starlink rough in. Router on shelf in laundry room
- 12- Two cat 5 hard wire for plug in internet connection locations. One at kitchen bar the other in first floor bedroom.
- 13- Outside disconnect installed after meter for ease of standby generator installation in the future.
- 14- HVAC system completely new. 2-ton unit on first floor 1 1/2 ton unit on 2nd floor.
- 15- Heat pump on main level backed up by LP gas furnace.
- 16- ceiling fans on front porch.
- 17- Fireplace chimney reclined with 6" stainless steel liner to accept an insert in fire place.
- 18- floors to be Luxury Vinyl Plank
- 19- Bathroom floors to be tiled.
- 20- Attic insulated to R38
- 21- Kitchen appliances to be stainless steel.
- 22- Stove to be 5 burner gas with conventional oven. By Furno.
- 23- Washer dryer to be side by side by LG or equivalent



Virginia Real Estate Board  
[http://www.dpor.virginia.gov/Consumers/Disclosure\\_Forms/](http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/)


## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property whenever the property is to be sold or leased with an option to buy to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.  
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

11066 Moreland Road  
PROPERTY ADDRESS/ Delaplane, VA 20144  
LEGAL DESCRIPTION: \_\_\_\_\_

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:  
[http://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

Signed by:   
Owner \_\_\_\_\_  
Greenstone Magnolia Enterprises LLC  
Date 12/1/2025  
Owner \_\_\_\_\_  
Date \_\_\_\_\_

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

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

DPOR rev 07/2021

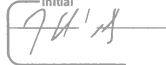
# SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at: **11066 Moreland Road, Delaplane, VA 20144**

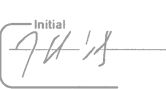
### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)



- (a) Presence of lead-based paint and/or lead-based paint hazard (check one below):
  - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):



- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
  - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

\_\_\_\_ / \_\_\_\_  
\_\_\_\_ / \_\_\_\_  
\_\_\_\_ / \_\_\_\_

- (c) Purchaser has received and had an opportunity to review copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- (e) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Sales Associates' Acknowledgments (initial)




- (f) Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Seller's obligations under this law as evidenced by Seller and Purchaser having completed this form.


### Certification of Accuracy

The undersigned have reviewed the information above and certify that to the best of their knowledge the information they have provided is true and accurate.

#### SELLER:

12/1/2025 /   
Date Signature  
Greenstone Magnolia Enterprises LLC

\_\_\_\_ / \_\_\_\_  
Date Signature

12/1/25 /   
Date Signature of Listing Associate  
Paul MacMahon

#### PURCHASER:

\_\_\_\_ / \_\_\_\_  
Date Signature

\_\_\_\_ / \_\_\_\_  
Date Signature

\_\_\_\_ / \_\_\_\_  
Date Signature of Selling Associate

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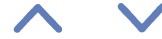
[www.lwolf.com](http://www.lwolf.com)

11066 Moreland

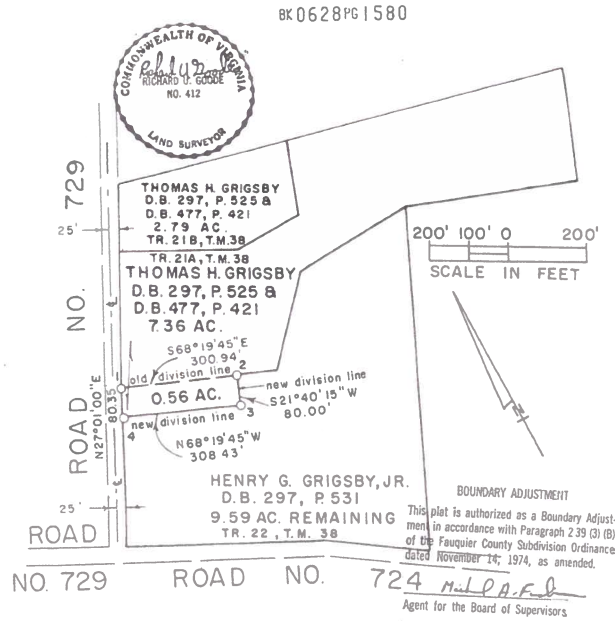


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mail by mistake and delete all information contained in and attached to this email.



HENRY G. GRIGSBY, JR.  
TO  
THOMAS H. GRIGSBY  
0.56 ACRES

Date Nov 13 1989

LOCATED ON THE EAST SIDE OF ROAD NO. 729 ABOUT THREE MILES SOUTHEAST OF MARKHAM, AND SITUATE IN MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA.

SURVEY NO. 8494 RICHARD U. COODE, CERTIFIED LAND SURVEYOR  
BERRYVILLE, VIRGINIA NOVEMBER 17, 1988

THIS IS TO CERTIFY THAT THE 0.56 ACRE TRACT (A PORTION OF TRACT NO. 22 AS SHOWN ON TAX MAP NO. 38) BEING LAND OF HENRY G. GRIGSBY, JR. RECORDED IN DEED BOOK 297, PAGE 531 IS TO BE MERGED WITH AND BECOME ONE WITH THE EXISTING 7.36 ACRE TRACT (ALL OF TRACT NO. 21A AS SHOWN ON TAX MAP NO. 38) IN THE NAME OF THOMAS H. GRIGSBY AS RECORDED IN DEED BOOK 297, PAGE 525 AND DEED BOOK 477, PAGE 421; AGGREGATING 7.92 ACRES IN TOTAL, AND THIS 0.56 ACRE TRACT DOES NOT CONSTITUTE A SEPARATE BUILDING LOT.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_





