

# SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Louis J. Wines and Charles C. Wines

PROPERTY ADDRESS 1927 STATE ROUTE 3 AND 12 Hinton WV 25951

**Notice to Seller:** This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential 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 as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved. Seller's Initials LJW / CW

**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 and you may wish to obtain such by an independent home inspection company. 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. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer. Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

LJW / CW (initial if applicable) The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.

- 1. Year Built? According to tax records 1955
- 2. How long have you owned the property? \_\_\_\_\_
- 3. Do you have an accurate survey of the property? NO
- 4. Dates lived in property \_\_\_\_\_ to \_\_\_\_\_ Check here if never occupied

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

- 1. **Water Supply**     Public     Well     Other  
Are there any known issues with the water supply?     Yes     No     Unknown     N/A  
Comments: SOLD AS IS.
- Home water treatment system:     Yes     No     Unknown     N/A     Leased  
Comments: SOLD AS IS.
- Fire sprinkler system:     Yes     No     Unknown     N/A  
Comments: SOLD AS IS.
- Are the systems in operating condition?     Yes     No     Unknown     N/A  
Comments: SOLD AS IS.

Seller LJW / CW

Buyer \_\_\_\_\_ / \_\_\_\_\_