

### SELLER'S DISCLOSURE STATEMENT

To be completed by owner of property

Seller's Name(s): Terry L. Murphy  
Property Address: 1335 Twigg Road

**Notice: This disclosure statement is designed to assist Seller in complying with requirement to disclose all known facts that materially and adversely affect the value of the property being sold and that are not readily observable.**

1. Approximate age of house: 13 yrs Date purchased: 4/2011  
Does seller currently occupy property? Yes If not, how long since vacating? \_\_\_\_\_  
Does anyone have a Right of Refusal to buy, option or lease the property? NO  
Do you own the mineral rights? NO

2. List the approximate age of each of the following items or mark "unknown":  
Roof: 13 yrs + 5 yrs Furnace: 13 yrs Air conditioner(s): 13 yrs Range: 13 yrs  
Age of other appliances that remain: \* \_\_\_\_\_  
Age of additions, remodels, structural changes (what was done and when)\*  
Summer 2019

\* If necessary, continue on page 4.

Were all necessary permits/ approvals obtained and work done in compliance with building codes? Yes If not, please explain on page 4.

3. Are you aware of any current problems regarding any of the following items?  
Please answer Yes / No / NA in each blank. If yes, please explain on page 4.

<u>NO</u> Roof or Gutters	<u>NO</u> Plumbing	<u>NO</u> Heating system ___ SEER
<u>NO</u> Air conditioning ___ SEER	<u>NA</u> Copper plumbing	<u>NO</u> Electrical System
<u>NA</u> Swimming Pool	<u>NO</u> Septic	<u>NO</u> Amperage
<u>NA</u> Gar Door Opener(s)	<u>NO</u> Windows	<u>NO</u> Copper wiring
<u>NO</u> Thermostats	<u>NO</u> Ceiling fan(s)	<u>NO</u> Appliances
<u>NA</u> Water heater	<u>NA</u> Water softener	<u>NA</u> Fireplace/chimney
<u>NA</u> Hot Tub/ Spa	<u>NA</u> Lawn Sprinklers	<u>NO</u> Smoke alarm/security system
<u>NO</u> Insulation/Walls	<u>NO</u> Insulation/Attic	<u>NO</u> Water Pressure
<u>NO</u> Downspouts leading from structure		___ Any other _____

Buyer initials \_\_\_\_\_  
Buyer initials \_\_\_\_\_

Sellers initials TM  
Sellers initials \_\_\_\_\_

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4. Have you made any major repairs in excess of \$1,000.00 while you have owned the home? NO  
If yes, give details on page 4.

5. Land: Do you know of any fill, sliding, settling, earth movement, drainage problems, encroachments, boundary line disputes, easements, etc. on or affecting the property? NO  
If yes, give details on page 4.

6. Location: To the best of your knowledge, is this property located in any of the following areas?  
Answer Yes or No. If yes, explain on page 4

a. NO C-8 water supply area NO b. EPA Superfund area

c. NO Rt. 50 construction area:

d. NO Flood Plain e. \_\_\_\_\_

f. Are you aware of any condition or proposed change in your neighborhood, which could affect the value or desirability of property — such as noise, nuisance, condemnation, street changes or proposed construction? NO

g. Are there any deed restrictions, protective covenants, rights of way or easements? NO

h. Are there any known boundary or access disputes? NO

7. Are you aware of any past or present: Answer Yes or No.

a. NO Water damage or presence of mold?

b. NO Water leakage or dampness in home, basement, crawl space or attic?

c. NO Shifting, cracks or deterioration of walls, foundation, drives or walks?

d. NO Underground tanks or toxic substances on the property such as asbestos, PCBs, radon, lead paint, Urea-Formaldehyde Foam Insulation, or others?

e. NO Termites (or damage from), dry rot, other pests?

f. NO Fire or smoke damage?

If yes, describe in detail on page 4. Include any remedies which have been done.

**8. Miscellaneous:**

a. Is your property currently under warranty or coverage by a licensed pest control company?

NO If yes, which one? \_\_\_\_\_

b. Have there been any termite/pest control treatments in the past 5 years? NO

If so, when? \_\_\_\_\_ By whom? \_\_\_\_\_

c. Is the lawn chemically treated? NO By whom? \_\_\_\_\_

Buyer initials \_\_\_\_\_

Buyer initials \_\_\_\_\_

Sellers initials Ther

Sellers initials \_\_\_\_\_

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d. Do you have copies of any reports done on the property in the past? NO
(ex. radon, pest, structural, general home, asbestos, mold, survey, other)
If yes, which? \_\_\_\_\_

e. Does the property have any of the following? Active or abandoned
\_\_\_ Sump pump \_\_\_ Cistern \_\_\_ Sewage Pump [X] Water Well
\_\_\_ Radon mitigation system \_\_\_ Gas/Oil Well \_\_\_ Synthetic Stucco
\_\_\_ Standard Septic \_\_\_ Aerator

f. If property has a well, cistern and/or septic, when were they last checked or serviced?
By whom? \_\_\_\_\_

NEHA ->

g. Is there a Homeowner+s or Condo Association for your neighborhood? NO
Do you belong? \_\_\_ What are the Dues/Fees? \_\_\_
Do you have a copy of the Association or Condo restrictions, covenants, etc.? NO
Who is the treasurer of your organization? \_\_\_ Phone: \_\_\_
When were your dues last paid? \_\_\_ Paid through \_\_\_
Do you know of any forthcoming dues increase or assessment for the association? \_\_\_
If so, how much and when? \_\_\_
Have you purchased an owners title insurance policy? \_\_\_\_\_

h. Please answer yes or no. If yes, please explain on page 4.
1. Is there any threatened legal action or zoning affecting the property? NO
2. Do you know of any violations of local, state or federal laws or regulations relating to this property? (ex. Liens) NO
3. Has this property had a recent (past 3 years) CLUE (Comprehensive Loss Underwriting Experience) Report for Homeowner's Insurance? NO
4. Are you aware of any occurrences of any traumatic or unusual event upon the property such as burial sites, homicides, or suicides? NO
5. Are you aware of any occurrences of criminal activity upon the property within the past 5 years? NO
6. Have you received written information pertaining to registered sex offenders in this neighborhood? NO
7. Is there anything else you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property? NO

Buyer initials \_\_\_\_\_
Buyer initials \_\_\_\_\_

Sellers initials [Signature]
Sellers initials \_\_\_\_\_

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Seller: For each item on pages 1, 2 and 3 which require further explanation, please put the number of the item and complete details of corresponding information. Please use a separate sheet if more space is needed.

Item # \_\_\_\_\_: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item # \_\_\_\_\_: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item # \_\_\_\_\_: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item # \_\_\_\_\_: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER:** The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of his knowledge on the date it was signed. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes \_\_\_\_\_ to provide this information to prospective buyers and to real estate brokers and sales associates.

**BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller. It is not a warranty of any kind. This IS NOT a substitute for any inspections that Buyer may wish to obtain.

Neither the broker nor agent involved in the transaction is an expert at detecting or repairing physical defects in property. The real estate brokers and agents have relied on the information provided by Seller to evaluate and market this property.

**Buyer is advised to have the property examined by professional inspectors.**  
Signing of this disclosure by Buyer is an acknowledgement of receipt of this form.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: 2/12/24

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**Updated Disclosure: (sign below if this form is updated)**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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