

## SELLER'S PROPERTY CONDITION DISCLOSURE

TO BE COMPLETED BY **SELLER**. Please print. Answer every question or initial the appropriate boxes.

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the **SELLER**. It is not a warranty of any kind by the **SELLER** or by any agent representing any **SELLER** in the transaction. It is not a substitute for any inspection. **PURCHASER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS PURCHASER DEEMS NECESSARY**. The **SELLER's** agent has been authorized to provide a copy of this Property Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE ONLY BY THE SELLER. THEY ARE NOT REPRESENTATIONS OF, OR REVIEWED BY, ANY BROKER, AGENT OR AGENCY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

**DATE:** 7/31/2024 | 8:20 AM EDT **PROPERTY ADDRESS:** 1019 woodlawn Avenue, Beckley, WV 25801

**SELLER(S)** Cavanaugh, John & Burm, Chery

**\*\*\*\*PLEASE COMPLETE EACH ROW BY INITIALING THE APPROPRIATE BOX\*\*\*\***

<b>APPLIANCES</b>				
	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
Built-in Vacuum System	X			
Clothes Dryer		X		
Clothes Washer		X		
Dishwasher		X		
Disposal		X		
Freezer		X		
Gas Grill	X			
Microwave Oven	X			
Oven / Range		X		
Refrigerator		X		
Room Air Conditioner				X
TV Antenna/Dish	X			
Trash Compactor	X			
<b>ELECTRICAL SYSTEM</b>				
Air Purifier	X			
Burglar Alarm				X
Ceiling Fan(s)		X		
Garage Door Opener Control(s)		X		
Inside Telephone Wiring				X
Generator	X			

<b>ELECTRICAL SYSTEM Continued</b>				
	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
Light Fixtures		X		
Sauna	X			
Smoke Fire Alarm		X		
Switches & Outlets		X		
Vent Fan(s)		X		
Circuit Breakers		X		
Fuses	X			

<b>HEATING AND COOLING SYSTEMS</b>				
	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
Attic Fan	X			
Air Conditioning		X		
Fireplace/Wood-burning	X			
Fireplace Insert				X
Heat-Electric	X			
Heat-Gas		X		
Heat Pump		X		
Humidifier				X
Propane Tank	X			
Solar House-Heating	X			
Wood-burning Stove		X		

**Purchasers acknowledge Page 1 of 3** \_\_\_\_\_  
(Initials) (Initials)

**Sellers acknowledge Page 1 of 3** DS  
JC  
(Initials) DS  
CB  
(Initials)

**THIS DISCLOSURE COMPLETED BY THE SELLERS**

## SELLER'S PROPERTY CONDITION DISCLOSURE

**DATE:** 7/31/2024 | 8:20 AM EDT **PROPERTY ADDRESS:** 1019 woodlawn Avenue, Beckley, WV 25801

**\*\*\*\*PLEASE COMPLETE EACH ROW BY INITIALING THE APPROPRIATE BOX\*\*\*\***

WATER SYSTEM				
	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
Cistern	X			
Jetted Bathtub	X			
Hot Tub	X			
Pool	X			
Plumbing		X		
Septic Leaching Field	X			
Sump Pump	X			
Underground Sprinkler	X			
Water Heater/Electric	X			
Water Heater/Gas		X		
Water Heater/Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			

ROOF				
	YES	NO	DON'T KNOW	
AGE (if known) <u>12</u> years				
Does the roof leak?		X		
Is there present damage to the roof?		X		
Is the roof under warranty?		X		
Is the warranty transferable?		X		
Expiration date of warranty:		X		

HAZARDOUS CONDITIONS				
	YES	NO	DON'T KNOW	
Methane Gas		X		
Lead Paint		X		
Radon gas		X		
Radioactive Material		X		
Landfill		X		
Mineshaft			X	
Expansive Soil		X		
Toxic Material		X		
Urea formaldehyde foam insulation or asbestos insulation?			X	
Mold		X		
Mildew		X		

OTHER DISCLOSURES			
	YES	NO	DON'T KNOW
Is there a connection to a public water system?	X		
Is there a connection to a public sewer system?	X		
Is there a connection to a private or community water system?		X	
Is there a connection to a private or community sewer system?		X	
Does the electrical system have aluminum wiring?			X
Are any trees or shrubs diseased or dead?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building code, or restrictive covenants?		X	
Have you received any notices by any government or quasi-governmental agency affecting the property?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Has there been any clandestine drug and/or methamphetamine lab or production at the property?		X	
Have you received a certificate of remediation completion for any clandestine drug and/or methamphetamine lab or production at the property?		X	
Is there any damage due to wind, fire, flood, termites or rodents?		X	
Has the fireplace/wood stove, chimney/flu been cleaned? If yes, explain (page 3).		X	
Are you aware of any current or previous structural problems?		X	
Are there current or previous moisture and/or water problems in the basement or crawlspace?		X	
Is property in a flood hazard area?		X	
Has flooding occurred on the property? If yes, explain (page 3).		X	
Has water from any source been inside any structure on the property, causing damage? If yes, explain (page 3).		X	
Are you aware of any unnatural death occurrences?		X	
Are fixtures excluded from sale? (If yes, explain (page 3).		X	
Is General Warranty Deed provided?		X	

**Purchasers acknowledge Page 2 of 3** \_\_\_\_\_  
 (Initials) (Initials)

**Sellers acknowledge Page 2 of 3** JS LB  
 (Initials) (Initials)

**THIS DISCLOSURE COMPLETED BY THE SELLERS**

## **SELLER'S PROPERTY CONDITION DISCLOSURE**

**DATE:** 7/31/2024 | 8:20 AM EDT **PROPERTY ADDRESS:** 1019 Woodlawn Avenue, Beckley, WV 25801

ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Please Print or Type)	Additional Comments Attached <input type="checkbox"/> YES <input type="checkbox"/> NO

**OTHER DISCLOSURE:** In addition to the disclosure statement 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 (burial sites, murder, suicide, etc.).

---

The foregoing answers and explanations are true and complete to the best of my/our knowledge. I/we, the **SELLER(s)** have authority to complete this disclosure form and authorize LISTWITHFREEDOM.COM, INC., (Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **PURCHASERS** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the subject property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

**SELLER** certifies that the information herein is true and correct to the best of the **SELLER's** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **PURCHASER** of any additional items which may become known to the **SELLER** prior to recording the deed.

**PURCHASER** acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of **SELLER's** knowledge as of the above date. **PURCHASER** understands that this statement is not a warranty of any kind by the **SELLER** or any Real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold Harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **PURCHASER** may wish to obtain.

<b>Purchasers hereby acknowledge receipt of this disclosure.</b>  Purchaser _____ Date _____  Purchaser _____ Date _____	<b>Sellers hereby certify this disclosure.</b> <table style="width: 100%;"> <tr> <td style="width: 60%;"><small>Disclosed by</small> <i>John Cavanaugh</i></td> <td style="width: 40%; text-align: right;"><small>Date</small> 7/31/2024   8:20 AM EDT</td> </tr> <tr> <td><small>Seller</small> <small>Disclosed by</small> <i>Cheryl Burn</i></td> <td style="text-align: right;"><small>Date</small> 7/31/2024   8:34 AM EDT</td> </tr> </table>	<small>Disclosed by</small> <i>John Cavanaugh</i>	<small>Date</small> 7/31/2024   8:20 AM EDT	<small>Seller</small> <small>Disclosed by</small> <i>Cheryl Burn</i>	<small>Date</small> 7/31/2024   8:34 AM EDT
<small>Disclosed by</small> <i>John Cavanaugh</i>	<small>Date</small> 7/31/2024   8:20 AM EDT				
<small>Seller</small> <small>Disclosed by</small> <i>Cheryl Burn</i>	<small>Date</small> 7/31/2024   8:34 AM EDT				

**THIS DISCLOSURE COMPLETED BY THE SELLERS**