

# SELLER'S PROPERTY DISCLOSURE STATEMENT

To be completed by owner of property.

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.

**PLEASE MAKE SURE TO INITIAL PAGES 1-4 AND SIGN AND DATE ON PAGE 5.**

Seller's Name(s): Beulah m Less

Property Address: 1825 Cox Fork GANDERVILLE, WV

1. Approximate age of house: \_\_\_\_\_ Date purchased: Dec 9, 2022

2. Does seller currently occupy property? Yes  No \_\_\_\_\_  
If no, how long since vacating? \_\_\_\_\_

Do you own the mineral rights? Yes \_\_\_\_\_ No

3. List the approximate age of each of the following items or mark "UNKNOWN":

Roof: 4K Furnace: 6 month Air Conditioner(s): 6 month Range: 2 YR

Age of other appliances that remain: dishwasher 1YR. FRIDGE 1YR

Age of additions, remodels, structural changes (what was done and when):  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*If necessary, continue to page 4\*\***

Were all necessary permits/approvals obtained and work done in compliance with building codes? Yes \_\_\_\_\_ No  **If NO, please explain on page 4.**

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

Sellers initials: D. M. S.

Buyers initials: \_\_\_\_\_

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

Buyers initials: \_\_\_\_\_

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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. Flood Plain: Yes \_\_\_\_\_ No X
- B. Are there any known boundary disputes? Yes \_\_\_\_\_ No X
- C. Are there any deed restrictions, protective covenants, rights of way or easements:  
Yes \_\_\_\_\_ No X
- D. Are you aware of any condition or proposed change in your neighborhood, which could affect the value of desirability of property—such as noise, nuisance, condemnation, street changes or proposed construction: Yes \_\_\_\_\_ No X
7. Are you aware of **any current problems** regarding any of the following items:  
**PLEASE MARK YES-----NO-----N/A**

Roof or Gutters	Yes _____	No <u>✓</u>	N/A _____
Air Conditioning	Yes _____	No <u>✓</u>	N/A _____
Swimming Pool	Yes _____	No <u>✓</u>	N/A _____
Garage Door Openers	Yes _____	No <u>✓</u>	N/A _____
Thermostats	Yes _____	No <u>✓</u>	N/A _____
Water Heater	Yes _____	No <u>✓</u>	N/A _____
Hot Tub/Spa	Yes _____	No <u>✓</u>	N/A _____
Insulation/Walls	Yes _____	No <u>✓</u>	N/A _____
Plumbing	Yes _____	No <u>✓</u>	N/A _____
Copper Plumbing	Yes _____	No <u>✓</u>	N/A _____
Septic	Yes _____	No <u>✓</u>	N/A _____
Windows	Yes _____	No <u>✓</u>	N/A _____
Ceiling Fan(s)	Yes <u>✓</u>	No <u>✓</u>	N/A _____
Water softener	Yes _____	No <u>✓</u>	N/A _____
Lawn Sprinklers	Yes _____	No <u>✓</u>	N/A _____
Insulation/Attic	Yes _____	No <u>✓</u>	N/A _____
Heating System	Yes _____	No <u>✓</u>	N/A _____
Electrical System	Yes _____	No <u>✓</u>	N/A _____
Amperage	Yes _____	No <u>✓</u>	N/A _____
Copper Wiring	Yes _____	No <u>✓</u>	N/A _____
Appliances	Yes _____	No <u>✓</u>	N/A _____
Fireplace/Chimney	Yes _____	No <u>✓</u>	N/A _____
Smoke Alarm/Security System	Yes _____	No <u>✓</u>	N/A _____
Water Pressure	Yes _____	No <u>✓</u>	N/A _____
Downspouts lead from structure	Yes _____	No <u>✓</u>	N/A _____

Sellers initials: B.M.S.

Buyers initials: \_\_\_\_\_

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

Buyers initials: \_\_\_\_\_

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8. Are you aware of any past or present: **Mark Yes or No**
- |  |   |  |
|--|---|--|
| A. Water damage or presence of mold?                                       | Yes                                     | No <input checked="" type="checkbox"/> |
| B. Water leakage or dampness in home, basement, crawl space or attic?      | Yes <input checked="" type="checkbox"/> | No <input checked="" type="checkbox"/> |
| C. Termites (or damage from), dry rot, other pests?                        | Yes                                     | No <input checked="" type="checkbox"/> |
| D. Fire or smoke damage?   | Yes                                     | No <input checked="" type="checkbox"/> |
| E. Underground tanks or toxic substances on property?                      | Yes                                     | No <input checked="" type="checkbox"/> |
| F. Shifting, cracks or deterioration of walls, foundation drives or walks? | Yes                                     | No <input checked="" type="checkbox"/> |

9. **Miscellaneous:**

A. Is your property currently under warranty or coverage by a licensed pest control company? Yes \_\_\_ No  If yes, provide name of company \_\_\_\_\_

B. Have there been any termite/pest treatments in the past 5 years? Yes  No \_\_\_  
If yes, when? Dec 2023 By Whom? Ehrlic

C. Do you have copies of any reports done on the property in the past? Yes  No   
(Example: radon, pest, structural, general home, asbestos, mold, survey, other)   
**If yes, please provide.**

D. Does the property have any of the following: Active or Abandoned  
Sump Pump \_\_\_ Cistern \_\_\_ Sewage Pump \_\_\_ Water Well   
Gas/Oil Well \_\_\_ Synthetic Stucco \_\_\_ Radon Mitigation System \_\_\_  
Standard Septic \_\_\_ Aerator \_\_\_

E. If property has a well, cistern and/or septic, when were they last checked or serviced? 10 23 By Whom? ATO 2 Plumbing

F. Is internet available? Yes  No \_\_\_ If yes, what kind and who provides the service? DSL \_\_\_ Satellite  Dial-Up \_\_\_  
List the name of each company for the utilities on your property:  
Gas Co. \_\_\_\_\_ Electric Co. APRO  
Water Co (if applicable) \_\_\_\_\_ Phone Co VIA SAK  
Trash Pickup Co. WASTE MANAGEMENT

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?

\_\_\_\_\_

\_\_\_\_\_

Sellers initials B.M.S.

Buyers initials: \_\_\_\_\_

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

Buyers initials: \_\_\_\_\_

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Seller: For each item on page 1, 2 and 3, which require further explanation, please put the number of the item and complete details of corresponding information.

Item # 1 : new well pump.

Item 2 : new water tank

Item # 3 : Rep Pipe put inside.

Item # 4 : new heat pump

Item # 7 : Downstairs ceiling fans never worked since we bought it.

8. Leak under sink in kitchen

Sellers initials: DMJ

Buyers initials: \_\_\_\_\_

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

Buyers initials: \_\_\_\_\_

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**SELLER:** The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of their knowledge on the date it was signed. Seller does not intend this disclosure statement to be warranty or guarantee of any kind. Seller hereby authorizes Board-DePue Realty Co. and its associates 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 the Seller to evaluate and market this property.

**Buyer is advised to have the property examined by professional inspections.**

Signing of this disclosure by Buyer is an acknowledgement of receipt of this form.

Seller: Deulah M. Lee Date: 2/05/24

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

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

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