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): Boulah m Loss			
Proper	rty Address: 1825 Cox Fork GANJee V. 11e, WV			
1.	Approximate age of house: Date purchased: <u>Oe e 9 202</u>			
2.	Does seller currently occupy property? Yes X No			
	Do you own the mineral rights? YesNo			
3. List the approximate age of each of the following items or mark "UNKNOWN":				
	Roof: 4K Furnace: 6 month Air Conditioner(s): 6 month ange: 27R			
Age of other appliances that remain: dishumster 17R. FRW C				
	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? YesNo 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?  YesNoIf yes, give details on page 4.			
Sellers	s initials: D. M.S. Buyers initials:			
Sellers	s initials: Buyers initials:			

To be completed by owner of property.

following areas? Answer Yes or No. If yes, explain on page 4.  A. Flood Plain: Yes No B. Are there any known boundary disputes? Yes No C. Are there any deed restrictions, protective covenants, rights of way or easements: Yes No 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 PLEASE MARK YES—NO—N/A  Roof or Gutters Yes No N/A Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Hot Tub/Spa Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Yes No N/A Insulation/Walls Yes No N/A Septic Yes No N/A Copper Plumbing Yes No N/A Water softener Yes No N/A Water softener Yes No N/A Ceiling Fan(s) Yes No N/A Lawn Sprinklers Yes No N/A Insulation/Attic Yes No N/A Insulation/In	6.	Location: To the best of your l	Location: To the best of your knowledge, is this property located in any of the						
B. Are there any known boundary disputes? Yes No Are there any deed restrictions, protective covenants, rights of way or easements: Yes No 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		following areas? Answer Yes or No. If yes, explain on page 4.							
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 YESNON/A  Roof or Gutters Yes No N/A Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Yes No N/A Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Water softener Yes No N/A Water softener Yes No N/A Hot Tub/Spa Yes No N/A Plumbing Yes No N/A Septic Yes No N/A Septic Yes No N/A Water softener Yes No N/A Heating System Yes No N/A Heating System Yes No N/A Amperage Yes No N/A Spaliances Yes No N/A Amperage Yes No N/A Spaliances Yes No N/A Spalian		A. Flood Plain: 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		<ol> <li>Are there any known bound</li> </ol>	lary disputes?	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 No									
could affect the value of desirability of property—such as noise, nuisance, condemnation, street changes or proposed construction: Yes No		Yes NoX							
7. Are you aware of any current problems regarding any of the following items:  PLEASE MARK YESNON/A  Roof or Gutters Yes No N/A Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Yes No N/A Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Yes No N/A Water Softener Yes No N/A Lawn Sprinklers Yes No N/A Heating System Yes No N/A Heating System Yes No N/A Amperage Yes No N/A Sellers initials		D. Are you aware of any cond	Are you aware of any condition or proposed change in your neighborhood, which						
7. Are you aware of any current problems regarding any of the following items:  PLEASE MARK YESNON/A  Roof or Gutters Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Lawn Sprinklers Insulation/Attic Heating System Yes No N/A Heating System Yes No N/A Amperage Yes No N/A Amperage Yes No N/A Appliances Yes No N/A Sellers initials  Buyers initials:  Buyers initials:			could affect the value of desirability of property—such as noise, nuisance,						
Roof or Gutters Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Insulation/Walls Yes No N/A Copper Plumbing Yes No N/A Windows Yes No N/A Water softener Lawn Sprinklers Insulation/Attic Heating System Fleetrical System Amperage Copper Wiring Appliances Yes No N/A Sellers initials  Plumbar  Pes No N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/A		condemnation, street chang	es or proposed	construction:	Yes No_ <b>X</b>				
Roof or Gutters Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Insulation/Walls Yes No N/A Copper Plumbing Yes No N/A Windows Yes No N/A Water softener Lawn Sprinklers Insulation/Attic Heating System Fleetrical System Amperage Copper Wiring Appliances Yes No N/A Sellers initials  Plumbar  Pes No N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/A	_		**************************************	0.1 0.1					
Roof or Gutters Air Conditioning Yes No N/A Swimming Pool Yes No N/A Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Hot Tub/Spa Yes No N/A Insulation/Walls Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Water softener Lawn Sprinklers Insulation/Attic Heating System Yes No N/A Heating System Amperage Yes No N/A Electrical System Amperage Yes No N/A Amperage Yes No N/A Fireplace/Chimney Smoke Alarm/Security System Water Jes No N/A Sellers initials  Buyers initials:  Buyers initials:	X.*								
Air Conditioning  Swimming Pool  Swimming Pool  Garage Door Openers  Yes  No  N/A  Thermostats  Yes  No  N/A  Water Heater  Yes  No  N/A  Insulation/Walls  Plumbing  Yes  No  N/A  Copper Plumbing  Yes  No  N/A  Windows  Yes  No  N/A  Water Softener  Lawn Sprinklers  Insulation/Attic  Heating System  Flectrical System  Amperage  Yes  No  N/A  N/A  N/A  Sellers initials  Buyers initials:  Sellers initials		PLEASE MARK YESNON/A							
Swimming Pool Garage Door Openers Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Water softener Lawn Sprinklers Insulation/Attic Heating System Heating System Amperage Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Amperage Yes No N/A Copper Wiring Appliances Yes No N/A Septic Yes No N/A Fireplace/Chimney Sender Yes No N/A Sellers initials:  Buyers initials:		Roof or Gutters	Yes	No 🗸	N/A				
Garage Door Openers Thermostats Yes No N/A Thermostats Yes No N/A Water Heater Yes No N/A Hot Tub/Spa Yes No N/A Insulation/Walls Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Lawn Sprinklers Insulation/Attic Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Amperage Yes No N/A Copper Wiring Appliances Yes No N/A Smoke Alarm/Security System Yes No N/A Water sinitials  **Sellers initials**  **Buyers initial		Air Conditioning	Yes	No U	N/A				
Thermostats  Water Heater  Yes  No  N/A  Water Heater  Yes  No  N/A  Hot Tub/Spa  Yes  No  N/A  Insulation/Walls  Yes  No  N/A  Plumbing  Yes  No  N/A  Copper Plumbing  Yes  No  N/A  Windows  Yes  No  N/A  Ceiling Fan(s)  Water softener  Yes  No  N/A  Lawn Sprinklers  Insulation/Attic  Heating System  Yes  No  N/A  Heating System  Yes  No  N/A  Electrical System  Yes  No  N/A  Amperage  Yes  No  N/A  Amperage  Yes  No  N/A  Amperage  Yes  No  N/A  Appliances  Yes  No  N/A  Smoke Alarm/Security System  Yes  No  N/A  Sellers initials  Buyers initials:  Buyers initials:		Swimming Pool	Yes	No 🗸	N/A				
Thermostats Water Heater Yes No N/A Water Heater Yes No N/A Hot Tub/Spa Insulation/Walls Plumbing Yes No N/A Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Lawn Sprinklers Insulation/Attic Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Smoke Alarm/Security System Yes No N/A Water Pressure Pownspouts lead from structure Yes No N/A  Buyers initials:  Buyers initials:		Garage Door Openers	Yes	No 🗸	N/A				
Water Heater  Hot Tub/Spa Insulation/Walls Plumbing Yes No N/A Plumbing Yes No N/A Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Lawn Sprinklers Yes No N/A Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Somoke Alarm/Security System Yes No N/A Water Pressure Yes No N/A  Buyers initials:  Buyers initials:		-	Yes	No V	N/A				
Insulation/Walls Plumbing Yes No N/A Plumbing Yes No N/A Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Undation/Attic Yes No N/A Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Amperage Yes No N/A Appliances Yes No N/A Fireplace/Chimney Yes No N/A Smoke Alarm/Security System Water Pressure Downspouts lead from structure  Buyers initials:  Buyers initials:		Water Heater		No V	N/A				
Plumbing Copper Plumbing Yes No N/A Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Water softener Yes No N/A Lawn Sprinklers Yes No N/A Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Amperage Yes No N/A Appliances Yes No N/A Fireplace/Chimney Yes No N/A Smoke Alarm/Security System Yes No N/A  Buyers initials:  Buyers initials:		Hot Tub/Spa	Yes	No U	N/A				
Copper Plumbing Septic Yes No N/A Windows Yes No N/A Windows Ceiling Fan(s) Water softener Yes No N/A  Lawn Sprinklers Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A  Amperage Yes No N/A  Copper Wiring Appliances Yes No N/A  Fireplace/Chimney Smoke Alarm/Security System Yes No N/A  Water Pressure Yes No N/A  Sellers initials  Buyers initials:  Buyers initials:		Insulation/Walls	Yes	No ~	N/A				
Septic Yes No N/A Windows Yes No N/A Ceiling Fan(s) Yes No N/A Water softener Yes No N/A Lawn Sprinklers Yes No N/A Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Copper Wiring Yes No N/A Appliances Yes No N/A Fireplace/Chimney Yes No N/A Smoke Alarm/Security System Yes No N/A Water Pressure Yes No N/A Water Pressure Yes No N/A Sellers initials  Sellers initials  Buyers initials:		Plumbing	Yes	No 🗸	N/A				
Windows Ceiling Fan(s) Water softener Yes No N/A  Water softener Yes No N/A  Lawn Sprinklers Yes No N/A  Insulation/Attic Heating System Yes No N/A  Electrical System Yes No N/A  Amperage Yes No N/A  Copper Wiring Appliances Yes No N/A  Appliances Yes No N/A  Fireplace/Chimney Yes No N/A  Smoke Alarm/Security System Water Pressure Downspouts lead from structure  Sellers initials  Buyers initials:		Copper Plumbing	Yes	No V	N/A				
Windows Ceiling Fan(s) Water softener Yes No N/A Water softener Yes No N/A Lawn Sprinklers Insulation/Attic Heating System Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Copper Wiring Appliances Yes No N/A Fireplace/Chimney Yes No N/A Smoke Alarm/Security System Water Pressure Downspouts lead from structure  Yes No N/A  Buyers initials:  Buyers initials:		Septic	Yes	No ~	N/A				
Water softener  Lawn Sprinklers  Yes  No  N/A  Lawn Sprinklers  Yes  No  N/A  Insulation/Attic  Yes  No  N/A  Heating System  Yes  No  N/A  Electrical System  Yes  No  N/A  Amperage  Yes  No  N/A  Copper Wiring  Appliances  Yes  No  N/A  Fireplace/Chimney  Yes  No  N/A  Smoke Alarm/Security System  Water Pressure  Yes  No  N/A  Buyers initials:  Buyers initials:			Yes	No /	N/A				
Lawn Sprinklers Insulation/Attic Yes No N/A Insulation/Attic Yes No N/A Heating System Yes No N/A Electrical System Yes No N/A Amperage Yes No N/A Copper Wiring Appliances Yes No N/A Fireplace/Chimney Yes No N/A Smoke Alarm/Security System Water Pressure Yes No N/A  Sellers initials  Buyers initials:		Ceiling Fan(s)	Yes	No M	N/A				
Insulation/Attic  Heating System  Yes  No  N/A  Electrical System  Yes  No  N/A  Amperage  Yes  No  N/A  Copper Wiring  Appliances  Yes  No  N/A  Fireplace/Chimney  Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  Buyers initials:  Buyers initials:		Water softener	Yes	No	N/A				
Heating System  Flectrical System  Yes  No  N/A  N/A  Amperage  Yes  No  N/A  Copper Wiring  Appliances  Yes  No  N/A  Yes  No  N/A  Appliances  Yes  No  N/A  Fireplace/Chimney  Yes  No  N/A  Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  Buyers initials:		Lawn Sprinklers	Yes	No_V_	N/A				
Electrical System  Amperage  Yes  No  N/A  Amperage  Yes  No  N/A  Copper Wiring  Appliances  Yes  No  N/A  Yes  No  N/A  Fireplace/Chimney  Yes  No  N/A  Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  Buyers initials:		Insulation/Attic	Yes	No_	N/A				
Amperage  Copper Wiring  Yes  No  N/A  Appliances  Yes  No  N/A  Yes  No  N/A  Fireplace/Chimney  Yes  No  N/A  Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  Buyers initials:		Heating System	Yes	No V	N/A				
Copper Wiring Appliances Yes No N/A  Fireplace/Chimney Smoke Alarm/Security System Water Pressure Downspouts lead from structure  Sellers initials  W.S.  No N/A  Yes No N/A  Yes No N/A  Buyers initials:		Electrical System	Yes	No_	N/A				
Appliances  Fireplace/Chimney  Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  Yes  No  N/A  Yes  No  N/A  Yes  No  N/A  Buyers initials:		Amperage	Yes	No 🗾					
Fireplace/Chimney Smoke Alarm/Security System Water Pressure Downspouts lead from structure  Sellers initials  Pressure Yes No N/A No N/A No N/A  Buyers initials:		Copper Wiring	Yes	No_					
Smoke Alarm/Security System  Water Pressure  Downspouts lead from structure  Yes  No  N/A  No  N/A  Sellers initials  Buyers initials:		Appliances	Yes						
Water Pressure Downspouts lead from structure Yes No N/A  Buyers initials:		Fireplace/Chimney	Yes						
Downspouts lead from structure Yes No N/A Buyers initials:		Smoke Alarm/Security System	Yes	No_	N/A				
Sellers initials:  Buyers initials:			Yes	No_/					
		Downspouts lead from structure	Yes	No 🗸	N/A				
Sellers initials:  Buvers initials:	Selle	ers initials AMS		Buye	ers initials:				
	Selle	ers initials:		Buve	ers initials:				

To be completed by owner of property.

A. V B. W C. T D. F E. U	you aware of any past or present: Mark Yes or No Vater damage or presence of mold?  Vater leakage or dampness in home, basement, crawl space or attic? Yes No vermites (or damage from), dry rot, other pests?  ire or smoke damage?  Inderground tanks or toxic substances on property?  Inifting, cracks or deterioration of walls, foundation drives or walks? Yes						
	cellaneous:						
A	Is your property currently under warranty or coverage by a licensed pest control company? Yes No If yes, provide name of company						
В.	Have there been any termite/pest treatments in the past 5 years? Yes No						
Æ.	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.a	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? 2 3 By Whom? A 7 2 Plumby						
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. A Place  Water Co (if applicable) Phone Co U 1A 5 A L  Trash Pickup Co. WA 5 T G MANAGE EMENT						
	ere anything else you feel you should disclose to a prospective buyer because it may erially and adversely affect the value or desirability of the property?						
Selle	ers initials Buyers initials:						
G 11	Puvere initiale:						

To be completed by owner of property.

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 free	mf.
Item_2:_new water	tank
Item# 3: Rof Pipo Pu	Tinside.
Item # 4: new heat for	umf
Item# 7: Downstairs ce Since we Bought in 8. LRak under sin	
Sellers initials:	Buyers initials:  Buyers initials:

To be completed by owner of property.

**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:
 Date:
 Date:

 Buyer:
 Date:

Date: