

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address: 250 1st Ave Ripley WV 25271 Date: 8-11-24

2021 Roof

APPLIANCES

	None	working	Not working	Unknown
Clothes Dryer		CC		
Clothes Washer		CC		
Dishwasher		CC		
Disposal	CC			
Oven/Range	CC			
Range Hood	CC			
Microwave Oven		CC		
Refrigerator		CC		
Ice Maker	CC			
Freezer		CC		
Gas Grill	CC			
Satellite System	CC			
Window A/C	CC			
Trash Compactor	CC			
Mounted Appliances	CC			

ROOF

Age	years	Yes	No	Unknown
Does roof leak?			CC	
Is there present damage?			CC	
Is roof under warranty?			CC	
Is Warranty transferable?			CC	
Expiration date of warranty:			NA	

HAZARDOUS CONDITIONS

Are there current hazardous conditions on the property?			CC	
Methane gas			CC	
Lead paint			CC	CC
Radon gas (house or well)			CC	
Radioactive material			CC	
Landfill			CC	
Mineshaft			CC	
Expansive soil			CC	
Urea formaldehyde insulation			CC	
Toxic materials			CC	
Asbestos insulation			CC	

ELECTRICAL SYSTEM

	none	working	Not working	Unknown
Air Purifier	CC			
Security System	CC			
Ceiling fan(s)	CC			
Garage Door opener(s)	CC			
Smoke Alarm(s)	CC			
Intercom	CC			
200 Amp Service	CC			
Circuit Breakers		CC		
Fuses		CC		
Switches & Outlet		CC		
Light Fixtures		CC		
Vent Fan(s)	<i>level</i>	CC		
Interior Tele. Wiring	CC			
Sauna	CC			

OTHER DISCLOSURES Yes No Unknown

Are the improvements connected to:				
Public water system?		CC		
Private water system?			CC	
Public sewer system?		CC		
Private sewer system?			CC	
A. Do structures have aluminum wiring?			CC	
B. Are trees/shrubs dead or diseased?			CC	
C. Are there any encroachments?			CC	
D. Are there any violations of zoning, building codes or restrictive covenants?			CC	
E. Have you received notice from any governmental agency affecting the property?			CC	
F. Are there any structural problems?			CC	
G. Have there been any substantial additions or alterations made?			CC	
H. Has there ever been moisture or water problems in basement or crawl space?			CC	
I. Is there any damage due to wind, fire, pests or animals?			CC	
J. When was fireplace/wd.burner/ Stove/chimney last cleaned?				NA
K. Has flooding occurred on property?			CC	
L. Has water ever been inside any structures on property?			CC	
M. Has flood occurred on access roads?			CC	

HEATING/COOLING SYSTEMS

	none	working	Not working	Unknown
Attic Fan	CC			
Central Air Cond.	CC			
Evaporative Cooler	CC			
Gas Fireplace		CC		
Wood burning Fireplace	CC			
Fireplace Insert	CC			
Wood burning Stove	CC			
Forced Air Electric	CC			
Forced Air Gas Furn.	CC			
Humidifier	CC			
Floor Furnace	CC			
Heat Pump	CC			
Baseboard Elec.	CC			
Solar Heat	CC			
Propane Tank	CC			
Power Roof Fan	CC			

Comments:
 Kitchen & Living Room new insulation, *- foam*
 electrical wiring, dry wall - 2022
 2022 kitchen remodel
 gas stove & dishwasher
 7/24 - new hot water tank & updated electrical & base
 2023 - updated bathroom plumbing & shower walls
 C. Coleman

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrants or guarantees the above information on the property. Property inspection reports and/or home protection plans may be purchased. The information contained in this disclosure has been provided by the seller, who certifies to the truth thereof based upon the seller's current actual knowledge, but is no warranty.

Seller	_____
Seller	_____
Purchaser	_____
Purchaser	_____