

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): Merna Rogers

Property Address: 2908 Parkersburg Rd Reedy WV 25270

1. Approximate age of house: 112 Date purchased: 2018

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: 3 Furnace: _____ Air Conditioner(s): _____ Range: _____

Age of other appliances that remain: ?

Age of additions, remodels, structural changes (what was done and when):
New work done 5 years ago

****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: NR

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 _____	N/A <u>✓</u>
Garage Door Openers	Yes <u>✓</u>	No _____	N/A _____
Thermostats	Yes _____	No <u>✓</u>	N/A _____
Water Heater	Yes _____	No <u>✓</u>	N/A _____
Hot Tub/Spa	Yes _____	No _____	N/A <u>✓</u>
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 _____	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: UNK

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
- B. Water leakage or dampness in home, basement, crawl space or attic? Yes ___ No
- C. Termites (or damage from), dry rot, other pests? Yes ___ No
- D. Fire or smoke damage? Yes ___ No
- E. Underground tanks or toxic substances on property? Yes ___ No
- F. Shifting, cracks or deterioration of walls, foundation drives or walks? Yes ___ No

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? _____ By Whom? _____
- 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? _____ By Whom? Jeff Casto
- 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. Muntener Gas Electric Co. UMen Power
Water Co (if applicable) Reedy Waterworks Phone Co. _____
Trash Pickup Co. Leaste Mgmt

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: NR

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 # 4 : Previous owner said house has settled and has been that way for many years. she said "fifty" years

Item _____ :

Item # _____ :

Item # _____ :

Item # _____ :

Sellers initials: _____

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: UNR Date: 7-8-24

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____