

SELLER'S PROPERTY CONDITION DISCLOSURE

Please **INITIAL** each box.

Property Address: 762 Fairview, Leach, WV Date: 9/20/23

APPLIANCES

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

ROOF

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

HAZARDOUS CONDITIONS

	Yes	No	Unknown
Are there current hazardous conditions on the property?			✓
Methane gas			✓
Lead paint			✓
Radon gas (house or well)			✓
Radioactive material			✓
Landfill			✓
Mineshaft			✓
Expansive soil			✓
Urea formaldehyde insulation			✓
Toxic materials			✓
Asbestos insulation			✓

OTHER DISCLOSURES Yes No Unknown

	Yes	No	Unknown
Are the improvements connected to:			
Public water system?		✓	
Private water system?	✓		
Public sewer system?		✓	
Private sewer system?		✓	
A. Do structures have aluminum wiring?		✓	
B. Are trees/shrubs dead or diseased?		✓	
C. Are there any encroachments?			✓
D. Are there any violations of zoning, building codes or restrictive covenants?		✓	
E. Have you received notice from any governmental agency affecting the property?		✓	
F. Are there any structural problems?		✓	
G. Have there been any substantial additions or alterations made?		✓	
H. Has there ever been moisture or water problems in basement or crawl space?		✓	
I. Is there any damage due to wind, fire, pests or animals?		✓	
J. When was fireplace/wd. burner/stove/chimney last cleaned?		✓	
K. Has flooding occurred on property?		✓	
L. Has water ever been inside any structures on property?		✓	
M. Has flood occurred on access roads?		✓	

well, new pump

new power

ELECTRICAL SYSTEM

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

400
80,000
of new electrical
3 phase

HEATING/COOLING SYSTEMS

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

Comments:

Seller

Seller

Purchaser

Purchaser

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.