

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): James E. Smith and Janet K. Smith

Property Address: 1221^{1/2} Clay Road, Newton, WV 25266

1. Approximate age of house: 88 Years
Date purchased: 02-07-2015

2. Does seller currently occupy property? Yes _____
No Female Friend Living in House
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: 6 TRS ON 25 TR Shingle ^{Thermostat Heaters} Furnace: UNKNOWN Air
Conditioner(s): Window Range: UNKNOWN

Age of other appliances that remain: UNKNOWN

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

None

****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: JED
initials: JRS

Buyers

Sellers initials: _____
initials: _____

Buyers

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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
- B. Are there any known boundary disputes?
Yes _____ No
- C. Are there any deed restrictions, protective covenants, rights of way or easements:
Yes No _____ *G25 line*
- 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

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 N/A _____
- Air *Window* Conditioning Yes _____
No N/A _____
- Swimming Pool Yes _____
No _____ N/A
- Garage Door Openers Yes _____
No *One Garage Door Opener* 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 ✓ ^{Septic} Windows N/A _____ Yes _____
 No ✓ Ceiling Fan(s) Yes _____
 No ✓ Water softener Yes _____
 No _____ N/A ✓ Lawn Sprinklers Yes _____
 No _____ N/A ✓ Insulation/Attic Yes _____
 No ✓ Heating System Yes _____
 No ✓ Electrical System Yes _____
 No ✓ Amperage Yes _____
 No ✓ Copper Wiring Yes _____
 No ✓ Appliances Yes _____
 No ✓ Fireplace/Chimney Yes _____
 No ✓ Smoke Alarm/Security System Yes _____
 No NOT SURE ON FIRE ALARMS N/A _____
 No ✓ Water Pressure Yes _____
 No ✓ Downspouts lead from structure Yes _____
 No ✓ N/A _____

Sellers initials: REJ
 initials: JKS

Buyers

Sellers initials: REJ
 initials: JKS

Buyers

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Radon Mitigation System _____
Standard Septic _____

Never view septic but it
is working fine since
ownership,
Aerator _____

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

F: Is internet available? Yes No _____ If yes,
what kind and who provides *Don't know* the service?

DSL _____ Satellite _____ Dial-Up _____

List the name of each company for the utilities on your
property:

Gas Co. *Dominion* Electric Co. *Mon Power*

Water Co (if applicable) *Clay Roane*

Phone Co _____

Trash Pickup

Co. *Roane County*

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?

*Property has a considerable amount of Hardwood
& Softwood Timber*

Sellers initials: *JES* Buyers
initials: *JKS*

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 ___

Small crack in basement wall that has been there since in 1965.

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 _____

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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

9 F :

Crack in Basement wall since 1965 with
NO problem

Item _____ :

Item

_____ :

Item

_____ :

Item

_____ :

Sellers

initials: JKS

Buyers

initials: DEL

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: Janet Kay Smith 09-26-2024 Date:
te: _____

Seller: Janet Kay Smith 09-26-2024 Date:
te: _____

Buyer: _____ Date:
te: _____

Buyer: _____ Date:
te: _____