

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address:

205 COWMITS HILL SPENCER WV

Date:

11/24/24

APPLIANCES

None working Not working Unknown

	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

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			✓	

ELECTRICAL SYSTEM

none working Not working Unknown

	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	✓			

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?			✓	

HEATING/COOLING SYSTEMS

none working Not working Unknown

	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:

Selling it in "As Is" condition.

H. 2024 mitigation measures were taken to eliminate moisture problems in basement. Interior french drain system installed.

X
Seller
<i>Janifa J. Randolph</i>
Seller
Purchaser
Purchaser

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrant 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.