

SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address: 1081 River Road Walton WV Date: April 27, 2020

APPLIANCES

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

ROOF

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

HAZARDOUS CONDITIONS

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

ELECTRICAL SYSTEM

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

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?	AS		
C. Are there any easements?			
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?			IS
H. Has there ever been moisture or water problems in basement or crawl space?			IS
I. Is there any damage due to wind, fire, pests or animals?			
J. When was fireplace/wd. burner/ Stove/chi 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
Attic Fan				
Central Air Cond.				
Evaporative Cooler				
Gas Fireplace				
Wood burning Fireplace	AS			
Fireplace Insert				
Wood burning Stove	AS			
Forced Air Electric				
Forced Air Gas Furn.				
Humidifier				
Floor Furnace				
Heat Pump				
Baseboard Elec.				
Solar Heat				
Propane Tank				
Power Roof Fan				

Comments:
Owners have not occupied the property in some time.

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.

Kevin Dejeese
 Seller *[Signature]*
 Seller
 Purchaser
 Purchaser