

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Emily Green and Thomas Green

PROPERTY ADDRESS 21646 Seneca Trail South Union, WV 24983

Notice to Seller: This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property being considered. **The Listing Real Estate Broker, the Selling Real Estate Broker and their respective Agents will also rely upon this information as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved. **Seller's Initials** EG / TG

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection and you may wish to obtain such by an independent home inspection company. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer. **Buyer's Initials** /

 / (initial if applicable) **The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.**

1. Year Built? 1930
2. How long have you owned the property? 6 months
3. Do you have an accurate survey of the property? Yes, flags are also in place
4. Dates lived in property 10/1/21 to Current Check here if never occupied

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

1. **Water Supply** ☐ Public ☒ Well ☐ Other

Are there any known issues with the water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments:

Home water treatment system: ☒ Yes ☐ No ☐ Unknown ☐ N/A ☐ Leased

Comments: IronShield water treatment system - Installed within past few months

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments:

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments:

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Seller EG / TG

Buyer /

2. **Sewage Disposal** ☐Public ☒Septic System approved for 3 (#) Bedrooms
Septic Systems: Is the septic system functioning properly? ☒Yes ☐No ☐Unknown ☐N/A
When was the septic system last pumped? Date: 2/25/22 ☐Unknown
Comments: Routine pumping/no issues noted by servicer

3. **Heating System** ☐Oil ☐Natural Gas ☒Electric ☐Propane ☐Heat Pump ☒Other / Age 5yr/13yr
Heating Systems: Is heat supplied to all finished rooms: ☒Yes ☐No ☐Unknown ☐N/A
Are the systems in operating condition? ☒Yes ☐No ☐Unknown ☐N/A
Comments: Approximately 1 year's worth of split wood on edge of property for wood stove

4. **Air Conditioning** ☐Oil ☐Natural Gas ☒Electric ☐Propane ☐Heat Pump ☐Other / Age ☐
Is cooling supplied to all finished rooms: ☐Yes ☐No ☐Unknown ☐N/A
Is the system in operating condition? ☐Yes ☐No ☐Unknown ☐N/A
Comments:

5. **Hot Water** ☐Oil ☐Natural Gas ☒Electric ☐Other / Capacity ☐ / Age ☐
Are there any known issues with the Hot Water system?
Comments: Checked by plumber in late October 2021 and determined to be in excellent condition

Please indicate your actual knowledge with respect to the following:

6. **Foundation:** Any settlement or other problems? ☒Yes ☐No ☐Unknown ☐N/A
Comments: Settled several years ago per contractor's inspection in November, not expected to cause issues

7. **Basement/Crawlspace/Cellar:** Any leaks or moisture? ☐Yes ☒No ☐Unknown ☐N/A
Comments: Previous water in basement noted by home inspection has not recurred despite heavy rain/hose use/using water indoors, etc. Plumber determined it was likely due to prior owner spraying water in basement to clean

8. **Roof:** Any leaks or evidence of moisture? ☐Yes ☒No ☐Unknown ☐N/A
Type of Roof: Shingle Age: 16 years
Is there any existing fire retardant treated plywood ☐Yes ☐No ☒Unknown ☐N/A
Comments:

9. **Plumbing System:** Is the system in operating condition? ☒Yes ☐No ☐Unknown ☐N/A
Are there any known issues with the Plumbing system? None
Comments: Installed 5 years prior under previous owner

10. **Electric Systems:** Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....? ☐Yes ☒No ☐Unknown ☐N/A
Comments:

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown ☐ N/A
In ceiling/attic? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Under the floor? ☒ Yes ☐ No ☐ Unknown ☐ N/A
In any other areas? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments:

12. Exterior Drainage: Does water stand on the property after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments:

13. Wood-destroying insects: Any known infestation and /or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any known treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments:

15. Is a carbon monoxide alarm installed in the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments:

14. Are there any hazardous or regulated materials including, but not limited to, mold asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine lab, underground storage tanks, any mining operations or other past contamination on the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify:

15. Are there Fireplace(s)/Woodstove(s)/Chimney(s)? ☒ Yes ☐ No ☐ Unknown ☐ N/A

To your knowledge are they In good working condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments:

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or Set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify:

17. If you or a contractor has made improvements to the property, were the required permits obtained from the county or local permitting office? ☐ Yes ☐ No ☐ Unknown ☒ N/A
Comments: Permits not required for completed work

18. Is the property located in a flood zone, farmland/conservation area, wetland area and /or historic district designated by locality? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments: listed under "100 year flood" area per map view - Insurance inspector stated home is not in a floodzone based on land layout/topography and home was marked as an exception to the zone

19. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments:

20. Do you own the mineral rights? ☐ Yes ☐ No ☒ Unknown ☐ N/A
Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing? ☒ Yes ☐ No ☐ Unknown ☐ N/A
Comments:

21. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments:

22. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc... ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments:

23. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments:

24. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown ☐ N/A
Comments:

NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this document.

Additional Discloser Items if any:

Will come with glasstop oven, microwave, washer/dryer, riding mower, dishwasher, and log splitter along

with about a year's worth of pre-split wood. All devices are in excellent working condition.

Outbuilding's structure appeared solid on contractor's inspection. Needs flooring replaced and plumbing

either re-structured or re-connected. Electric is in good working order. Not climate controlled but no leaks

or dampness/humidity issues. Some windows will also need to be replaced.

Seller Emily Green Date 3/8/22

Seller Thomas Green Date 3/8/22

Purchaser _____ Date _____

Purchaser _____ Date _____