

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Rodney and Anatia Gayle Mills
PROPERTY ADDRESS 252 Old Civil War Trail Renick WV 24966

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 RM / AGM

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? Original section 1926 - Remodeled 2013 - New addition 2013
2. How long have you owned the property? Since Jan, 2013 - 10+ years
3. Do you have an accurate survey of the property? USDA Analysis Map
4. Dates lived in property Jan, 2013 to present Check here if never occupied _____

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

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

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

Comments: Excellent water

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

Comments: small sediment filter and ultra violet light

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

Comments: _____

Are the systems in operating condition? ☒ 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: Interior walls are insulated for heat and sound

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: When we bought property we had to replace boards on back porch and have treatment. This was resolved and we have yearly inspections for infestations.

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

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: We use Southern WV Services

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: propane fireplace

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: Built to meet code

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: _____

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: _____

[Signature] / [Signature]

____ / _____

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:

Seller *Jonathan King Mills* Date 11-20-2023

Seller *Lochney Mills* Date 11-20-2023

Purchaser _____ Date _____

Purchaser _____ Date _____



PO Box 669 or 106 East Washington St
Lewisburg, WV 24901
Office: 304.645.7674
Fax: 304.645.7698

UTILITIES DATA COLLECTION FORM

(please write "N/A" for items not applicable)

Electricity Company: Mon Power
Payment amount and frequency (monthly, quarterly, etc): average \$140⁰⁰ monthly
Account Number: last 4 digits1829
Mailing Address: 9176 219 Ronlevette WV 24970
Phone Number: 800-505-7283

^{LP}
Heat Oil Company: Thompson Gas
Payment amount and frequency (monthly, quarterly, etc): twice yearly \$400.⁰⁰
Account Number: 180067
Mailing Address: _____
Phone Number: 304-877-9700

Internet Company: Frontier Internet - we use low gb plan
Payment amount and frequency (monthly, quarterly, etc): 19.⁰⁰ monthly
Account Number:1154 Higher speed
Mailing Address: PO Box 20550 service is
Rochester, NY 14602 available
Phone Number: _____

Our internet phone
number is 304-497-2807

LP Gas Company: _____

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

LP Tank (check one): Own: _____ ; Rented: _____ ; Supplied by company: _____

Natural Gas Company: NA _____

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

Sewer Company: NA _____

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

Septic Tank System, rather than public sewer system (check mark): _____

Type: (check one) concrete ☒ ; metal _____ ; other (describe below) _____

Size (gallons): _____

Year of most recent cleaning: _____

Any additional information: Rid-X once a month
Keeps system running
correctly

Telephone Company (land line): NA

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

Television Company: Dish

Type (check one): cable _____; satellite (Dish/Direct TV) _____; home antenna _____

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

Trash Pickup Company: Greenbrier Valley Solid Waste

Payment amount and frequency (monthly, quarterly, etc): monthly 1⁰⁰

Account Number: by address

Mailing Address: 316 Williamsburg Rd, Williamsburg

Phone Number: 304-645-1470

Frequency of pickup: weekly on Mondays

Water Company: NA

Payment amount and frequency (monthly, quarterly, etc): _____

Account Number: _____

Mailing Address: _____

Phone Number: _____

Water Cistern, rather than public water system (check mark): NA

Any addition information: _____

Water Well, rather than public water system (check mark): NA

Depth of well: _____

Date well drilled: _____

Gallons-per-minute (GPM) follow rate if known: _____

Who drilled the well: _____

Any additional information: _____
