

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Debra Walkup Canfield

PROPERTY ADDRESS 5819 Midland Trail W, Charmco, WV 25958

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 DC / _____

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? _____
- 2. How long have you owned the property? 35 years
- 3. Do you have an accurate survey of the property? _____
- 4. Dates lived in property _____ to _____ 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

Comments: _____
Fire sprinkler system: Yes No Unknown N/A

Comments: _____
Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

Seller DC / _____

Buyer _____ / _____

2. Sewage Disposal Public Septic System approved for _____ (#) Bedrooms
Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A

When was the septic system last pumped? Date: _____

Comments: _____

3. Heating System Oil Natural Gas Electric Propane Heat Pump Other / Age _____
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: 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? No

Comments: _____

Please indicate your actual knowledge with respect to the following:

6. Foundation: Any settlement or other problems? Yes No Unknown N/A

Comments: _____

7. Basement/Crawlspace/Cellar: Any leaks or moisture? Yes No Unknown N/A

Comments: _____

8. Roof: Any leaks or evidence of moisture? Yes No Unknown N/A

Type of Roof: metal Age: 10-12 yr
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? No

Comments: _____

10. **Electric Systems:** Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....?

Comments: No

11. **Insulation:**

In exterior walls?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
In ceiling/attic?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
Under the floor?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
In any other areas?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

Comments: _____

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
Are gutters and downspouts in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

Comments: _____

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
Any known treatments or repairs?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
Any warranties?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

Comments: _____

14. Is a **carbon monoxide alarm** installed in the property?

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
--	---	-----------------------------	----------------------------------	------------------------------

Comments: _____

15. **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?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
--	------------------------------	--	----------------------------------	------------------------------

If yes, please specify; _____

16. **Are there Fireplace(s)/Woodstove(s)/Chimney(s)?**

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
To your knowledge are they in good working condition?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

Comments: _____

Seller [Signature] / _____

Buyer _____ / _____

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:

Sold as is.

Seller Debra Canfield Date 4-8-20

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____