



SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): HARRY DAVID STANLEY SR
Property Address: 400 SO. PIKE ST, BECKLEY WV 25801
Is each individual named above a U.S. Citizen or resident alien? [X] Yes [ ] No
Date Purchased: 1980

2. NOTICE TO SELLER Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable.

3. NOTICE TO BUYER This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

4. OCCUPANCY Does seller currently occupy this property? [X] Yes [ ] No
If No, how long has it been since Seller occupied the property?

- 5. LAND (SOILS, DRAINAGE AND BOUNDARIES)
(a) Is there any fuel or expansive soil on the property? [ ] Yes [X] No [ ] Unknown
(b) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? [ ] Yes [X] No
(c) Is the property located in an earthquake zone? [ ] Yes [X] No [ ] Unknown
(d) Is the property located in a flood zone or wetlands area? [ ] Yes [X] No [ ] Unknown
(e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? [ ] Yes [X] No
(f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? [ ] Yes [X] No

If any of your answers in this section are 'YES,' explain in detail:

6. ROOF
(a) Age: 2 years.
(b) Has the roof ever leaked during your ownership? [ ] Yes [X] No
(c) Has the roof been replaced or repaired during your ownership? [X] Yes [ ] No
(d) Do you know of any problems with the roof or rain gutters? [ ] Yes [X] No
If any of your answers in this section are 'YES,' explain in detail:

7. TERMITES, DRYROT, PESTS
(a) Do you have any knowledge of termites, dry rot, or pests on or affecting the property? [ ] Yes [X] No
(b) Do you have any knowledge or any damage to the property caused by termites, dry rot or pests? [ ] Yes [X] No
(c) Is your property currently under warranty or other coverage by a licensed pest control company. [ ] Yes [X] No
(d) Do you know an any termite/pest control or treatments for the property in the last five years? [ ] Yes [X] No

If any of your answers in this section are 'YES,' explain in detail:

Buyer's Initials: Buyer's Initials: Seller's Initials: HDS Seller's Initials:

**8. STRUCTURAL ITEMS**

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations?  Yes  No
- (b) Are you aware of any past or present cracks or flaws in the walls or foundations?  Yes  No
- (c) Are you aware of any past or present water leakage in the house?  Yes  No
- (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?  Yes  No
- (e) Have there been any repairs or other attempts to control the cause or effect of any problem described above?  Yes  No

If any of your answers in this section are 'Yes,' explain in detail. When describing repairs or control efforts, describe the location, extent, date and name of the person who did the repair or control effort:

SPALLO CRACKS IN 2 ROOMS (OUTSIDE WALLS)

**9. BASEMENTS AND CRAWL SPACES (Complete only if applicable)**

- (a) Does the property have a sump pump?  Yes  No
- (b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawlspace?  Yes  No

If 'Yes' describe in detail: \_\_\_\_\_

**10. ADDITIONS/REMODELS**

- (a) Have you made any additions, structural changes, or other alterations to the property?  Yes  No  
If 'Yes,' did you obtain all necessary permits and approvals and was all work in compliance with building codes?  Yes  No  
If your answer is 'No,' explain: \_\_\_\_\_
- (b) Did any former owners of the property make any additions, structural changes, or other alterations to the property?  Yes  No  Unknown  
If 'Yes,' was all work done with all necessary permits and approvals and was all work in compliance with building codes?  Yes  No  
If your answer is 'No,' explain: \_\_\_\_\_

**11. PLUMBING RELATED ITEMS**

- (a) What is your drinking water source:  Public  Private System  Well on Property
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? \_\_\_\_\_
- (c) Do you have a water softener?  Yes  No  Leased  Owned
- (d) What is the type of sewage system:  Public Sewer  Private Sewer  Septic Tank  Cesspool
- (e) When was the septic tank or cesspool last serviced? \_\_\_\_\_
- (f) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?  Yes  No If your answer is 'Yes,' explain in detail: \_\_\_\_\_

**12. HEATING AND AIR CONDITIONING**

- (a) Air Conditioning:  Central Electric  Central Gas  Window (#) Units included in Sale 3
- (b) Heating:  Electric  Fuel Oil  Natural Gas  Other: BOILER
- (c) Water Heating:  Electric  Gas  Solar
- (d) Date Unit(s) Purchased: \_\_\_\_\_

Are you aware of any problems regarding these items?  Yes  No If 'Yes,' explain in detail: \_\_\_\_\_

BOILER REPAIRED NOV 2025

Buyer's Initials: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_

Seller's Initials: NDS Seller's Initials: \_\_\_\_\_

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**13. ELECTRICAL SYSTEM**

Are you aware of any problems or conditions that affect the value or desirability of the electrical system?  
 Yes  No

If 'Yes,' explain in detail: \_\_\_\_\_

**14. OTHER EQUIPMENT AND APPLIANCES BEING SOLD**

Mark the items included in the sale of your property:

- Electric Garage Door Opener      Number of Transmitters 2
- Security Alarm System       Owned  Leased
- Smoke Detectors      How Many? \_\_\_\_\_
- Lawn Sprinklers       Automatic Timer
- Swimming Pool  Pool Heater  Spa/Hot Tub  Pool/Spa Equipment (list): \_\_\_\_\_

- Refrigerator  Stove  Microwave Oven  Washer  Dryer  Dishwasher  Trash Compactor
- Intercom  Ceiling Fans How Many? 3  Other: \_\_\_\_\_

Are any of these in need of repair or replacement?  Yes  No

If 'Yes,' explain in detail: \_\_\_\_\_

**15. NEIGHBORHOOD**

Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat or condemnation or street changes?  Yes  No

If 'Yes,' explain in detail: \_\_\_\_\_

**16. HAZARDOUS CONDITIONS**

Are you aware of any hazardous conditions such as methane gas, lead paint, radon gas, radioactive material, landfill, mineshaft, expansive soil, toxic material, urea formaldehyde foam, asbestos insulation, mold, mildew, etc:  
 Yes  No  Unknown. If 'Yes,' explain in detail: \_\_\_\_\_

**17. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS**

- (a) Is the property part of a condominium or other ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowner's association?  Yes  No (If your answer is 'No,' you may ignore the remainder of this section.)
- (b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability?  Yes  No  Unknown
- (c) Is there any condition or claim which may result in an increase in assessments or fees?
- (d)  Yes  No  Unknown

If your answer to (b) or (c) is 'Yes,' explain in detail: \_\_\_\_\_

**18. OTHER MATTERS.**

- (a) Is there any existing or threatened legal action affecting the property?  Yes  No
- (b) Do you know of any violations or local, state, or federal laws or regulations relating to this property?  
 Yes  No
- (c) Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning violation, nonconforming units, setback violations, zoning changes, road changes, etc.?  Yes  No

If any of your answers in this section are 'Yes,' explain in detail:

MAIN WATER LINE FROM METER TO HOUSE NEEDS REPLACE

(use extra sheets, if necessary)

Buyer's Initials: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_

Seller's Initials: NO Seller's Initials: \_\_\_\_\_

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**SELLER:**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes CARRIE LILLY, AGT to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify Carrie Lilly in writing immediately if any information set forth in this disclosure statement becomes inaccurate in any way through the passage of time.

Seller: Helen David Hooley Sr Date: JAN 07, 2024

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT OF BUYER**

1. I have carefully inspected the property. I have been advised to have the property examined by professional inspectors. I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical defects in the property.
2. I understand that unless stated otherwise in my contract with seller, the property is being sold in its present condition only, with no warranties or guarantees of any kind by seller or any broker or agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed above or stated within the sales contract.
3. By signing this disclosure buyer understands and intends to hold Old Colony Realtors harmless for any representations made herein. Buyer acknowledges they have been informed that Old Colony Realtors makes no representation of these items, has not first hand knowledge of these responses and is simply passing on information from seller(s).

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.**

Buyer's Initials: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_

Seller's Initials: WLL Seller's Initials: \_\_\_\_\_

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