

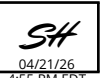

# SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

*(This is not a warranty of the property condition)*

**SELLER'S NAME** Steven Howland and Brenda Howland

**PROPERTY ADDRESS** 119 Jefferson Street, Beckley, WV 25801

**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 by WV Code, it serves as a means to inform all parties involved.

**Seller's Initials**  /  by WV  
04/21/26 4:55 PM EDT dotloop verified / 04/20/26 9:03 PM EDT dotloop verified

**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? Approximately 1955
2. How long have you owned the property? 20 years
3. Do you have an accurate survey of the property? No
4. Dates lived in property 3/2006 to 1/2026 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: \_\_\_\_\_

Fire sprinkler system: Yes No Unknown N/A

Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Seller  /  Buyer \_\_\_\_\_ / \_\_\_\_\_  
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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: \_\_\_\_\_  Unknown  
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: \_\_\_\_\_

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: Moisture- dehumidifier and sump pump keep dry  
\_\_\_\_\_

8. **Roof:** Any leaks or evidence of moisture?  Yes  No  Unknown  N/A  
Type of Roof: Asphalt shingles Age: 20+years  
Is there any existing fire retardant treated plywood  Yes  No  Unknown  N/A  
Comments: Several years ago there was a slight leak during a severe storm. Afterwards roofers went up on the roof and into the attic and were unable to locate any wetness or evidence of a leak. They were unable to locate the location of any leak. No leak sinc  
\_\_\_\_\_

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....?  Yes  No  Unknown  N/A  
Comments: Updated electrical service installed 2026.  
\_\_\_\_\_

Seller

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Buyer

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**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:

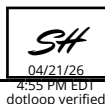
**15. Are there Fireplace(s)/Woodstove(s)/Chimney(s)?**     Yes     No     Unknown     N/A  
 To your knowledge are they In good working condition?     Yes     No     Unknown     N/A

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:

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: Cracks in the sidewalk

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dotloop verified

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:**

Waterproofing system was installed in the basement by the previous owners over 20 years ago. Sump pump was replaced with a heavy duty sump pump in 2025 due to the age on the previous pump.

There was a sewage backup into the house a few years ago. It turned out to be on the city's side. They repaired the main line running behind the house. A backflow was installed to prevent future backups.

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GELZ-IC5C-O3C1-ARLX Date \_\_\_\_\_

Seller *Brenda Howland* dotloop verified  
04/20/26 9:03 PM EDT  
JU73-FWSX-FWCX-YXCK Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

### WV Residential Property DISCLAIMER

**NOTICE TO SELLER:** Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sell and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the **latent defects (hidden, concealed or unseen)** listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

**The Seller has actual knowledge of the following latent defects:**

Seller *Steven Howland* dotloop verified  
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Seller *Brenda Howland* dotloop verified  
04/20/26 9:03 PM EDT  
V4OS-U3LA-7ER6-W1ZN \_\_\_\_\_ Date \_\_\_\_\_

**The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.**

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_