

**SELLER'S PROPERTY DISCLOSURE**

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

*This form is to be completed solely by the Seller(s) and not by any Old Colony REALTORS® Associate.*

SELLER'S NAME MICHAEL R. MAYS ; KELLY A. MAYS

PROPERTY ADDRESS 333 HARPER DRIVE, BECKLEY WV 25801

**NOTICE TO SELLER:** This document serves the limited purpose of allowing Sellers of West Virginia residential property to disclose to a potential Buyer all defects or conditions of the property known to the Seller which substantially affect the value or habitability of the property, but which are unknown to the Buyer and would not be disclosed by a reasonably diligent inspection. Such defects and conditions are hereinafter referred to as "Known Defects." Below, indicate the existence and explain the nature of any Known Defects. **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.**

Seller's Initials MM / KM

**NOTICE TO BUYER:** The information provided is the representation of the Seller of all defects or conditions of the property known to the Seller which substantially affect the value or habitability of the property, but which are unknown to the Buyer and would not be disclosed by a reasonably diligent inspection. This Disclosure is not a substitute for an inspection, and you may wish to obtain an inspection by an independent home inspection company. The information contained in this statement is not a warranty of the condition of the property by the Seller.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

**DISCLOSURES**

**Instructions:** The following is a non-exhaustive list of items commonly involved in real estate transactions, which is provided for the purpose of assisting you, the Seller, in making these disclosures. Indicate the existence of any Known Defects by placing a checkmark in the box beside any applicable items and provide an explanation of the Known Defect in the space provided below. Any Known Defect which requires disclosure but is not included on the itemized list should be included in the section below entitled "Additional Disclosure Items, If Any."

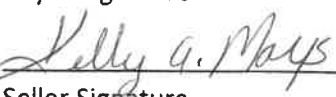
Item Description	Comments/Additional Information	Known Defect? Check Here
Water Supply	Beckley Water Company	
Home Water Treatment System	N/A	
Fire Sprinkler System	N/A	
Septic/Sewer System	North Beckley Public Service District	
Heating System	HEAT PUMP - ELECTRIC - INSTALLED 3/2021	
Cooling System	HEAT PUMP - ELECTRIC - INSTALLED 3/2021	
Hot Water System	ELECTRIC HOT WATER TANK - LESS THAN 1 YEAR OLD.	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components	No ISSUES	
Foundation	No ISSUES	
Basement/Crawlspace/Cellar	DRY - Good Access TO UNDER UNIT	
Roof	HOA Responsibility	
Plumbing System	/	
Electrical Systems	UPGRADED WHEN HVAC WAS INSTALLED	
Insulation	/	
Exterior Drainage	/	
Wood-Destroying Insects	HOA Responsibility	
Alarm Systems	N/A	
Hazardous/Regulated Material	N/A	
Fireplace/Wood Stove/Chimney	N/A	
Boundaries/Encroachments/Easements	N/A	
Flood Zone	N/A	
Homicide/Felony/Criminal Activity	N/A	
Suicide/Hauntings	N/A	

Additional Disclosure Items, If Any:

By executing this document below, all Sellers confirm that they have received this document, reviewed it in its entirety, understand the scope, purpose, and content hereof, and filled in/completed the document consistent with its terms. By executing this document below, all Buyers confirm that they have received this document, reviewed it in its entirety, and understand the scope, purpose, and content hereof.

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 3/16/26  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 3/16/26  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Address 333 JASPER DRIVE, BECKLEY WV 25801