



SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Toni Lynn Thomas

PROPERTY ADDRESS Pine Tree Run - 144 Pineywood Rd, Bewick 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 TLT

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? 2000
- 2. How long have you owned the property? 2000
- 3. Do you have an accurate survey of the property? yes
- 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: see last page  
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: \_\_\_\_\_

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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: \_\_\_\_\_

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? \_\_\_\_\_

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: 2000  
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? \_\_\_\_\_

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

Seller [Signature] / \_\_\_\_\_ Buyer \_\_\_\_\_ / \_\_\_\_\_

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

Comments: Partially Wired -

**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 checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
Under the floor?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> N/A
In any other areas?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

Comments: SOME insulation

**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  N/A

Any warranties?

Yes  No  Unknown  N/A

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

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

Yes  No  Unknown  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?

Yes  No  Unknown  N/A

If yes, please specify; \_\_\_\_\_

\_\_\_\_\_

**16. 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: \_\_\_\_\_

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:**

Possible well access to adjacent property  
1/3 owner of this property.

Possible Road Right of way by adjacent  
property 1/3 owner of this property

All personal property - tools, building  
material, canoe will convey with the  
sale

Seller Eric Anthony Date 4-18-2026

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

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

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