

SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s) JEFFREY JOHN THOMPSON
Property Address: 105 GREENBRIER RD, DANIELS, WV 25832

Is each individual named above a US Citizen or resident alien? ☒ Yes ☐ No
Approximate Age of Property: 1997 Date purchased: 9/13/2019

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. This disclosure statement is designed to assist Seller in complying with disclosure requirements and assist 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 when they evaluate the market and present Seller's property to prospective buyers.

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. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

4. OCCUPANCY.

Does seller currently occupy this property? ☒ Yes ☐ No. If not, 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 ☒ No ☐ Unknown
(b) Do you know of any sliding, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? ☐ Yes ☒ No ☐ Unknown
(c) Is the property located in an earthquake zone? ☐ Yes ☒ No ☐ Unknown
(d) Is the property located in a flood zone or wetlands area? ☐ Yes ☒ No ☐ Unknown
(e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? ☐ Yes ☒ No
(f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

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

6. Roof.

- (a) Age: 28 years
(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No
(c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No
(d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

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

7. TERMITES, DRYROTS, PESTS.

- (a) Do you have any knowledge of termites, dry-rot, or pests on or affecting the property? ☐ Yes ☒ No
(b) Do you have any knowledge of any damage to the property caused by termites, dry-rot, or pests? ☐ Yes ☒ No
(c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No
(d) Do you know of any termite/pest control reports or treatments for the property in the last five years? ☐ Yes ☒ No

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

Seller's initials JJ

Buyer'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: Minor shifting has created a couple stuck cracks. Some joists are not fully shimmed

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 crawl space? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: New sump pump added in-law addition installed in 2024

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 in compliance with building codes? ☒ Yes ☐ No ☐ Unknown

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) Is there a sewage pump? ☐ Yes ☒ No
- (f) When was the septic tank or cesspool last serviced? _____
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? ☐ Yes ☒ No

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

12. HEATING AND AIR CONDITIONING.

- (a) Air Conditioning: ☐ Central Electric ☒ Central Gas ☐ Window ☐ (#) Units included in Sale
- (b) Heating: ☐ Electric ☐ Fuel ☐ Oil ☒ Natural Gas ☐ Other: _____
- (c) Water Heating: ☐ Electric ☒ Gas ☐ Solar

Are you aware of any problems regarding these items? ☐ Yes ☒ No

Seller's initials GP

Buyer's initials _____

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

13. ELECTRICAL SYSTEM.

(a) 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. MAJOR ITEMS THAT MAY BE INCLUDED IN THE SALE.

(a) Are any of these in need of repair or replacement? ____ Yes ☒ No

If "Yes," explain in detail: _____

15. OTHER EQUIPMENT AND APPLIANCES BEING SOLD: (Mark the items below that are to be included in the sale of your property:

Electric Garage Door Opener(s) ☒ Number of Transmitters 3
Smoke Detectors ☒ How many 5
Security Alarm System: ____ Owned ____ Leased
Swimming Pool ____ Pool Heater ____ Spa/Hot Tub ____
Pool/Spa Equipment – List: _____
Lawn Sprinklers ____ Automatic Timer ____
Refrigerator ☒ Stove ☒ Microwave Oven ☒ Dishwasher ☒
Washer ☒ Dryer ☒ Trash Compactor ____ Intercom ____
Ceiling fans ☒ Other _____

Are any of the above items in need of repair or replacement? ____ Yes ☒ No

If "Yes," explain in detail: _____

16. NEIGHBORHOOD.

(a) 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 of condemnation or street changes?
____ Yes ☒ No

If "Yes", explain in detail: _____

17. TOXIC SUBSTANCES.

(a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PBCs, accumulated radon, lead paint, or others? ____ Yes ☒ No

If "Yes", explain in detail: _____

(b) Has the property been tested for radon or any other toxic substances? ____ Yes ☒ No

If "Yes", explain in detail: _____

Seller's initials



Buyer's initials _____

18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS.

(a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowners' association? ☒ Yes ☐ No

(If your answer is "No", you may ignore the rest 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? ☐ Yes ☒ No ☐ Unknown

19. OTHER DISCLOSURES.

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the value or desirability of the subject property, now or in the future:

Septic clean out is difficult to reach underneath
lower San Ramon

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 **Glade Springs Real Estate Company, LLC** to provide this information to prospective Buyers of the property and to real estate brokers and agents. Seller understands and agrees that Seller will notify **Glade Springs Real Estate Company, LLC** in writing, immediately, if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller [Signature] Date March 5, 2025

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I have carefully inspected the property. I have been advised to have the property examined by a professional inspector(s). I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical defects in the property. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without 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.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, IT IS RECOMMENDED YOU CONSULT AN ATTORNEY.

Seller's initials [Signature]

Buyer's initials _____