



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 Jamie L. Lusk, Ibeth D. McKinney

PROPERTY ADDRESS 129 Crab Orchard Ave, 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 JL / I.M

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	Public	
Home Water Treatment System	none	
Fire Sprinkler System	none	
Septic/Sewer System	Public	
Heating System	gas	
Cooling System	HVAC	
Hot Water System	gas	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components	Sick Built	
Foundation	Block	
Basement/Crawlspace/Cellar	Basement /partial crawlspace	
Roof	metal	
Plumbing System	Copper + PVE	
Electrical Systems	Upgraded	
Insulation	Unknown	
Exterior Drainage	Gutters	
Wood-Destroying Insects	No issue	
Alarm Systems	None	
Hazardous/Regulated Material	None	
Fireplace/Wood Stove/Chimney	Wood pellet stove basement	
Boundaries/Encroachments/Easements	fenced yard	
Flood Zone	no	
Homicide/Felony/Criminal Activity	no	
Suicide/Hauntings	No	

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

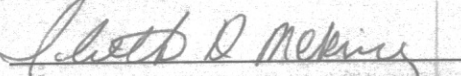

 Seller Signature **Jamie L. Lusk**

7-8-26

Date

Buyer Signature

Date


 Seller Signature **Ibeth D. McKinney**

7-8-2026

Date

Property Address

129 Crab Orchard Ave, Beckley, WV 25801