



SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): Alice Kay Daniel

Property Address: 112 Tranquil Court, Naoma, WV 25140

Is each individual named above a U.S. Citizen or resident alien? [X] Yes [] No

Date Purchased: current seller inherited home 2018, was family home prior from 1940 to 2018

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 to 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, 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 [X] No
If No, how long has it been since Seller occupied the property? no occupancy since 2018

5. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- (a) Is there any fuel or expansive soil on the property? [] Yes [X] No [] Unknown
(b) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? [] Yes [X] No
(c) Is the property located in an earthquake zone? [] Yes [X] No [] Unknown
(d) Is the property located in a flood zone or wetlands area? [] Yes [X] No [] Unknown
(e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? [] Yes [X] No
(f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? [] Yes [X] No

If any of your answers in this section are 'YES,' explain in detail:

6. ROOF

- (a) Age: 10 years.
(b) Has the roof ever leaked during your ownership? [] Yes [X] No
(c) Has the roof been replaced or repaired during your ownership? [] Yes [X] No
(d) Do you know of any problems with the roof or rain gutters? [] Yes [X] No

If any of your answers in this section are 'YES,' explain in detail:

7. TERMITES, DRYROT, PESTS

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

If any of your answers in this section are 'YES,' explain in detail:

Buyer's Initials: Buyer's Initials: Seller's Initials: AKD Seller'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 [X] No
(b) Are you aware of any past or present cracks or flaws in the walls or foundations? [] Yes [X] No
(c) Are you aware of any past or present water leakage in the house? [] Yes [X] No
(d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? [] Yes [X] No
(e) Have there been any repairs or other attempts to control the cause or effect of any problem described above? [] Yes [X] No

If any of your answers in this section are 'Yes,' explain in detail. When describing repairs or control efforts, describe the location, extent, date and name of the person who did the repair or control effort:

9. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- (a) Does the property have sump pump? [] Yes [X] No
(b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawlspace? [] Yes [X] No

If 'Yes' describe in detail:

10. ADDITIONS/REMODELS

- (a) Have you made any additions, structural changes, or other alterations to the property? [] Yes [X] 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 [X] No [] Unknown
If 'Yes,' was all work done with all necessary permits and approvals and was all work in compliance with building codes? [] Yes [] No
If your answer is 'No,' explain:

11. PLUMBING RELATED ITEMS

- (a) What is your drinking water source: [X] 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 [X] No [] Leased [] Owned
(d) What is the type of sewage system: [] Public Sewer [] Private Sewer [X] Septic Tank [] Cesspool
(e) When was the septic tank or cesspool last serviced? unknown
(f) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? [X] Yes [] No If your answer if 'Yes,' explain in detail: water staining in dining room ceiling

12. HEATING AND AIR CONDITIONING

- (a) Air Conditioning: [] Central Electric [] Central Gas [] Window (#) Units included in Sale
(b) Heating: [X] Electric [] Fuel Oil [] Natural Gas [X] Other: electric baseboard heat, propane fireplace, propane wall heaters
(c) Water Heating: [X] Electric [] Gas [] Solar
(d) Date Unit(s) Purchased: unknown

Are you aware of any problems regarding these items? [X] Yes [] No If 'Yes,' explain in detail: no propane tank currently

Buyer's Initials: Buyer's Initials:

Seller's Initials: AKD Seller's Initials:

13. ELECTRICAL SYSTEM

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: Light in kitchen not working

14. OTHER EQUIPMENT AND APPLIANCES BEING SOLD

Mark the items included in the sale of your property:

- Electric Garage Door Opener Number of Transmitters _____
- Security Alarm System Owned Leased
- Smoke Detectors How Many? _____
- Lawn Sprinklers Automatic Timer
- Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list):

Refrigerator Stove Microwave Oven Washer Dryer Dishwasher Trash Compactor
 Intercom Ceiling Fans How Many? Other: _____

Are any of these in need of repair or replacement? Yes No

If 'Yes,' explain in detail: living room ceiling fan inoperable

15. NEIGHBORHOOD

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 or condemnation or street changes? Yes No

If 'Yes,' explain in detail: _____

16. HAZARDOUS CONDITIONS

Are you aware of any hazardous conditions such as methane gas, lead paint, radon gas, radioactive material, landfill, mineshaft, expansive soil, toxic material, urea formaldehyde foam, asbestos insulation, mold, mildew, etc:

Yes No Unknown. If 'Yes,' explain in detail: _____

17. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS

- (a) Is the property part of a condominium or other ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowner's association? Yes No (If your answer if 'No,' you may ignore the remainder 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?
- (d) Yes No Unknown

If your answer to (b) or (c) is 'Yes,' explain in detail: _____

18. OTHER MATTERS.

- (a) Is there any existing or threatened legal action affecting the property? Yes No
- (b) Do you know of any violations or local, state, or federal laws or regulations relating to this property? Yes No
- (c) Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability or the property, e.g., zoning violation, nonconforming units, setback violations, zoning changes, road changes, etc.? Yes No

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

(use extra sheets, if necessary)

Buyer's Initials: _____ Buyer's Initials: _____

Seller's Initials: AKD Seller's Initials: _____

SELLER:

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 **Laura E Collins** to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify **Laura E Collins** in writing immediately if any information set forth in this disclosure statement becomes inaccurate in any way through the passage of time.

Seller: Alice Kay Daniel Date: 08/15/25

Seller: _____ Date: _____

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

1. I have carefully inspected the property. I have been advised to have the property examined by professional inspectors. I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical defects in the property.
2. I understand that unless stated otherwise in my contract with seller, the property is being sold in its present condition only, with no 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.
3. By signing this disclosure buyer understands and intends to hold Old Colony Realtors harmless for any representations made herein. Buyer acknowledges they have been informed that Old Colony Realtors makes no representation of these items, has not first hand knowledge of these responses and is simply passing on information from seller(s).

Buyer: _____ Date: _____

Buyer: _____ Date: _____

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

Buyer's Initials: _____ Buyer's Initials: _____

Seller's Initials:  Seller's Initials: _____