



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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TO BE COMPLETED BY SELLER. Please print. Answer every question by checking the appropriate box(s).

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the SELLER. It is not a warranty of any kind by the SELLER or by any agent representing any SELLER in the transaction. It is not a substitute for any inspection. PURCHASER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS PURCHASER DEEMS NECESSARY. The SELLER'S agent has been authorized to provide a copy of the Seller's Property Condition Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE ONLY BY THE SELLER. THEY ARE NOT REPRESENTATIONS OF, OR REVIEWED BY, ANY BROKER, AGENT OR AGENCY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

DATE: 1/29/2026 PROPERTY ADDRESS: One Pleasant Lane, Beckley, WV 25804
SELLER(S): Michelle & Barry Levin

PLEASE CHECK ALL APPROPRIATE BOXES AND INITIAL AT THE BOTTOM OF EACH PAGE

1. APPLIANCES: Will the property include:

- a. Built-In Vacuum System: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- b. Clothes Dryer: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- c. Clothes Washer: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- d. Dishwasher: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- e. Disposal: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- f. Refrigerator(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
Quantity: _____ (If more than one, please explain in comments)
- g. Freestanding Freezer(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
Quantity: _____ (If more than one, please explain in comments)
- h. Gas Grill: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- i. Microwave: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- j. Oven/Range: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- k. Trash Compactor: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- l. TV Antenna/Dish: Yes No Do Not Know Is it in working order? Yes No Do Not Know

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Form 120 (REV 01/22)

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2. ELECTRICAL SYSTEM: Will the property include:

- a. Security System: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- b. Ceiling Fan(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
- c. Garage Door Opener(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
Remotes: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- d. Inside Phone Wiring: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- e. Generator: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- f. Light Fixtures: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- g. Sauna: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- h. Smoke/Fire Alarms: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- i. Switches/Outlets: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- j. Vent Fan(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
- k. Circuit Breakers: Yes No Do Not Know Is it in working order? Yes No Do Not Know
Fuses: Yes No Do Not Know Is it in working order? Yes No Do Not Know

3. Heating and Cooling Systems:

- a. Heating System: Electric: Gas: Heat Pump: Solar: Baseboard: Hot Water:
Other:
Is it in working order? Yes No Do Not Know
- b. Cooling System: Heat Pump: Central: Window:
Other:
Is it in working order? Yes No Do Not Know
- c. Attic Fan(s): Yes No Do Not Know Is it in working order? Yes No Do Not Know
IN Garage x2
- d. Fireplace(s): Wood-Burning Wood-Burning Stove Gas Logs
Other: *ELECTRIC - can convert back to wood burning*
Yes No Do Not Know Is it in working order? Yes No Do Not Know
- e. Has the fireplace/wood stove/chimney/flue been cleaned? Yes No Do Not Know If yes, when was it last cleaned: _____
- never burned wood
- f. Propane Tank: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- g. Humidifier: Yes No Do Not Know Is it in working order? Yes No Do Not Know
- h. Air Purifier: Yes No Do Not Know Is it in working order? Yes No Do Not Know

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4. Water System:

- a. **Public Water:** **Private Water:** If private, what type: Cistern: Well: Community:
Other: _____
Is it in working order? Yes No Do Not Know
- b. **Public Sewer:** **Private Sewer:** If private, what type: Septic Tank/Leaching Field: Septic Tank Only:
Community: Aeration: Other: _____
Is it in working order? Yes No Do Not Know
- c. **Jetted Bathtub:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- d. **Hot Tub:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- e. **Pool:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
If yes, Pool Construction Type: Liner Fiberglass Concrete Tile
Other: _____
- f. **Plumbing:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- g. **Sump Pump:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- h. **Underground Sprinkler:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- i. **Water Heater Type:** Electric Gas Solar Propane Other: _____
Is it in working order? Yes No Do Not Know
- j. **Water Purifier:** Yes No Do Not Know Is it in working order? Yes No Do Not Know
- k. **Water Softener:** Yes No Do Not Know Is it in working order? Yes No Do Not Know

5. Roof:

- a. **Age (if known)** 18 years
- b. **Roof Type:** Composite Shingles: Slate: Wood: Metal: Tile: Flat:
Other: _____
- c. Does the roof leak? Yes No Do Not Know
- d. Is there present damage to the roof? Yes No Do Not Know
- e. Comments: _____

6. Hazardous Conditions:

- a. 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 Do Not Know
If yes please describe:

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Other Disclosures: If YES, please explain on Page 5

- a. Are any trees or shrubs diseased or dead? Yes No Do Not Know
- b. Are there any encroachments? (An encroachment occurs when all or part of a structure, such as a building, fence, or driveway, extends beyond the land of its owner or beyond the legal building lines) Yes No Do Not Know
- c. Are there any violations of zoning, building code, or restrictive covenants? Yes No Do Not Know
- d. Have you received any notices by any government or quasi-governmental agency affecting the property? Yes No Do Not Know
- e. Have any substantial additions or alterations been made without a required building permit? Yes No Do Not Know
- f. Has there been any clandestine drug and/or methamphetamine lab or production at the property? Yes No Do Not Know
- g. If the answer to "f." above, was "yes," have you received a certificate of remediation completion for any clandestine drug and/or methamphetamine lab or production at the property? Yes No Do Not Know
- h. Is there any hidden damage due to wind, fire, flood, termites, or rodents? Yes No Do Not Know
- i. Are you aware of any past structural problems? Yes No Do Not Know
- j. Are you aware of any current structural problems? Yes No Do Not Know
- k. Are there current or previous moisture and/or water problems in the basement or crawlspace? Yes No Do Not Know
- l. Is the property located in a flood hazard area? Yes No Do Not Know
- m. Has flooding occurred on the property? Yes No Do Not Know
- n. Has water from any source caused damage inside any structure on the property? Yes No Do Not Know
- o. Are you aware of any unnatural deaths on the property? Yes No Do Not Know
- p. Are any fixtures excluded from sale? Yes No Do Not Know

If yes, please list:

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(initials)	(initials)



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ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Please Print or Type)

Additional Comments Attached YES NO

[Empty box for additional comments and/or explanations]

Other Disclosures: In addition to the disclosure statement made herein, the following facts are known or suspected by me/us which may materially affect the value or habitability of the subject property, now or in the future. (burial sites, murder, suicide, etc.)

[Empty box for other disclosures]

The foregoing answers and explanations are true and complete to the best of my/our knowledge. **SELLER** has authority to complete this disclosure form and authorize Berkshire Hathaway HomeServices Professional Realty, (Listing Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **PURCHASER** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the subject property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

SELLER certifies that the information herein is true and correct to the best of **SELLER's** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **PURCHASER** of any additional items which may become known to **SELLER** prior to closing.

PURCHASER acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of seller's knowledge as of the above date. **PURCHASER** understands that this statement is not a warranty of any kind by **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **PURCHASER** may wish to obtain.

Purchasers hereby acknowledge receipt of this disclosure.		Sellers hereby certify this disclosure.	
<input type="text"/>	Date	<u>Michelle Leaver</u>	<u>1/29/2026</u>
Purchaser	Date	Seller	Date
<input type="text"/>	Date	<u>[Signature]</u>	<u>1-29-26</u>
Purchaser	Date	Seller	Date