



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 Mary M Bumgarner, Raymond D Bumgarner

PROPERTY ADDRESS 173 Elm St, 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 MMB / RDB

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	Beckley Water Co	
Home Water Treatment System	None	
Fire Sprinkler System	None	
Septic/Sewer System	North Beckley PSD	
Heating System	Electric Baseboard Heat	
Cooling System	None	
Hot Water System	Electric	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components	None	
Foundation	None	
Basement/Crawlspace/Cellar	None	
Roof	Metal Roof less than 5 years old	
Plumbing System	None	
Electrical Systems	None	
Insulation	None	
Exterior Drainage	None	
Wood-Destroying Insects	None	
Alarm Systems	None	
Hazardous/Regulated Material	None	
Fireplace/Wood Stove/Chimney	None	
Boundaries/Encroachments/Easements	None	
Flood Zone	None	
Homicide/Felony/Criminal Activity	None	
Suicide/Hauntings	None	

Additional Disclosure Items, If Any:

Finished Basement 1995

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

Mary M. Bumgarner 4/1/2026

Seller Signature **Mary M Bumgarner** Date

Buyer Signature

Date

Raymond D. Bumgarner 4/1/2026

Seller Signature **Raymond D Bumgarner** Date

Property Address

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