



**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** Brandon Paul Zellen & Melanie Nicole Zellen

**PROPERTY ADDRESS** 103 Miller 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 BZ / MT

**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 BZ / MT

**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	NO
Home Water Treatment System	Water filtered under kitchen sink	↓
Fire Sprinkler System	N/A	
Septic/Sewer System	Beckley Sanitary board	
Heating System	Appalachian Power	
Cooling System	N/A	
Hot Water System	Gas (Mountainier gas co.)	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components		NO
Foundation		↓
Basement/Crawlspace/Cellar	Finished basement w/ office	
Roof		
Plumbing System		
Electrical Systems		
Insulation		
Exterior Drainage		
Wood-Destroying Insects		
Alarm Systems	Smoke detectors + CO <sup>2</sup>	
Hazardous/Regulated Material		
Fireplace/Wood Stove/Chimney	Gas fireplace	
Boundaries/Encroachments/Easements	6 foot privacy fence	
Flood Zone	unknown	
Homicide/Felony/Criminal Activity	unknown	
Suicide/Hauntings	unknown	

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 \_\_\_\_\_  
*Brandon Paul Zellen* 05/10/26

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
*Melanie Nicole Zellen* 05/10/26

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Address 103 Miller St, Beckley, WV, 25801