

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Matthew S. McGhee

PROPERTY ADDRESS 4583 COAL RIVER RD Arnett WV 25007

Notice to Seller: This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential 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 as they market and present the property to prospective Buyers.** Though completion of this document is **not** required by WV Code, it serves as a means to inform all parties involved. **Seller's Initials** MSM / _____

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection and you may wish to obtain such by an independent home inspection company. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer. **Buyer's Initials** _____ / _____

_____/_____ **(initial if applicable) The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.**

- 1. Year Built? 1971
- 2. How long have you owned the property? SINCE 2004
- 3. Do you have an accurate survey of the property? _____
- 4. Dates lived in property 2004 to PRESENT Check here if never occupied _____

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

- 1. Water Supply** Public Well Other
 Are there any known issues with the water supply? Yes No Unknown N/A
 Comments: _____
- Home water treatment system: Yes No Unknown N/A Leased
 Comments: _____
- Fire sprinkler system: Yes No Unknown N/A
 Comments: _____
- Are the systems in operating condition? Yes No Unknown N/A
 Comments: _____

2. **Sewage Disposal** Public Septic System approved for 3 (#) Bedrooms
Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A
When was the septic system last pumped? Date: _____ Unknown
Comments: _____

3. **Heating System** Oil Natural Gas Electric Propane Heat Pump Other / Age 10 YRS
Heating Systems: Is heat supplied to all finished rooms: Yes No Unknown N/A
Are the systems in operating condition? Yes No Unknown N/A
Comments: _____

4. **Air Conditioning** Oil Natural Gas Electric Propane Heat Pump Other / Age 10 YRS
Is cooling supplied to all finished rooms: Yes No Unknown N/A
Is the system in operating condition? Yes No Unknown N/A
Comments: _____

5. **Hot Water** Oil Natural Gas Electric Other / Capacity _____ / Age 10 YRS
Are there any known issues with the Hot Water system? _____
Comments: _____

Please indicate your actual knowledge with respect to the following:

6. **Foundation:** Any settlement or other problems? Yes No Unknown N/A
Comments: _____

7. **Basement/Crawlspace/Cellar:** Any leaks or moisture? Yes No Unknown N/A
Comments: _____

8. **Roof:** Any leaks or evidence of moisture? Yes No Unknown N/A
Type of Roof: SHINGLE Age: REPLACED MAY 2025
Is there any existing fire retardant treated plywood Yes No Unknown N/A
Comments: _____

9. **Plumbing System:** Is the system in operating condition? Yes No Unknown N/A
Are there any known issues with the Plumbing system? _____
Comments: _____

10. **Electric Systems:** Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....? Yes No Unknown N/A
Comments: _____

11. Insulation:

- In exterior walls? Yes No Unknown N/A
- In ceiling/attic ? Yes No Unknown N/A
- Under the floor? Yes No Unknown N/A
- In any other areas? Yes No Unknown N/A

Comments: _____

12. Exterior Drainage: Does water stand on the property after heavy rain?

- Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

13. Wood-destroying insects: Any known infestation and /or prior damage?

- Yes No Unknown N/A

Any known treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

15. Is a carbon monoxide alarm installed in the property?

- Yes No Unknown N/A

Comments: _____

14. Are there any hazardous or regulated materials including, but not limited to, mold asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine lab, underground storage tanks, any mining operations or other past contamination on the property?

- Yes No Unknown N/A

If yes, please specify; _____

15. Are there Fireplace(s)/Woodstove(s)/Chimney(s)? Yes No Unknown N/A

To your knowledge are they In good working condition? Yes No Unknown N/A

Comments: WILL REQUIRE PROPANE TANK

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or Set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify: _____

17. If you or a contractor has made improvements to the property, were the required permits obtained from the county or local permitting office? Yes No Unknown N/A
Comments: _____

18. Is the property located in a flood zone, farmland/conservation area, wetland area and /or historic district designated by locality? Yes No Unknown N/A
Comments: HOUSE IS LOCATED WITHIN 75 FEET OF FLOOD ZONE BUT HAS NEVER FLOODED.

20. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any deed restrictions? Yes No Unknown N/A
Comments: _____

21. Do you own the mineral rights? Yes No Unknown N/A
Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing? Yes No Unknown N/A
Comments: _____

22. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property? Yes No Unknown N/A
Comments: _____

23. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc... Yes No Unknown N/A
Comments: _____

24. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A
Comments: _____

25. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)? Yes No Unknown N/A
Comments: IN GROUND POOL HAS NOT BEEN USED IN VERY LONG TIME. WAS GOING TO FILL IN, UNSURE IF IT CAN BE USED.

WV Residential Property DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sell and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the **latent defects (hidden, concealed or unseen)** listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects:

NO KNOWN LATENT DEFECTS

Seller Matthew S. McGhee Date 04/12/2026

Seller _____ Date _____

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser _____ Date _____

Purchaser _____ Date _____