

**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 William and Tina Bishop

PROPERTY ADDRESS 183 Rustic Hills Drive Crab Orchard WV 25827

**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 WB / TB

**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	Public - Beckley	
Home Water Treatment System	N/A	
Fire Sprinkler System	N/A	
Septic/Sewer System	Public - Crab Orchard MacArthur	
Heating System	Heat Pump, pellet, propane fireplace, split heat pump	
Cooling System	Heat pump, split heat pump	
Hot Water System	Electric	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components	Stick Built Home	
Foundation	Block	
Basement/Crawlspace/Cellar	<del>Full</del> Full basement / garage	
Roof	Architectural shingles	
Plumbing System	Copper	
Electrical Systems	200 AMP	
Insulation	?	
Exterior Drainage	N/A	
Wood-Destroying Insects	see attached Report	
Alarm Systems	ADT	
Hazardous/Regulated Material	NA	
Fireplace/Wood Stove/Chimney	propane stove, pellet fireplace insert	
Boundaries/Encroachments/Easements	N/A	
Flood Zone	NOT in Flood zone	
Homicide/Felony/Criminal Activity	N/A	
Suicide/Hauntings	N/A	

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 \_\_\_\_\_  
*William H Bishop* 5-11-26  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
*Lina Bishop* 5-11-26  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Address 183 Rustic Hills Drive Crab Orchard W  
25827