

### SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s) MATTHEW NELSON & ELIZABETH THOMPSON NELSON  
Property Address: 105 ROBERT WAY, DANIELS, WV 25832

Is each individual named above a US Citizen or resident alien?  Yes  No  
Approximate Age of Property: 17 yrs Date purchased: 9/2019  
2005

#### 2. NOTICE TO SELLER.

Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and assist 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 when they evaluate the market and present Seller's property to prospective buyers.

#### 3. NOTICE TO BUYER.

This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

#### 4. OCCUPANCY.

Does seller currently occupy this property?  Yes  No. If not, how long has it been since Seller occupied the property? \_\_\_\_\_

#### 5. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- (a) Is there any fuel or expansive soil on the property?  Yes  No  Unknown
- (b) Do you know of any sliding, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?  Yes  No  Unknown
- (c) Is the property located in an earthquake zone?  Yes  No  Unknown
- (d) Is the property located in a flood zone or wetlands area?  Yes  No  Unknown
- (e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties?  Yes  No
- (f) Do you know of any encroachments, boundary line disputes, or easements affecting the property?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. Roof.

- (a) Age: 17 years
- (b) Has the roof ever leaked during your ownership?  Yes  No
- (c) Has the roof been replaced or repaired during your ownership?  Yes  No
- (d) Do you know of any problems with the roof or rain gutters?  Yes  No

If any of your answers in this section are "Yes," explain in detail:

Gutters cleaned out on 9/2/25  
there are gutter guards in place  
Roof repaired near chimney

#### 7. TERMITES, DRY ROT, PESTS.

- (a) Do you have any knowledge of termites, dry-rot, or pests on or affecting the property?  Yes  No
- (b) Do you have any knowledge of any damage to the property caused by termites, dry-rot, or pests?  Yes  No
- (c) Is your property currently under warranty or other coverage by a licensed pest control company?  Yes  No
- (d) Do you know of any termite/pest control reports or treatments for the property in the last five years?  Yes  No

If any of your answers in this section are "Yes," explain in detail:

regularly by Metrick pest control  
updated treatment maintained  
Seller's initials EM/NMN Buyer's initials [Signature] Ema

8. STRUCTURAL ITEMS.

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations?  Yes  No
- (b) Are you aware of any past or present cracks or flaws in the walls or foundations?  Yes  No
- (c) Are you aware of any past or present water leakage in the house?  Yes  No
- (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?  Yes  No
- (e) Have there been any repairs or other attempts to control the cause or effect of any problem described above?  Yes  No

If any of your answers in this section are "Yes," explain in detail: fixing patio  
stone

9. BASEMENTS AND CRAWL SPACES (complete only if applicable).

- (a) Does the property have a sump pump?  Yes  No
- (b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawl space?  Yes  No

If any of your answers in this section are "Yes," explain in detail: There is a  
machine on each side to  
dehumidify

10. ADDITIONS/REMODELS.

- (a) Have you made any additions, structural changes, or other alterations to the property?  Yes  No
- If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes?  Yes  No

If your answer is "No," explain: \_\_\_\_\_

- (b) Did any former owners of the property make any additions, structural changes, or other alterations to the property?  Yes  No  Unknown

If "Yes," was all work done with all necessary permits and approvals in compliance with building codes?  Yes  No  Unknown

If your answer is "No", explain: \_\_\_\_\_

11. PLUMBING RELATED ITEMS.

- (a) What is your drinking water source:  Public  Private System  Well on Property
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? \_\_\_\_\_
- (c) Do you have a water softener?  Yes  No  Leased  Owned
- (d) What is the type of sewage system:  Public Sewer  Private Sewer  Septic Tank  Cesspool
- (e) Is there a sewage pump?  Yes  No
- (f) When was the septic tank or cesspool last serviced? Summer 2025
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?  Yes  No

If any of your answers in this section are "Yes," explain in detail: sewer kept  
keeping so no water had to be placed  
(outside)

12. HEATING AND AIR CONDITIONING.

- (a) Air Conditioning:  Central Electric  Central Gas  Window \_\_\_\_\_ (#) Units included in Sale
- (b) Heating:  Electric  Fuel  Oil  Natural Gas  Other: \_\_\_\_\_
- (c) Water Heating:  Electric  Gas  Solar
- Are you aware of any problems regarding these items?  Yes  No

Seller's initials EMWIMEN 2 Buyer's initials \_\_\_\_\_  
also fireplace double sided

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

**13. ELECTRICAL SYSTEM.**

(a) Are you aware of any problems or conditions that affect the value or desirability of the electrical system?  
 Yes  No

If "Yes," explain in detail: \_\_\_\_\_

**14. MAJOR ITEMS THAT MAY BE INCLUDED IN THE SALE.**

(a) Are any of these in need of repair or replacement?  Yes  No

If "Yes," explain in detail: \_\_\_\_\_

**15. OTHER EQUIPMENT AND APPLIANCES BEING SOLD:** (Mark the items below that are to be included in the sale of your property:

Electric Garage Door Opener(s) \_\_\_\_\_ Number of Transmitters 2

Smoke Detectors \_\_\_\_\_ How many ?

Security Alarm System:  Owned  Leased ?

Swimming Pool \_\_\_\_\_ Pool Heater \_\_\_\_\_ Spa/Hot Tub

Pool/Spa Equipment - List: \_\_\_\_\_

Lawn Sprinklers \_\_\_\_\_ Automatic Timer \_\_\_\_\_

Refrigerator 2 Stove 1 Microwave Oven 1 Dishwasher 1

Washer 2 Dryer 2 Trash Compactor \_\_\_\_\_ Intercom \_\_\_\_\_

Ceiling fans 4 Other \_\_\_\_\_

Are any of the above items in need of repair or replacement?  Yes  No

If "Yes," explain in detail: \_\_\_\_\_

**16. NEIGHBORHOOD.**

(a) Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes?  
 Yes  No

If "Yes", explain in detail: \_\_\_\_\_

**17. TOXIC SUBSTANCES.**

(a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PBCs, accumulated radon, lead paint, or others?  Yes  No

If "Yes", explain in detail: \_\_\_\_\_

(b) Has the property been tested for radon or any other toxic substances?  Yes  No

If "Yes", explain in detail: \_\_\_\_\_

Seller's initials SWJ MKW

Buyer's initials \_\_\_\_\_

**18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS.**

(a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CCR's) of a homeowners' association? \_\_\_ Yes  No

(If your answer is "No", you may ignore the rest of this section)

(b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? \_\_\_ Yes  No \_\_\_ Unknown

(c) Is there any condition or claim which may result in an increase in assessments or fees? \_\_\_ Yes  No \_\_\_ Unknown

**19. OTHER DISCLOSURES.**

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the value or desirability of the subject property, now or in the future:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Glade Springs Real Estate Company, LLC to provide this information to prospective Buyers of the property and to real estate brokers and agents. Seller understands and agrees that Seller will notify Glade Springs Real Estate Company, LLC in writing, immediately, if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Deedsigned by:  
Seller Matthew Nelson Date 10/20/2025  
Signed by:  
Seller [Signature] Date 10/20/2025  
59C4BE23D5A949E...  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT OF BUYER**

I have carefully inspected the property. I have been advised to have the property examined by a professional inspector(s). I acknowledge that neither any broker nor agent involved in this transaction is an expert at detecting or repairing physical defects in the property. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any broker or agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed above or stated within the sales contract.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, IT IS RECOMMENDED YOU CONSULT AN ATTORNEY.

Seller's initials EM/MCN

Buyer's initials \_\_\_\_\_