## **SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT**

(This is not a warranty of the property condition)

SELLER'S NAME _							
PROPERTY ADDRE	ESS						
Notice to Seller: The known facts that may are not readily obspotential Buyer in Real Estate Broker present the proper Code, it serves as a	aterially and advence of the servable. This dispending the properties of the servaluating the prospective of the servaluation	ersely affe sclosure s roperty be ctive Ager e Buyers.	ct the vatatemereing contents will a	lue of the so it is designo sidered. <b>Th</b> also rely up completion	ubject prop ed to assis e Listing R on this inf	perty being of t the Seller eal Estate I ormation as cument is n	offered for sell that with informing a Broker, the Selling s they market and
knowledge as of the wish to obtain suc statement is not a knowledge or other disclose any knowledge or Buyer's Initials	e date noted. Disc h by an indeper warranty by the s conditions of wh	closure by ndent hor Sellers as t nich the Se	the Sell ne inspe to the co ellers ha	ers is not a ection compondition of twee no actual	substitute pany. The he propert knowledge	for an inspe information y of which t e. But, the S	ection and you may contained in this the Sellers have no Seller is required to
/_ seller is completin	_ (initial if appling the documen	-	-		=	_	oied and the
<ol> <li>Year Built?</li> <li>How long have a</li> <li>Do you have an</li> <li>Dates lived in property</li> </ol>	accurate survey	of the p	roperty				
Property Systems							
Water Supply Are there any known Comments:	□ Public wn issues with t				□ No	□ Unkno	wn □ N/A
Home water treat Comments:	ment system:	□ Yes	□ No	□Unkno	own	□ N/A	□ Leased
Fire sprinkler syste	em:	[	□ Yes	□ No	□Unkno	wn	□ N/A
Are the systems in Comments:				□ No	□Unknov	vn 	□ N/A 
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2. Sewage Disposal □ Public □ Septic System approv	ved for $\_$		(#) Be	drooms
Septic Systems: Is the septic system functioning properly When was the septic system last pumped? Date:Comments:	? □ Yes	s □ No	□Unknown	
3. Heating System □ Oil □ Natural Gas □ Electric □ Pro	pane 🗆	Heat Pu	mp 🗆 Other /	Age
Heating Systems: Is heat supplied to all finished rooms:	□ Yes	□ No	□Unknown	□ N/A
Are the systems in operating condition?  Comments:	□ Yes	□ No	□ Unknown	
4. Air Conditioning □ Oil □ Natural Gas □ Electric □ P	ropane	□ Heat F	Pump   Other	/ Age
Is cooling supplied to all finished rooms:	□Unkno			
5. Hot Water   Oil   Natural Gas   Electric   Othe Are there any known issues with the Hot Water system? Comments:	r / Capa			
Please indicate your actual knowledge with respect to t	he follo			
6. <b>Foundation</b> : Any settlement or other problems?  Comments:			□Unknown	□ N/A
7. Basement/Crawlspace/Cellar: Any leaks or moisture? Comments:				-
8. <b>Roof</b> : Any leaks or evidence of moisture? Type of Roof:			□ Unknown	•
Is there any existing fire retardant treated plywood  Comments:	□Yes	□No	□Unknown	□ N/A 
9. <b>Plumbing System</b> : Is the system in operating condition Are there any known issues with the Plumbing system?	i? □ Yes	□ No	□Unknown	□ N/A
10. <b>Electric Systems</b> : Are there any known issues with the outlets or wiring, etc?	e electric Yes 🗆	al syste No □	m; fuses, circu Unknown 🗆	it breakers N/A
Comments:				·
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In exterior walls?						
ill CALCITOI 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				-	rain?	
	□ Yes	□ No	□Unknown	•		
Are gutters and dow	=					□ N/A
Comments:						
12 Mood doctrovin	a inconta. /	Novelen over	a infactation and	lor prior de		
13. Wood-destroyin	g insects: <i>F</i> □ Yes	•	Unknown	•	amager	
Any known treatmer				-	□ I Inknown	
Any warranties?				J 140	- OHKHOWH	
•						
Comments:						
Comments:						
•	oxide alarn	<b>n</b> installed	I in the property	?		
Comments:  15. Is a carbon mono  Comments:  14. Are there any haradon gas, lead-base	oxide alarn □ Yes  azardous o	n installed □ No  or regulate tensed lan	I in the property  Unknown  ded materials included includ	? □ N/A luding, but inetamine la	not limited to, mol b, underground sto	
Comments:  15. Is a carbon mono  Comments:  14. Are there any haradon gas, lead-base any mining operation	azardous of paint, liches or other	n installed No r regulate censed land past continuoun	I in the property  Unknown  ed materials including methample tamination on the	? □ N/A luding, but inetamine la e property?	not limited to, mo b, underground sto	orage ta
Comments:  15. Is a carbon mono  Comments:  14. Are there any hardon gas, lead-base any mining operation Yes □ No	azardous of paint, liches or other	n installed No r regulate censed land past continuoun	I in the property  Unknown  ed materials including methample tamination on the	? □ N/A luding, but inetamine la e property?	not limited to, mo b, underground sto	orage ta
Comments:  15. Is a carbon mono  Comments:  14. Are there any hardon gas, lead-base any mining operation Yes □ No	azardous of paint, lichns or other	or regulate censed land	I in the property  Unknown  ed materials including the distribution on the N/A	? □ N/A luding, but netamine la e property?	not limited to, mol b, underground sto	orage ta
Comments:  15. Is a carbon mono  Comments:  14. Are there any had radon gas, lead-base any mining operation with the company mining operation of the company many many many many many many many m	azardous of paint, licens or other Unkr	or regulated the past continuous	I in the property  Unknown  ed materials include independent on the property of the property o	P □ N/A □ N	not limited to, mol b, underground sto	orage ta
Comments:	azardous of the design of the	or regulate tensed land hown	ed materials incondfills, methample tamination on the N/A	? □ N/A  Iuding, but the netamine late property? □ Yes □ Yes □	not limited to, mol b, underground sto a No    Unknown	orage ta
Comments:	azardous of the design of the	or regulate tensed land hown	ed materials incondfills, methample tamination on the N/A	? □ N/A  Iuding, but the netamine late property? □ Yes □ Yes □	not limited to, mol b, underground sto a No    Unknown	orage ta
Comments:	azardous of the decomposition	or regulate tensed land past continuoun	ed materials included in the property of the desired included in the desired in t	N/A  Iuding, but inetamine la e property?	not limited to, mol b, underground sto a No	□ N/A
Comments:  15. Is a carbon mono Comments:  14. Are there any haradon gas, lead-base any mining operation Yes	azardous of ded paint, licens or other Unkrig	or regulate tensed land nown	d in the property  Unknown  ed materials including the distribution on the Dark N/A  Of Chimney(s)?  king condition?	N/A	not limited to, moles, underground store and the store and	□ N/A □ N/A
Comments:	azardous of ded paint, licens or other Unkris; ace(s)/Woodere they Indianate or any response of the properties of the properti	or regulated tensed land past control past control postove(s) good workers, none ecorded of	ed materials included in the property of the Unknown ed materials included in the individual individual in the individual individual in the individual indiv	N/A  Iuding, but inetamine la e property?  Yes Yes Yes violation of sement, exception.	not limited to, mode, b, underground store and a limited to, mode, and a limited to, mode, and a limited to a	□ N/A
Comments:  15. Is a carbon mono Comments:  14. Are there any haradon gas, lead-base any mining operation Yes	azardous of ed paint, licens or other Unkris;	or regulated tensed land past confinown  odstove(signod work  cions, nonecorded of Yes	ed materials incondfills, methample tamination on the N/A  N/Chimney(s)? king condition?  conforming uses or unrecorded ea	Part of the second of the seco	not limited to, models, underground stored in the stored i	□ N/A □ N/A

17. If you or a contractor has made improvements to obtained from the county or local permitting office? Comments:	□ Yes	□ No	•	•
18. Is the property located in a flood zone, farmland historic district designated by locality?  Comments:	□ Yes	□ No	□Unknown	□ N/A
19. Is the property subject to any restrictions; Home Community Association or any deed restrictions? Comments:	□ Yes	□ No	□ Unknown	•
20. Do you own the mineral rights?  Do the current owners intend to transfer all rights closing?  Comments:	s; surface a □ Yes	nd miner □ No	□ Unknown	owners at
<b>21.</b> To your knowledge has there ever been a <b>murde</b> subject property?  Comments:	□ Yes	□ No	□ Unkno	wn □ N/A
<b>22.</b> To your knowledge has there ever been <b>illegal dr</b> of the subject property; meth lab, etc  Comments:	□ Yes	□ No	D □ Unknov	wn □ N/A
23. Are there any other material defects, including I of the property?  Comments:	□ Yes	□ No	ing the physic o □ Unknov	
24. <b>Other Structural Systems</b> : including but not limit sidewalks, etc; Any defects (structural or otherwise Comments:	e)? □ Yes	□ No		•
				<del>_</del>
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document.	
Additional Discloser Items if any:	
Seller	_ Date
Seller	_ Date
Purchaser	Date
Purchaser	Date

NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this

## **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:				
Seller	Date			
Seller	Date			
The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.				
Purchaser	Date			
Purchaser	Date			

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