

WEST VIRGINIA
SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME _____

PROPERTY ADDRESS _____

Notice to Seller: This document enables Sellers of residential properties in WV to reveal to a potential Buyer any significant facts that could negatively impact the value of the property being sold, which are not immediately apparent. The purpose of this disclosure statement is to help the Seller provide relevant information to the Buyer when assessing the property. THE LISTING REAL ESTATE BROKER, THE BUYER'S REAL ESTATE BROKER, AND THEIR RESPECTIVE AGENTS WILL ALSO USE THIS INFORMATION IN MARKETING AND PRESENTING THE PROPERTY TO POTENTIAL BUYERS. Although filling out this document is not mandated by WV Code, it serves as a way to inform all parties involved. **Seller's Initials** _____ / _____

NOTICE TO PURCHASER: The information provided reflects the Sellers' understanding to the best of their knowledge as of the stated date. The Sellers' disclosure is not intended to replace a professional inspection, and you may want to consider hiring an independent home inspection service. This statement does not serve as a warranty from the Sellers regarding the condition of the property or any issues the Sellers may not be aware of. However, the Seller is obligated to disclose any known hidden, concealed, or undisclosed defects to potential Buyers.

Buyer's Initials _____ / _____

_____/_____/____/____ (initial if applicable) **The Subject Property is not owner-occupied, and the seller is filling out the document with limited knowledge of the property.**

1. Year Built? _____
2. How long have you owned the property? _____
3. Do you have an accurate survey of the property? _____
4. Dates lived in property _____ to _____ 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: _____

Seller _____ / _____ **Buyer** _____ / _____

2. Sewage Disposal ☐ Public ☐ Septic System approved for _____ (#) 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 _____
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 _____
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 _____
Are there any known issues with the Hot Water system? _____
Comments: _____

Please specify your direct knowledge regarding the following:
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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: _____ Age: _____
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 on the property, including but not limited to mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, mining operations, or any other past contamination??

☐ 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: _____

16. Are there any zoning violations, nonconforming uses, building restriction violations, setback issues, or any recorded or unrecorded easements, other than those for utilities, that affect the property? ☐ Yes ☐ No ☐ Unknown ☐ N/A

If yes, please specify: _____

17. **If you or a contractor have made any** enhancements to the property, were the necessary permits acquired from the county or local permitting authority? ☐ Yes ☐ No
☐ Unknown ☐ N/A Comments: _____

18. **Is the property situated in a flood zone**, agricultural or conservation area, wetland, and/or a historic district designated by the local authority?? ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments: _____

19. **Are there any restrictions** on the property, such as Homeowners Association rules, Community Association guidelines, or deed restrictions?? ☐ Yes ☐ No ☐
Unknown ☐ N/A Comments: _____

20. **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: _____

21. To your knowledge, has there ever been a **murder or suicide** on the property?? ☐ Yes
☐ No ☐ Unknown ☐ N/A Comments: _____

22. To the best of your knowledge, has there ever been **any illegal drug-related or criminal activity** on the property, such as a meth lab or similar incidents ... ☐ Yes ☐
No ☐ Unknown ☐ N/A Comments: _____

23. **Are there any other significant issues**, including hidden defects, that impact the physical condition of the property? ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments: _____

24. **Other Structural Systems:** including, but not limited to, exterior walls, floors, driveways, sidewalks, etc. Are there any defects, either structural or otherwise? ☐ Yes ☐ No
☐ Unknown ☐ N/A Comments: _____

NOTE: The seller may choose to disclose further property conditions related to the subject property, land, or any other buildings on the property below that may not have been previously mentioned in this document.

Additional Disclosure Items, if any:

Seller _____ **Date** _____

Seller _____ **Date** _____

Purchaser _____ **Date** _____

Purchaser _____ **Date** _____