

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME HARRY SANFORD / CHATMAN NEELY

PROPERTY ADDRESS 900 Main St, Wellsburg

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 HS / CN

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? 1840
- 2. How long have you owned the property? 13 years
- 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:

Page 1 of 6 Seller HS / CN 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: 2017 New sewer line to Alley

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: 2017 new high efficiency boiler (Weil McClain)

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: central A/C for upstairs (2016) Trane

5. **Hot Water** Oil Natural Gas Electric Other / Capacity _____ / Age 2012
Are there any known issues with the Hot Water system? No
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: 04/2026
Is there any existing fire retardant treated plywood Yes No Unknown N/A
Comments: 25 year transferrable warranty

9. **Plumbing System:** Is the system in operating condition? Yes No Unknown N/A
Are there any known issues with the Plumbing system? No
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: 200 AMP service (2015) new wiring throughout (2016)

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: not operable, chimneys capped

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: National Historic Register property

19. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any 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** within the boundaries of the subject property? Yes No Unknown N/A
Comments: _____

22. 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: _____

23. Are there any other material defects, including latent defects, affecting 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...; Any defects (structural or otherwise)? Yes No Unknown N/A
Comments: all new concrete sidewalks, driveway & patio (2017)
all three gable ends and both chimneys masonry repairs (2016)

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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 document.

Additional Discloser Items if any:

Seller Date 05/06/2026

Seller Date 05/06/2026

Purchaser Date _____

Purchaser Date _____

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 _____

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME HARRY SANFORD / CHATMAN NEELY

PROPERTY ADDRESS 902 Main St, Wellshurg

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 / (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? approx 1900
- 2. How long have you owned the property? 13 years
- 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:

Page 1 of 6 Seller HS / CN 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: 2017 New sewer line to Alley

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: 2016 new furnace (Trane)

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: portable A/C unit in bedroom (approx. 2024)

5. **Hot Water** Oil Natural Gas Electric Other / Capacity _____ / Age 12/2025
Are there any known issues with the Hot Water system? NO
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: 2014
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? NO
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: 200 AMP Service (2018) new wiring throughout (2018)

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: _____

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: _____

Seller HS / CN

Buyer /

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: Wellsburg National Historic District

19. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any 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 within the boundaries of the subject property? Yes No Unknown N/A

Comments: _____

22. 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: _____

23. Are there any other material defects, including latent defects, affecting 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...; Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

Seller HS / CN

Buyer _____ / _____

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Seller Date _____

Seller Date _____

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date _____

Purchaser Date _____

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME HARRY SANFORD / CHATMAN NEELY

PROPERTY ADDRESS 65 Ninth St, Wellsburg

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 HS / CN

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- 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:

Page 1 of 6 Seller HS / CN 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: 2017 New Sewer line to Alley

3. **Heating System** Oil Natural Gas Electric Propane Heat Pump Other / Age 2021
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: Mitsubishi Mini split (2021); Vented Natural Gas Stove/Fireplace (2021)

4. **Air Conditioning** Oil Natural Gas Electric Propane Heat Pump Other / Age 2021
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 2021
Are there any known issues with the Hot Water system? No
Comments: _____

Please indicate your actual knowledge with respect to the following:

6. **Foundation:** Any settlement or other problems? Yes No Unknown N/A
Comments: repaired/rebuilt (2021)

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 (and membrane on flat area) Age: shingle (2014) membrane (2021)
Is there any existing fire retardant treated plywood Yes No Unknown N/A
Comments: two small stains on ceiling from prior to flat roof membrane installation.

9. **Plumbing System:** Is the system in operating condition? Yes No Unknown N/A
Are there any known issues with the Plumbing system? NO
Comments: all new (2021)

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: 200 AMP SERVICE (2021) all new wiring (2021)

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: entire cottage - spray foam insulation (2021)

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: vented gas stove

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: _____

Seller HS / CN

Buyer _____ / _____

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: Wellsburg National Historic District

19. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any 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 within the boundaries of the subject property? Yes No Unknown N/A

Comments: _____

22. 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: _____

23. Are there any other material defects, including latent defects, affecting 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...; Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

Seller HS / CN

Buyer _____ / _____

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Additional Discloser Items if any:

Seller Date 05/06/2026

Seller Date 05/06/2026

Purchaser Date _____

Purchaser Date _____

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Seller Date _____

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The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date _____

Purchaser Date _____