

## SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME Ralph V. and Shelma J. Midkiff  
PROPERTY ADDRESS 1446 Monroe Lake Access Rd, Gap Mills

**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 RVM / SJW

**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? about 23 years ago  
2. How long have you owned the property? 5 months  
3. Do you have an accurate survey of the property? NO  
4. Dates lived in property August to present 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 RVM / SJW

Buyer \_\_\_\_\_ / \_\_\_\_\_



2. **Sewage Disposal** ☐ Public ☒ Septic System approved for 3 (#) Bedrooms  
Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ N/A  
When was the septic system last pumped? Date: Unknown ☒ 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: ele. baseboard in rooms

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: recently serviced, receipts are available

5. **Hot Water** ☐ Oil ☐ Natural Gas ☒ Electric ☐ Other / Capacity \_\_\_\_\_ / Age \_\_\_\_\_  
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: metal 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? 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: WORKING



**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: \_\_\_\_\_



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: 4 trees have been removed

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: \_\_\_\_\_

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: any in title will convey

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: \_\_\_\_\_



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:

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✓ Seller Ralph V. Nickiff Date 1-4-23

Seller Shelma J Welch Date 1-4-23

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_