



SELLER'S DISCLOSURE



TO BE COMPLETED BY **SELLER**. Please print. Answer every question or check Unknown or write N/A where question does not apply.

DATE 10/26/25

PROPERTY ADDRESS/LOCATION 2630 Johnson Fork, Salem, wv

District 4 Greenbrier District County Doddridge Map 0010 Parcel(s) 0013 Deed Book 469 Page 87

Legal Description INDIAN FORK 75.52 AC

SELLER(S) as listed on deed Ralph Carito

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the **SELLER**. It is not a warranty of any kind by the **SELLER** or by any agent representing any **SELLER** in the transaction. It is not a substitute for any inspection. **BUYER** IS ENCOURAGED TO OBTAIN ANY INSPECTIONS **BUYER** DEEMS NECESSARY. The **SELLER'S** agent has been authorized to provide a copy of this Property Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE BY THE **SELLER** AND ARE NOT REPRESENTATIONS OF ANY AGENTS OR AGENCIES IN CONNECTION WITH ANY ACUTAL OR ANTICIPATED SALE OF THE PROPERTY.

1. TITLE

A. Date you acquired property 11/16/2020 Dates you occupied property 11/16/2020

B. Have you rented the property to others? ☐ Yes ☒ No

If so, when _____

If used as rental property, do you have a letter of compliance? ☐ Yes (attach) ☐ No

Lease(s)? ☐ Yes ☐ No

If yes, has a copy of the Lease(s) been provided to listing agent? ☐ Yes ☐ No ☐ Unknown

C. Is property vacant? ☐ Yes ☒ No

If so, for how long _____

D. Are you a ☐ Licensed real estate agent ☐ Builder ☐ Developer

E. Is this an estate property? ☐ Yes (attach credentials) ☒ No ☐ Unknown

If yes, are you the personal representative of the estate? ☐ Yes ☐ No ☐ Unknown

If personal representative, do you have the authority to sell the real estate?

☐ Yes ☐ No ☐ Unknown

If yes, has a copy of the will been provided to listing agent? ☐ Yes ☐ No ☐ Unknown



F. Have all persons whose authority is required signed the listing agreement?

☒ Yes ☐ No ☐ Unknown

G. Has a copy of the deed been provided to listing agent? ☒ Yes ☐ No ☐ Unknown

H. Are there any encroachments, easements, rights of way, shared driveways, burial grounds, or similar matters concerning the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

I. Are there any foreclosures, proceedings, divorce actions, tax liens, proposed assessments, utility liens, mechanic and/or materialman liens, unsettled/open estates, first right of refusal, judgments, pending or potential legal actions (recorded or unrecorded) concerning the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

J. Has there been notice of special assessments, reassessments, or change of classification of the property for real estate tax purposes during the last 12 months? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

K. Do you own any mineral rights associated with the property? ☐ Yes ☒ No ☐ Unknown

If so, indicate which: ☐ Gas _____% ☐ Oil _____% ☐ Coal _____% ☐ Other _____%

Explain Other: _____

L. Do any mineral rights convey with the property? ☐ Yes ☒ No ☐ Unknown

If so, indicate which: ☐ Gas _____% ☐ Oil _____% ☐ Coal _____% ☐ Other _____%

Explain Other: _____

M. Are there any leases or ongoing negotiations that affect or might affect the mineral rights?

☐ Yes ☒ No ☐ Unknown

If yes, please provide a copy of the lease and/or contract information for the leaseholder: _____

N. Have the timber rights or currently standing timber been sold through verbal or written agreements?

☐ Yes ☒ No ☐ Unknown

If yes, has a copy of the timber/timber rights contract and/or contact information of the timber buyer been provided to listing agent? ☐ Yes ☐ No ☐ Unknown

O. Is this property currently/potentially subject to a bankruptcy, foreclosure or reorganization?

☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- P. Will the sale proceeds of this property fall short of the amount needed to pay off loans on this property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- Q. Are there any past, present or future encroachments, lot line disputes, easements or third party claims which have or will affect the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- R. Are there any shared fence, driveway or joint use agreements? ☐ Yes (attach) ☒ No ☐ Unknown

If yes, explain: _____

- S. Any existing, pending or potential real estate developments or other construction (road, drainage, power line, etc.) in the area which may affect the value of the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- T. Is the property subject to any historical registry or other limitation which might affect the ability to construct improvements or make repairs to the premises, or which might require any special licensing or approval? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

2. HEATING, COOLING, VENTILATION AND OTHER EQUIPMENT

- A. Type of heating system Baseboard Hot Water Age 10

Supplemental heating Pellet Stove Age 1

Date of last inspection/repair 10/2025 By whom Mountain State

☐ Electronic air cleaner ☐ Humidifier

- B. Type of heating fuel? ☐ Electric ☐ Fuel oil ☐ Natural gas ☒ Propane ☐ Coal ☐ Wood ☐ Pellets
☐ Other Also wood pellets

- C. Any fuel storage tanks on the property? ☒ Yes ☐ No If yes, ☒ Owned ☐ Leased
If leased, from whom _____ Tank size 1,000 gallon

- D. List any areas of the house not heated None

- E. Type of cooling system? ☐ Central air ☐ Window unit(s) # 3 ☐ Wall unit(s) # _____
☐ Portable unit(s) # 3 ☐ Other _____ Age 1

Date of last inspection/repair _____ By whom _____

☐ Attic fan ☐ Whole house fan # ceiling fans _____

F. Fireplace? ☒ Yes ☐ No How many ¹ _____ Are they functional? ☒ Yes ☐ No

Type of fireplace? ☒ Wood ☐ Gas ☐ Propane ☐ Electric ☐ Masonry

☐ Insert Insert type Pellet Stove Insert ☒ Glass doors

☐ Hearth Hearth construction _____ ☐ Wood/Coal/Pellet stove

☒ Vented ☐ Non-vented ☐ Fireplace damper

Date of last inspection/repair 10/2025 By whom Mountain State

G. Chimney? ☒ Yes ☐ No How many ¹ _____ Date of last cleaning 10/2025

Are they functioning? ☒ Yes ☐ No Explain _____

H. Type of vents? ☐ Foundation ☒ Roof ☐ Ridge vents ☐ Gable vents

☐ Attic fan (☐ Manual or ☐ Thermostat or Humidistat control) ☒ Bath vent fans

☒ Kitchen vent fan ☒ Interior or ☐ Exterior venting)

I. Insulation in? ☐ Ceiling Type _____ ☐ Walls Type _____ ☐ Floors Type _____

☐ Basement Type _____ ☐ Crawlspace Type _____ ☒ Unknown

J. Clothes dryer vented to outside? ☒ Yes ☐ No ☐ Gas dryer connection ☒ Electric dryer connection

K. Location of laundry room? ☐ Basement ☒ 1st floor ☐ 2nd floor ☐ Other _____

L. Electric garage door opener? ☒ Yes ☐ No # of transmitters ³ _____ Keyless entry ☐ Yes ☒ No

M. Security system? ☐ Yes ☒ No ☐ Owned ☐ Leased Lease expiration date _____

In working order? ☐ Yes ☐ No Manufacturer _____

Monitored? ☐ Yes ☐ No Monitoring company _____

N. Smoke detectors ☒ Yes ☐ No ☐ Hard wired # _____ ☒ Battery # _____

O. Any equipment needing repair or replacement in this section? ☐ Yes ☒ No

If yes, explain: _____

3. PLUMBING SYSTEM

A. Source of water supply? ☐ Public ☒ Private well ☐ Cistern ☐ Spring ☐ Other _____

If private, date water last checked for safety 11/2020

Result of test Good

Depth of well 95 ft Well pump ☒ Yes ☐ No Sufficient water all year ☒ Yes ☐ No

Is water system shared? ☐ Yes ☒ No

If yes, explain: _____

Any water problems? ☐ Yes ☒ No

If yes, explain: _____

- B. Type of water supply pipes? ☐ Copper ☐ Galvanized ☒ PVC ☐ Polybutylene (PB)
☐ Other _____

Low pressure in supply lines? ☐ Yes ☒ No Slow drains? ☐ Yes ☒ No

If yes, explain: _____

Have water supply lines been tested for lead contaminates? ☐ Yes ☒ No

If yes, what were the results: _____

Leaks around or under sinks, toilets, showers, tubs? ☐ Yes ☒ No

If yes, explain: _____

- C. Water softener? ☒ Yes ☐ No ☒ Owned ☐ Leased Age 2

If leased, lease expiration date _____ Company Royal Water Treatment

Water filter? ☒ Yes ☐ No Other treatment systems? ☒ Yes ☐ No Explain _____
 Charcoal, Ultra Violet, and Reverse Osmosis

- D. Type of water heater? ☐ Gas ☐ Electric ☒ Propane ☐ Instant heat ☐ Circulation pump
 Size Tankless gals Age 1.5 ☒ Pressure relief valve with extension to floor

- E. Type of sewage system? ☐ Public sewer ☐ PSD sewer ☒ Private treatment plant
☐ Septic tank ☒ Aeration system ☐ Maintenance agreement

☐ Other _____ Installation date of system 2023

Date of last servicing/pumping 10/ 2025 By whom Jason Powell

If a private system, health department permit number _____

Is sewage system shared? ☐ Yes ☒ No

If yes, explain: _____

- F. Pool? ☐ Yes ☒ No Type ☐ In-ground ☐ Above ground Age _____

Pool heater? ☐ Electric ☐ Gas ☐ Propane ☐ Solar Pool equipment? ☐ Yes ☐ No

- G. Hot tub? ☐ Yes ☒ No Age _____

- H. Additional comments on the plumbing system _____



4. APPLIANCES

A. Please check the following appliances that will remain with the property:

- ☒ Range ☒ Cooktop ☒ Hood ☐ Wall oven ☒ Microwave oven ☒ Dishwasher ☒ Refrigerator
☒ Freezer ☐ Ice maker ☐ Trash compactor ☐ Garbage disposal ☒ Washer ☒ Dryer
☐ Other _____

B. Any appliances which may need repairs or replacement? ☐ Yes ☒ No

If yes, explain: _____

5. ELECTRICAL SYSTEM

A. ☐ 60 Amp ☐ 100 Amp ☒ 200 Amp ☐ Other _____ ☐ Fuses ☐ Circuit breakers
☐ Rewired Date 9/2025

B. Any known damaged or malfunctioning receptacles or switches? ☐ Yes ☒ No

If yes, explain: _____

C. GFCI receptacles in? ☒ Kitchen ☒ Bathroom ☒ Laundry Room ☐ Garage ☒ Exterior

D. Any knob and tube wiring? ☐ Yes ☒ No ☐ Unknown

E. Are there any exposed wires? ☐ Yes ☒ No ☐ Unknown

ADDITIONAL COMMENTS All new lighting

6. ROOF, GUTTER AND DOWNSPOUTS

A. Type of roof? ☐ Shingle Design longevity _____ years ☐ Tar and gravel ☐ Wood shingle ☐ Slate
☐ Rolled rubber ☒ Metal ☐ Other _____ Age 4 Months

If replaced, was existing roofing material removed? ☒ Yes ☐ No ☐ Unknown

B. Has the roof ever leaked during your ownership? ☐ Yes ☒ No If so, how was it corrected _____

C. Do gutters and/or downspouts leak? ☐ Yes ☒ No

D. Downspouts lead away from structure? ☒ Yes ☐ No Into storm drain? ☐ Yes ☒ No
 Splash blocks? ☒ Yes ☐ No Sanitary sewer connection? ☐ Yes ☐ No

E. Crawl space damp? ☐ Yes ☒ No Corrected ☐ Yes ☐ No Moisture barrier installed? ☐ Yes ☐ No
 If yes, explain: _____

F. Any moisture in basement? ☐ Yes ☒ No Corrected ☐ Yes ☐ No Explain _____

J. Wood floors under the floor coverings? ☐ Yes ☒ No Type of wood _____ ☐ Unknown
Condition _____

K. Any defects (including stains) on flooring or floor coverings ☐ Yes ☒ No
If yes, explain: _____

L. Any termites/wood-destroying insects, dry rot or pests affecting the property?
☐ Yes ☒ No ☐ Unknown
If yes, explain _____

M. Any damage to the property caused by termites/wood-destroying insects, dry rot or pests?
☐ Yes ☒ No ☐ Unknown
If yes, explain _____

N. Has Property been treated for termites or other wood-destroying insects? ☐ Yes ☒ No ☐ Unknown
Treatment date _____ Company _____
Is property currently under contract by a licensed pest control company ☐ Yes (attach contract) ☒ No
ADDITIONAL COMMENTS _____

8. ENVIRONMENTAL

A. Is lawn chemically treated? ☐ Yes ☒ No By whom _____
With what _____

B. Any pets in house? ☒ Yes ☐ No What type of pets 2 cats

C. Any asbestos (roofing, floor tiles, pipe insulation, siding, etc.)? ☐ Yes ☒ No ☐ Unknown
Location _____

D. Any past fire, storm, water or ice damage to subject property? ☐ Yes ☒ No ☐ Unknown
If yes, explain _____

E. Previous clandestine drug laboratory? ☐ Yes ☒ No ☐ Unknown
If yes, has a copy of remediation certificate been provided to listing agent? ☐ Yes ☐ No ☐ Unknown

F. Any past or present hazardous substances present on property (structure or soil)?
☐ Yes ☒ No ☐ Unknown



If yes, explain: _____

G. Any mold or mildew in house? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

H. Have you received any notice regarding the presence of an environmental hazard or biohazard on property or any adjacent property? ☐ Yes ☒ No

If yes, explain: _____

I. Any radon in house? ☐ Yes ☒ No ☐ Unknown Radon mitigation system? ☐ Yes ☐ No

Date Installed 11/2025 Working? ☐ Yes ☐ No

J. Any lead-based paint or lead-based paint hazards on the property? ☐ Yes ☒ No ☐ Unknown

K. Are there any landfills, dumps, or waste sites (below ground, visible or otherwise) located on or near the property? ☐ Yes ☒ No ☐ Unknown

L. If yes, is house or any other structure built on the landfill? ☐ Yes ☐ No ☐ Unknown

M. Are you aware of any sewage sludge (other than commercially available fertilizer) having been spread on property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

N. Are you aware of any notice regarding the presence of an environmental hazard or biohazard on property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

O. Are you aware of any abandoned wells or septic tanks, cisterns, lagoon sewage systems, etc. on property? ☒ Yes ☐ No ☐ Unknown

If yes, explain: I replaced a septic system/tank with an aerator system

P. Are there any flooding, drainage or grading problems that may adversely affect the property?

☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

Q. Is the property located in a Federally Designated Flood Plain or Floodway?

☐ Yes ☒ No ☐ Unknown



If yes, which category: _____

Do you have a flood evaluation certificate? ☐ Yes ☐ No ☐ Unknown

If yes, has a copy been provided to listing agent? ☐ Yes ☐ No ☐ Unknown

Current flood insurance premium \$ _____

- R. Are there any settling, slippage, sliding or soil stability problems that may adversely affect the property? ☐ Yes ☒ No ☐ Unknown

If yes, has any structural damage resulted ☐ Yes ☐ No Explain _____

- S. Is there any damage to the property from mine subsidence, earthquakes, flood or other similar events?
☐ Yes ☒ No ☐ Unknown

If yes, explain:

- T. Has the property been undermined or surface-mined? ☐ Yes ☒ No ☐ Unknown

If yes, are these mining operations currently active? ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

- U. Are there any mining operations, surface or underground, being conducted on adjacent properties?

☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- V. Is there free gas associated with existing gas wells or leases? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- W. Are there any natural gas or oil wells on the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- X. Are there any current or planned drilling or fracking activities that might affect the property?

☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- Y. Are there any current or planned commercial, industrial, residential, agricultural or other developments that might affect the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain:

- Z. Are there or have there ever been any above ground or underground storage tanks which are/were present on subject property or have any above ground or underground storage tanks been removed from subject property? ☒ Yes ☐ No ☐ Unknown

If yes, explain: 1,000 gallon underground propane storage tank. 2 years old

- AA. Are there any environmental issues that have affected or may affect the property (landfill, tire storage, soil contamination, dumping, drug lab, etc.)?

☐ Yes ☒ No ☐ Unknown

If yes, explain:

- BB. Are there any excessive noises (airplanes, trains, trucks, freeway, etc.)? ☐ Yes ☒ No ☐ Unknown

If yes, explain:

- CC. Are there any unusual odors (waste, agriculture, industry, etc.)? ☐ Yes ☒ No ☐ Unknown

If yes, explain:

- DD. Are there any creeks, rivers, ponds, lakes or access to the same on the property?

☒ Yes ☐ No ☐ Unknown

If yes, explain: Small pond

ADDITIONAL COMMENTS

9. LAND AND DRAINAGE

- A. Is house built on filled land (compacted or otherwise)? ☐ Yes ☒ No ☐ Unknown

Is there filled land on any portion of the property? ☐ Yes ☒ No ☐ Unknown

If yes, explain:

- B. Any drains installed on property? ☐ Diversion drains ☒ French drains ☐ Curtain drains
☐ Foundation drains ☐ Driveway drains ☐ Basement drains ☐ Unknown

Are drains trapped? ☐ Yes ☐ No ☐ Unknown

- C. Any active springs? ☒ Yes ☐ No ☐ Unknown

ADDITIONAL COMMENTS There is a french drain along the new garage. A spring feed the small pond.



10. PROPERTY DESCRIPTION

- A. What are the zoning regulations, if any, affecting your property? _____
- B. Is the property located in a planning district? ☐ Yes ☒ No ☐ Unknown
If yes, which planning district? _____
- C. Is your property in a Homeowner's Association (HOA)? ☐ Yes ☒ No
1. If yes, what are the current annual dues? _____
 2. Has there been or will there be any special assessments for HOA purposes on the property?
☐ Yes ☐ No ☐ Unknown
If yes, how much and how many payments? _____
 3. Contact information for the HOA:
Name: _____ Phone: _____
Email: _____
 4. Is the property sub-dividable? ☐ Yes ☐ No ☐ Unknown
 5. How many acres are being sold? One 75.52 acre parcel and one .96 acre parcel
 6. How many acres are tillable? _____
 7. How many acres are wooded? _____
- D. Are there protective covenants or is there a Declaration for the Subdivision which the property is a part of? ☐ Yes (attach) ☒ No ☐ Unknown
If yes, explain: _____

- E. Deed restrictions? ☐ Yes (attach) ☒ No

11. UTILITIES

- | | |
|--|---------------------------------|
| Gas Company <u>AmeriGass (propane)</u> | Phone # <u>800-263-74427</u> |
| Account # _____ | Monthly budget \$ <u>50.00</u> |
| Electric Company <u>Harrison Royal</u> | Phone # <u>800-540-4732</u> |
| Account # _____ | Monthly budget \$ <u>150.00</u> |
| Water Company _____ | Phone # _____ |
| Account # _____ | Average monthly bill \$ _____ |
| Sewage Company _____ | Phone # _____ |
| Account # _____ | Average monthly bill \$ _____ |
| Trash Company _____ Pick-up day _____ | Phone # _____ |
| Account # _____ | Quarterly cost \$ _____ |



TV Cable Company _____

Phone # _____

Satellite Company StarLink

Phone # _____

12. DOCUMENTS

As the **SELLER** are you in possession of, or aware of any documents including but not limited to the following?

Insurance Claims	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Roof	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
HVAC	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Wood-destroying insects/Pests	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Radon test/mitigation	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Property inspection	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Structural inspection	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
EIFS	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Well	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Septic/Sewer	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Mold	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Lead based paint	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Asbestos	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Soils/Drainage	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Geological/Core drilling	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Formaldehyde	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Pool/Spa	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Energy audit	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
City/County inspection	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Notice of violation	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Survey	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Legal Description	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Subdivision Approval	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Environmental Impact Study	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Recorded Plat/Plan	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Deed Restrictions	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Sewage Disposal System Permit	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Well Water Permit	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No
Other	☐ Yes	☒ No	☐ Unknown	Provided to listing agent	☐ Yes	☐ No

Additional information/explanation: _____



13. 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 (burial sites, murder, suicide, etc.) _____

The foregoing answers and explanations are true and complete to the best of my/our knowledge. I/we, the **SELLER(S)** have authority to complete this disclosure form and authorize **Venture Real Estate**, (Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **BUYERS** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the herein mentioned property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.



SELLER certifies that the information herein is true and correct to the best of the **SELLER'S** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **BUYER** of any additional items which may become known to the **SELLER** prior to recording the deed.

SELLER  _____ Date 10/13/2025
Ralph Carito

SELLER _____ Date _____

SELLER _____ Date _____

BUYER acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of **SELLER'S** knowledge as of the above date. **BUYER** understands that this statement is not a warranty of any kind by the **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **BUYER** may wish to obtain.

BUYER _____ Date _____

BUYER _____ Date _____

BUYER _____ Date _____

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