



PROPERTY DISCLOSURE STATEMENT



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

DATE 7/25/25

PROPERTY ADDRESS/LOCATION 457 CEDAR LN WEST UNION, WV 26456

District 8 County Doddridge Map 3 Parcel(s) 18.3 Deed Book 199 Page 700

Legal Description 126.376 AC MIDDLE ISLAND CK, ARNOLDS CREEK M I CREEK 12 AC 112 P M I CREEK OF ARNOLDS CREEK 6.84 AC, ARNOLDS CREEK OF M I CREEK 1/2 AC

SELLER(S) as listed on deed PORTER THOMAS K JR & PENEY A (SURV)

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 an 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 ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

1. TITLE

A. Date you acquired property 2002 ~~1999~~ Dates you occupied property 2015

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 Build Developer NO

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

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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: ERT has row to read meters. Perkins Gas Co - read meters
Smith + Layton - shared additional driveway

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 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

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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: 2 neighbors share additional driveway not used to access house.

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 2 wall heaters house - 1 wall heater garage Age _____

Supplemental heating _____

Date of last inspection/repair _____

By whom _____

☐ Electronic air cleaner ☐ Humidifier

B. Type of heating fuel? ☐ Electric ☐ Fuel oil ☒ Natural gas ☐ Propane ☐ Coal ☐ Wood ☐ Pellets

☐ Other _____

C. Any fuel storage tanks on the property? ☐ Yes ☒ No If yes, ☐ Owned ☐ Leased

If leased, from whom _____

Tank size _____

D. List any areas of the house not heated _____

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E. Type of cooling system? Centra Window unit(s) # 2 All unit(s) #
Portable unit(s) # Other Age
Date of last inspection/repair By whom
Attic fan Whole house fan # ceiling fans

F. Fireplace? Yes ☒ No How many Are they functional? Yes No
Type of fireplace? Wood Gas Propane Electric Masonry
 Insert Insert type Glass doors
Hearth Hearth construction Wood/Coal/Pellet stove
 Vented Non-vented Fireplace damper
Date of last inspection/repair By whom

G. Chimney? Yes ☒ No How many Date of last cleaning
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 Fiberglass 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 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 # 1 Battery # 2 in garage

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
Result of test
Depth of well 210 ft Well pump ☒ Yes No Sufficient water all year ☒ Yes No

Submersible

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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: _____

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

If yes, explain: _____

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

If leased, lease expiration date _____ Company _____

Water filter? ☒ Yes ☐ No Other treatment systems? ☐ Yes ☐ No Explain _____

D. Type of water heater? ☒ Gas ☐ Electric ☐ Propane ☐ Instant heat ☐ Circulation pump

Size 40 gals Age 7 yrs 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 _____

Date of last servicing/pumping _____

By whom _____

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 _____

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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. ☐ 50 Amp ☐ 100 Amp ☒ 200 Amp ☐ Other _____ Fuses ☐ Circuit breakers
☐ Rewired Date _____

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 _____

6. ROOF, GUTTER AND DOWNSPOUTS

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


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ADDITIONAL COMMENTS _____

7. STRUCTURAL

- A. Type of construction? ☒ Stick built ___ Modular ___ Manufactured (doublewide/singlewide)
 Age 34 years Age of addition ___ years
 Name of builder/contractor/manufacture Kenny Thomas (retired)
 If manufactured, title/VIN #(s) _____
 On a permanent foundation? ☒ Yes ___ No
 Do you know of any structural additions or alterations or the installation, alteration, repair, or replacement of significant components of the structure during the term of your ownership or that of a prior owner?
 ___ Yes ___ No
 If yes, explain: _____
- B. Exterior? ___ Brick ___ Stone ___ Aluminum ___ Vinyl ☒ Wood ___ Cement board ___ Log ___ Stucco
 ___ Synthetic stucco ___ T-111 ___ Other _____ Date of installation _____
 Date of last maintenance/painting _____
- C. Any problems with retaining walls cracking or bulging? ___ Yes ☒ No
 Repaired ___ Yes ___ No Date _____
- D. Any problems with significant cracks, potholes, raised sections, etc. in? ___ Foundation ___ Patio
 ___ Exterior walls ___ Slab floors ___ Ceilings ___ Chimneys ___ Fireplace ___ Garage floor
 ___ Driveway ___ Sidewalk ___ Decks ___ Porch floor ___ Other _____
 Explain NO
- E. Any? ___ Slanted floors ___ Uneven floors ___ Distorted door frames
 ___ Sagging ceiling beams ___ Sagging rafters NO
- F. Direct soil contact with? ___ Structural wood members ___ Decking ___ Steps NO
- G. Any structures (including play structures, tree house, etc.) that could be hazardous? ___ Yes ☒ No
 If yes, explain: _____
- H. Any windows or door glass broken? ___ Yes ☒ No Any windows nonfunctional? ___ Yes ___ No
 Do all ground floor windows lock? ☒ Yes ___ No Any windows painted shut? ___ Yes ___ No
 Seals broken in insulated windows/fogged windows? ___ Yes ___ No
- I. Did you do any improvements yourself? ☒ Yes ___ No
 If yes, explain: enclosed front porch

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 2022 Company _____

Is the 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 the house? Yes ☒ No ☐ What type of pets cat

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: _____

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- 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 _____ 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: _____
- 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 \$ _____


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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: _____

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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: _____

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 _____

10. PROPERTY DESCRIPTION

A. What are the zoning regulations, if any, affecting the 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? _____

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2. Has there been or will there be any special assessments for the 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? 146
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 _____	Phone # _____
Account # _____	Monthly budget \$ _____
Electric Company <u>HREA</u>	Phone # <u>304-624-6365</u>
Account # _____	Monthly budget \$ _____
Water Company _____	Phone # _____
Account # _____	Average monthly bill \$ _____
Sewage Company _____	Phone # _____
Account # _____	Average monthly bill \$ _____
Trash Company <u>Waste Management</u> Pick Up Day <u>WED.</u>	Phone # _____
Account # _____	Quarterly cost \$ _____
TV Cable Company _____	Phone # _____
Satellite Company _____	Phone # _____

12. OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by seller which may materially affect the value or desirability of the subject property, now or in the future (burial sites, mineral rights, etc.): _____

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12. DOCUMENTS

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

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

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SELLER(s) Initials

BUYER(s) Initials

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 Kaufman Realty & Auctions, (Brokerage) 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

SELLER

BUYER(s) hereby certifies that they are the owner(s) of the property and understands that this information is being disclosed to the public for the purpose of the sale of the property as of the above date. BUYER(s) understands that this information is being disclosed to the public for the purpose of the sale of the property and 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 BUYER(s) in this disclosure statement. This statement is NOT a substitute for the actual inspection of the property.

BUYER

BUYER

BUYER

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It is not to be used by non-members of the North Central W & A Real Estate Association, Inc. or by anyone
other than the members of the NCW&A Real Estate Association, Inc.

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SELLER(s) Initials

BUYER(s) Initials

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 _____

Perry & Barton

Date 7/25/25

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 be 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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