



# 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 9/23/2025

PROPERTY ADDRESS/LOCATION 102 W PHILADELPHIA AVE BRIDGEPORT, WV 26330

District 16 County Harrison Map 2405 Parcel(s) 331 Deed Book 1072 Page 225

Legal Description 1 LOT PT #2 BLK 1 PECK ADD

SELLER(S) as listed on deed STEELE POLLY H

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 10-19-78 Dates you occupied property 11-19-78

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 No Licensed real estate agent No Build No 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

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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: \_\_\_\_\_

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: \_\_\_\_\_

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 Gas

Age 1 1/2 yrs.

Supplemental heating \_\_\_\_\_

Date of last inspection/repair 6-2025

By whom

Bombardiere Heating & Plumbing

☐ 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 attached back storage room

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- E. Type of cooling system? ☒ Central ☐ Window unit(s) # ☐ All unit(s) # ☐  
 Portable unit(s) # ☐ Other ☐ Age ☐  
 Date of last inspection/repair 2-2025 By whom Bombardiere Heating & Plumbing  
 Attic fan ☐ Whole house fan ☐ # ceiling fans 1
- F. Fireplace? ☒ Yes ☒ No How many 1 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 1 Date of last cleaning N/A  
 Are they functioning? ☐ Yes ☒ No Explain Heating run thru them - not used for 50+ yrs.
- 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 Fiberglass 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 # ☐ Battery # 2
- 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 ☐ ft Well pump ☐ Yes ☐ No Sufficient water all year ☐ Yes ☐ No

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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 55 gals Age 6 mos. 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 \_\_\_\_\_

Date of last servicing/pumping \_\_\_\_\_ Installation date of system \_\_\_\_\_

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: Dishwasher does not work.

#### 5. ELECTRICAL SYSTEM

A. ☐ 50 Amp ☐ 100 Amp ☒ 200 Amp ☐ Other \_\_\_\_\_ Fuses ☐ Circuit breakers  
☒ Rewired Date Spring 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 \_\_\_\_\_

#### 6. ROOF, GUTTER AND DOWNSPOUTS

A. Type of roof? ☒ Shingle Design longevity 25 years ☐ Tar and gravel ☐ Wood shingle ☐ Slate  
☐ Rolled rubber ☐ Metal ☐ Other \_\_\_\_\_ Age 8 yrs.  
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 New Roof Put On

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: After a downpour water pools around the house & yard. As soon as rain stops, it drains quickly.

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

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ADDITIONAL COMMENTS Small open hole <sup>in ground</sup> from rain by pipe in side yard by lamp post.

7. STRUCTURAL

- A. Type of construction? ☒ Stick built ☐ Modular ☐ Manufactured (doublewide/singlewide)  
Age 121 years Age of addition      years  
Name of builder/contractor/manufacture Unknown  
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 Basketball court - cracks  
Explain
- E. Any? ☐ Slanted floors ☐ Uneven floors ☐ Distorted door frames  
☐ Sagging ceiling beams ☐ Sagging rafters
- F. Direct soil contact with? ☐ Structural wood members ☒ Decking ☐ Steps
- 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: Replaced all 20 windows within last 10 yrs.  
2 Energy Star outside doors and storm doors (11/2014)

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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: Carpets are older and show wear, need replaced

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 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 \_\_\_\_\_

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: Drainage after a rain pools up around house,  
but when rain stops water goes down quickly
- 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: Foundation Beams had replacing
- 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? \_\_\_\_\_
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>Hope Gas</u>	Phone #	<u>800-688-4673</u>
Account #	<u>230000047897</u>	Monthly budget \$	<u>218.00</u>
Electric Company	<u>Mon Power</u>	Phone #	<u>800-686-0022</u>
Account #	<u>11008364797</u>	Monthly budget \$	<u>62-70</u>
Water Company	<u>City of Bridgeport</u>	Phone #	<u>304 842 8200</u>
Account #	<u>002-006180-00</u>	Average monthly bill \$	<u>75.44</u>
Sewage Company	<u>City of Bridgeport</u>	Phone #	<u>304 842 8200</u>
Account #	<u>002-006180-00</u>	Average monthly bill \$	<u>" "</u>
Trash Company	<u>Waste Management</u>	Pick-up Day	<u>_____</u>
Account #	<u>3-38151-32005</u>	Phone #	<u>1-800-433-4141</u>
TV Cable Company	<u>Spectrum</u>	Quarterly cost \$	<u>74.06</u>
Satellite Company	<u>_____</u>	Phone #	<u>888-406-7063</u>
		Phone #	<u>_____</u>

together

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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 type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
HVAC	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 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.) \_\_\_\_\_

PS

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.

PS

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 \_\_\_\_\_

*Dolly H. Steele*

Date 9-26-2025

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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