

West Virginia
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition)

Property Address 380 Hill Top Avenue Keyser, WV 26726

Legal Description LT 43 HAWTHORNE HGTS

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 by an independent home inspection company, and you may wish to obtain such an inspection. 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.

SELLER:

1. Year Built? 1961
2. How long have you owned the property? 12-2024
3. Dates lived in the property. N/A

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other _____

Sewage Disposal Public Septic System approved for _____ (#) BR

Heating Oil Natural Gas Electric Bottled Heat Pump Age 8 yrs old Other

Air Conditioning Oil Natural Gas Electric Bottled Heat Pump Age 8 yrs old Other

Hot Water Oil Natural Gas Electric Capacity _____ Age Unknown Other

Internet Access in Home Yes or No; Current Provider _____

Comments _____

Please indicate to the best of your knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown N/A

Comments: _____

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

Yes No Unknown N/A

Comments: Exterior drain failed approx. 10 yrs ago - Problem fixed

3. Roof: Any leaks or evidence of moisture?

Yes No Unknown N/A

Type of Roof: Metal Age Aprox. 12-15yr.

Is there any existing fire-retardant treated plywood Yes No Unknown N/A

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown N/A

Comments: _____

6. 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: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: Yes No Unknown N/A

Is the system in operating condition? Yes No Unknown N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? Yes No Unknown N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A

When was the system was last pumped? Date: _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown N/A

Home water treatment system:

Yes No Unknown N/A Leased

Fire sprinkler system:

Yes No Unknown N/A

Are the systems in operating condition?

Yes No Unknown N/A

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. Insulation:

In exterior walls? Yes No Unknown N/A

In ceiling/attic? Yes No Unknown N/A

In any other areas? Yes No Unknown N/A

Where? _____

Comments: _____

13. Exterior Drainage: Does water stand on the property for more than 24 hours after rain? Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

14. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown N/A

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

15. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property

Yes No Unknown N/A

If yes, please specify _____

16. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown N/A

Comments: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) In good working condition?

Yes No Unknown N/A
 Yes No Unknown N/A

Comments: _____

18. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No Unknown N/A

If yes, please specify _____

19. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office?

Yes No Unknown N/A

Comments: _____

20. 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: _____

21. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions?

Yes No Unknown N/A


Comments: _____

22. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown N/A

Comments: _____


NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

 _____

Seller

Date

5-28-26

 _____

Seller

Date

5-28-26

Purchaser

Purchaser

Date

Purchaser

Purchaser

Date

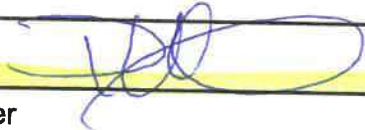
DISCLAIMER


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 sale 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 listed below, the undersigned Seller of the real property make 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.

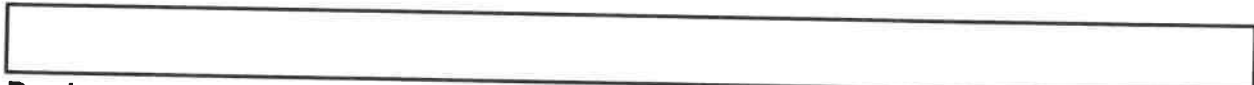
The Seller has actual knowledge of the following latent defects:


None


Seller 5-28-26
Date


Seller 5-28-26
Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.


Purchaser Date


Purchaser Date