

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

5621 Kiser Gap Road, Franklin, WV 26807

NOTICE TO OWNER(S): 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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) 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, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

NONE

Owner Lee M. Owen Date 12-17-25

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____



25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): Lewis M. Driver Date: _____

Property Address: 5631 Kiser Gap Rd, Franklin, WV 26807

YES	NO		YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Window AC Unit(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove - Electric	<input type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input type="checkbox"/>	Stove - Gas	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen Doors
<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input type="checkbox"/>	W/Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input type="checkbox"/>	Built-In Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Storm Windows
<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input type="checkbox"/>	<input type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s)	<input type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input type="checkbox"/>	Freezer(s)	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s)
<input type="checkbox"/>	<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input type="checkbox"/>	W/Remote(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

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Lewis M. Driver 12-17-25
Seller Date Buyer Date

Seller Date Buyer Date