

# NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- \* Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- \* A duty of honest and fair dealing and good faith.
- \* Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- \* Must promptly present all written offers to the owner.
- \* Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Craig E. See, affiliated with

(firm name) Pioneer Ridge Realty, is acting as agent of:

- ☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.  
☐ Both the Seller and Buyer, with the full knowledge and consent of both parties.

## CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>Craig E. See</u> Seller	<u>6/5/23</u> Date	 Buyer	 Date
 Seller	 Date	 Buyer	 Date
 Seller	 Date	 Buyer	 Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature

Craig E. See

Date

6/5/23

WV Real Estate Commission  
300 Capitol Street, Suite 400  
Charleston, WV 25301  
304.558.3555  
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



# **ITEMS TO CONVEY (AT NO VALUE)**

Seller Gregory W. Snyder  
 Street Address 10 Oriental Circle County Morgan  
 City Berkeley Springs, West Virginia Zip 25411

Yes	No	# Items		Yes	No	# Items		Yes	No	# Items	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Freezer (In fridge)	<input type="checkbox"/>	<input type="checkbox"/>		Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>		Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>		w/remote	<input type="checkbox"/>	<input type="checkbox"/>		Trach Compactor
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input type="checkbox"/>		Wall Mount Brackets
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>		Hot Tub, Equip & Cover	<input type="checkbox"/>	<input type="checkbox"/>		Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input type="checkbox"/>		Intercom	<input type="checkbox"/>	<input type="checkbox"/>		Water Treatment System
<input type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input type="checkbox"/>		Disposal	<input type="checkbox"/>	<input type="checkbox"/>		Pool, Equip, & cover	<input type="checkbox"/>	<input type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator w/ice maker	<input type="checkbox"/>	<input type="checkbox"/>		Wood Stove

A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

All items as-is

B. **Items That Do Not Convey:** \_\_\_\_\_

SELLER:

PURCHASER:

Gregory Snyder 6/9/23  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

**Final Inspection** (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on \_\_\_\_\_.  
 The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

\_\_\_\_\_

- ☐ Seller to credit the Purchaser \$ \_\_\_\_\_.
- ☐ Repairs to be paid from escrow as per escrow agreement.
- ☐ Seller to correct discrepancies within \_\_\_\_\_ days.

**The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.**

SELLER:

PURCHASER:

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

West Virginia  
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 70 Oriental Circle, Berkeley Springs, WV  
Legal Description \_\_\_\_\_

**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? 1940  
2. How long have you owned the property? 2021 - Present  
3. Dates lived in the property. 2021 - Present

**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 \_\_\_\_\_ ☐ Other  
Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age \_\_\_\_\_ ☐ Other  
Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity \_\_\_\_\_ Age \_\_\_\_\_ ☐ Other  
Internet Access in Home ☒ Yes or ☐ No; Current Provider Frontier  
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: \_\_\_\_\_

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_

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. 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: \_\_\_\_\_

12. 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: \_\_\_\_\_

13. 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: \_\_\_\_\_

14. 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 \_\_\_\_\_

15. 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: \_\_\_\_\_

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

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: \_\_\_\_\_

17. 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 \_\_\_\_\_

18. 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: \_\_\_\_\_

19. 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: \_\_\_\_\_

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

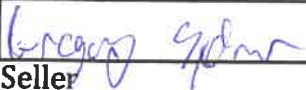
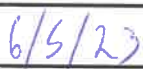
Comments: \_\_\_\_\_

21. 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.**

	
<b>Seller</b>	<b>Date</b>

<b>Seller</b>	<b>Date</b>

<b>Purchaser</b>	<b>Date</b>

<b>Purchaser</b>	<b>Date</b>



## 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 known

<u>Gregory Sydnor</u>	<u>6/5/23</u>

Seller

Date

--

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

--

Purchaser

Date

--

Purchaser

Date

## Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 70 Oriental Circle, Berkeley Springs, WV

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 1940

<input type="checkbox"/>	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
<input checked="" type="checkbox"/>	Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
<input type="checkbox"/>	Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

### SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

**Lead Warning Statement.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### II. Seller Disclosure (each Seller complete Items 'a' and 'b' below)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). \_\_\_\_\_

(ii) AS ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). \_\_\_\_\_

(ii) AS ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### III. Purchaser Acknowledgment (each Purchaser initial and complete Items c, d, e and f below)

c. ☐ ☐ Purchaser has read the Lead Warning Statement above.

d. ☐ ☐ Purchaser has received copies of all information listed above. ☐ ☐ (If none listed, initial here.)

e. ☐ ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. ☐ ☐ Purchaser has (each Purchaser initial (i) or (ii) below):

(i) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

### IV. Agent's Acknowledgment (Initial item 'g' below)

g. AS ☐ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

### V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Gregory Spina 6/5/23  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchaser Date

Kimberly 6/5/23  
Agent Date

\_\_\_\_\_  
Agent Date