

# 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) Kate Nazelrood, 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>[Signature]</u> Seller	<u>8-11-23</u> Date	Buyer	Date
<u>Cherie A. Oster</u> Seller	<u>8/11/23</u> 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 [Signature]

Date 8/11/23

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 William + Chevie Oster County Hampshire  
Street Address 487 Tupelo Loop  
City Springfield, W.V. West Virginia Zip 26163

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input checked="" type="checkbox"/>	Alarm System	<input type="checkbox"/>	Freezer	<input type="checkbox"/>	Satellite Dish
<input checked="" type="checkbox"/>	Built-in Microwave	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	Storage Shed
<input checked="" type="checkbox"/>	Ceiling Fan	<input checked="" type="checkbox"/>	Garage Opener	<input type="checkbox"/>	Stove or Range
<input type="checkbox"/>	Central Vacuum	<input checked="" type="checkbox"/>	w/remote	<input type="checkbox"/>	Tragh Compactor
<input checked="" type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	Gas Log	<input checked="" type="checkbox"/>	Wall Mount Brackets
<input checked="" type="checkbox"/>	Clothes Washer	<input type="checkbox"/>	Hot Tub, Equip & Cover	<input checked="" type="checkbox"/>	Wall Oven
<input checked="" type="checkbox"/>	Cooktop <u>vented to grill</u>	<input checked="" type="checkbox"/>	Intercom	<input checked="" type="checkbox"/>	Water Treatment System
<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Playground Equipment	<input checked="" type="checkbox"/>	Window A/C Unit
<input type="checkbox"/>	Disposal	<input checked="" type="checkbox"/>	Pool, Equip, & cover	<input type="checkbox"/>	Window Fan
<input type="checkbox"/>	Electronic Air Filter	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Window Treatments
<input checked="" type="checkbox"/>	Fireplace Screen/Door <u>1 - to be done</u>	<input checked="" type="checkbox"/>	Refrigerator <u>w/ice maker</u>	<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:

B. Items That Do Not Convey:

SELLER: William Oster PURCHASER: \_\_\_\_\_  
 Signature \_\_\_\_\_ Date 8-11-23 Signature \_\_\_\_\_ Date \_\_\_\_\_  
Chevie Oster Signature \_\_\_\_\_ Date 8/11/23 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 487 Tupelo Loop Springfield WV, 26763  
Legal Description 2.35ac Lot 49 Phase I Green Fields SD

**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? 2007
- 2. How long have you owned the property? June 2006
- 3. Dates lived in the property. June 2007 - Present

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

Water Supply  Public  Well  Other

Sewage Disposal  Public  Septic System approved for 3 (#) BR

Heating  Oil  Natural Gas  Electric  Bottled  Heat Pump Age 2yrs  Other

Air Conditioning  Oil  Natural Gas  Electric  Bottled  Heat Pump Age 2yrs  Other

Hot Water  Oil  Natural Gas  Electric Capacity Age 17yrs  Other

Internet Access in Home  Yes or  No; Current Provider: Breezeline

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: Downspout installed 8/2013

- 3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  N/A
- Type of Roof: 30yr Architectural Shingle Age 17yrs
- 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: Unfinished part of basement is heated + coded

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 last pumped? Date: 2020  Unknown

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

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

Home water treatment system:  Yes  No  Unknown  N/A  Leased filter

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?

In ceiling/attic?

In any other areas?

Where? \_\_\_\_\_

Yes  No  Unknown  N/A

Yes  No  Unknown  N/A

Yes  No  Unknown  N/A

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: Propane fireplace → smoke detectors are CO combination

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)

Yes  No  Unknown  N/A

In good working condition?

Yes  No  Unknown  N/A

Comments: 120 gallon propane tank (ceased w/ Southern States)

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.

X *W.M. D.* Seller Date 8-11-23

*Chun C. Carter* Seller Date 8/11/23

Purchaser Date

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:

[Redacted]	
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	8-11-23
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Seller

Date

	8/11/23
--	---------

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

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Purchaser

Date

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Purchaser

Date

**STATE OF WEST VIRGINIA  
Hampshire HEALTH DEPARTMENT  
ON-SITE SEWAGE DISPOSAL SYSTEM  
INSPECTION FORM**

Permit No.: ST-14-06-372  
Tax Map: 7 Parcel #: 40  
County Road: \_\_\_\_\_

County: \_\_\_\_\_

Name of Owner: William Oster Installer: DAVE ADAMS  
Address: 8025 Oak St. Martinsburg VA 25411  
Property Location: Greenfield S/D Lot 49  
Type of Facility: SFD Facility is: New  Existing ( ) Lot Size: 2.2 Sq. Ft./Acres ( )  
Design Loading in gpd/No. Bedrooms: 3 Source of Water Supply: Public

**SEWAGE TANK COMPONENT**

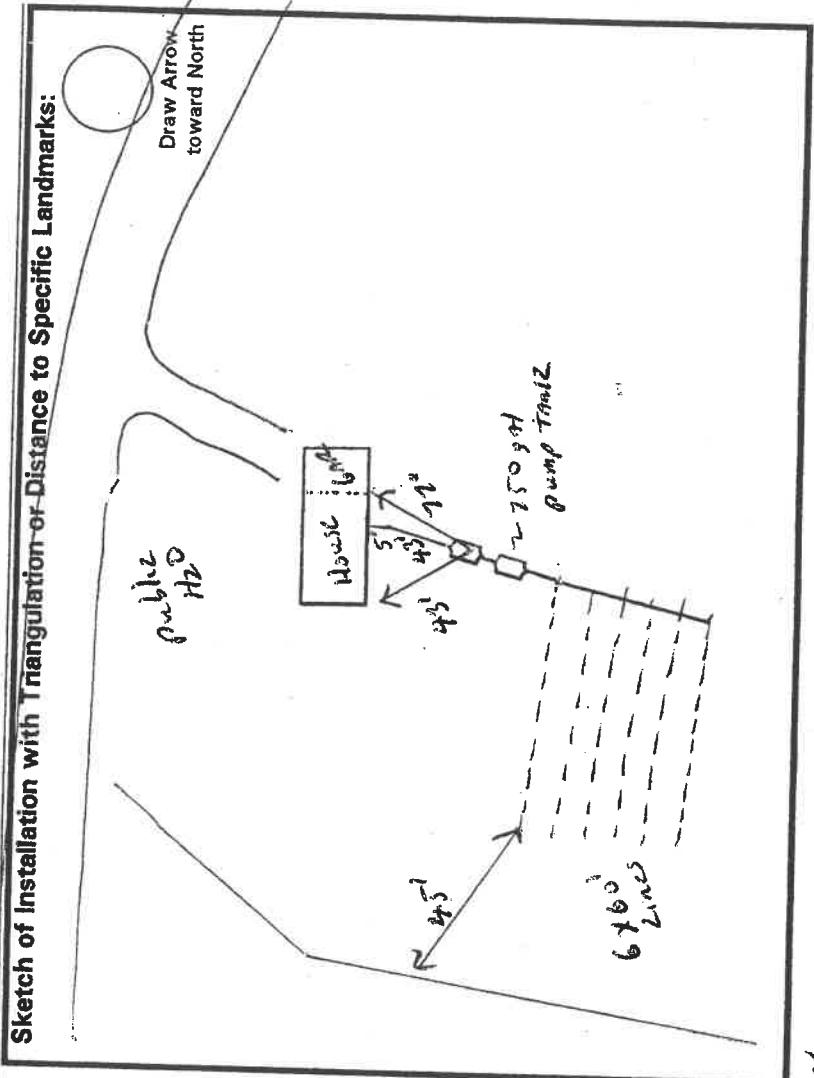
Pump Tank 700 gallons  
Capacity in Gallons: 1000 Material: concrete Manufacturer: \_\_\_\_\_  
Distances (in feet) of Tank to: Dwelling: 43 Private ( )/Public  Water Source: 725 Property Line: \_\_\_\_\_

**ON-SITE DISPOSAL SYSTEM**

Class I Systems: Standard Soil Absorption Trenches ( ) or Bed ( ) Gravelless Pipe ( ), Diameter: \_\_\_\_\_ Inches  
Chamber Soil Absorption Trenches ( ) or Bed ( )  
Class II Systems: Pumped/Dosed Soil Absorption Trenches  or Bed ( ) Evapotranspiration Trenches ( ) or Bed ( )  
Shallow Soil Absorption Trenches ( ) or Bed ( ) Other: LPP  
No. of Lines: 6 Length (in feet) of Each: 60, 60, 60, 60, 60, 60  
Width of Trenches: 12 inches/feet Depth to Bottom of Field: 12 inches

If Bed, Dimensions (in Feet): \_\_\_\_\_ If Chamber System, Name: \_\_\_\_\_, No. of Units: \_\_\_\_\_  
Approved and Adequate Materials Used? Yes  No ( ) Size Equates to: 1200 Square Feet of Standard Gravel Field.  
Distances (in feet) of System to: Dwelling: 75 Private ( )/Public  Water Source: 725 Property Line: 45  
Remarks: \_\_\_\_\_

An inspection indicates that the sewage disposal system described above **DOES MEET** , **DOES NOT MEET** ( ), **CANNOT BE DETERMINED TO MEET** ( ) the minimum standards established by the West Virginia Bureau of Public Health.  
To correct a health hazard, modifications to existing systems may be done to improve part of a system. Such modifications may not be able to be designated as a **does meet** system since adequate information is known. Although many factors contribute to the successful functioning of a sewage disposal system, this office recommends water conservation and maintaining an even usage of water throughout the week.



Visit Date(s): 11/28/07  
Final Inspection Date: 8/3/07

Sanitarian: [Signature]