

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 NAZELROD, 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.

<i>David F. Lewis</i> <small>Seller</small>	<u>8-28-23</u> <small>Date</small>	 <small>Buyer</small>	 <small>Date</small>
<i>Kathy F. Lewis</i> <small>Seller</small>	<u>8/28/23</u> <small>Date</small>	 <small>Buyer</small>	 <small>Date</small>
 <small>Seller</small>	 <small>Date</small>	 <small>Buyer</small>	 <small>Date</small>

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 Katherine J. Nazelrod

dotloop verified
08/22/23 3:30 PM EDT
DXE1 G73 G3KL CRNT

Date _____

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 David and Kimberly Lewis
 Street Address 607 Dennis Parks Rd County Hampshire
 City Augusta Wv. 26704

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input type="checkbox"/>	<input type="checkbox"/> Alarm System	<input type="checkbox"/>	<input type="checkbox"/> Freezer	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/> Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Garage Opener	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/> Water Treatment System
<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/>	<input type="checkbox"/> Window Treatments
<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/> Refrigerator w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood Stove
				<input checked="" type="checkbox"/>	<u>03</u> TVs

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:

PURCHASER:

David F Lewis 8-28-23
 Signature Date

Signature Date

Kimberly F Lewis 8/24/23
 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 607 DENNIS PARKS RD, AUGUSTA, WV 26704

Legal Description 12 +/- ACRES EAST OF WV RT 12/2

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? 2010
2. How long have you owned the property? 2007
3. Dates lived in the property. 9/15/2007

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 13 ☒ Other (wood furnace)

Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age 13 ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity _____ Age 13 ☐ 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: shingles Age 13

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

Comments: _____

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: Battery/ELECTRIC Carbon monoxide

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s) ☐ Yes ☐ No ☐ Unknown ☒ N/A

In good working condition?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: outside good-Woodstove

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 NO restrictions

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: yes for building e stove (carport)

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.

David F Lewis 8-24-23

Seller

Date

Katelyn F Lewis 8/24/23

Seller

Date

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: _____

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Seller

Date

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Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

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Purchaser

Date

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Purchaser

Date