

NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

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

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

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

Tom JOHNSON (printed name of licensee), affiliated with
CB STUART & WATTS (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

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.

X John J. Bohn

Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date

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

Licensee's Signature Tom Johnson

Date 3/16/24

Licensee's Signature _____

Date _____



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES
REVISED OCT 24th 2024

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME John T. Brookman

PROPERTY ADDRESS 231 Boones Mountain Road Frankford WV 24938

Notice to Seller: This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property being considered. **The Listing Real Estate Broker, the Selling Real Estate Broker and their respective Agents will also rely upon this information as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved.

Seller's Initials JB / I

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 and you may wish to obtain such by an independent home inspection company. 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. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer.

Buyer's Initials _____ / _____

JB / I (initial if applicable) The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.

1. Year Built? 1995
2. How long have you owned the property? 40 years
3. Do you have an accurate survey of the property? no
4. Dates lived in property 1985 to 2025 Check here if never occupied _____

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

1. **Water Supply** ☒ Public ☒ Well ☐ Other

Are there any known issues with the water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: hooked to well and city water.

Home water treatment system: ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

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Seller JB / _____

Buyer _____ / _____

2. **Sewage Disposal** ☐ Public ☒ Septic System approved for 3 (#) Bedrooms
Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ N/A

When was the septic system last pumped? Date: never

Comments: _____

3. **Heating System** ☐ Oil ☐ Natural Gas ☒ Electric ☐ Propane ☒ Heat Pump ☐ Other / Age _____
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: _____

4. **Air Conditioning** ☐ Oil ☐ Natural Gas ☒ Electric ☐ Propane ☒ Heat Pump ☐ Other / Age _____
Is cooling supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A
Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

5. **Hot Water** ☐ Oil ☐ Natural Gas ☒ Electric ☐ Other / Capacity 40 / Age 20 years

Are there any known issues with the Hot Water system? none

Comments: _____

Please indicate your actual knowledge with respect to the following:

6. **Foundation:** Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

7. **Basement/Crawlspace/Cellar:** Any leaks or moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

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

Type of Roof: metal Age: _____
Is there any existing fire retardant treated plywood? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. **Plumbing System:** Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Are there any known issues with the Plumbing system? no

Comments: _____

10. Electric Systems: Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....?

Comments: NO

11. Insulation:

In exterior walls?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Under the floor?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas?

☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

12. Exterior Drainage: Does water stand on the property after heavy rain?

☐ Yes ☐ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

13. Wood-destroying insects: Any known infestation and /or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any known treatments or repairs?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any warranties?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

14. Is a carbon monoxide alarm installed in the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: we will get one

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify: _____

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

To your knowledge are they in good working condition?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or Set-back 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 obtained 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; Home Owners Association restrictions, Community Association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

21. Do you own the mineral rights? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing? ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

22. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

23. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc... ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

24. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

25. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Page 4 of 5 Seller _____ / _____ Buyer _____ / _____

NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this document.

Additional Discloser Items if any:

1965 Mustang does not go with the
property electric

We are taking the electric fence and post
We still have somethings outside we are
taking and somethings in the garage.

Seller John Barker Date 3-16-26

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____