

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:

Thomas H Johnson, Broker (printed name of licensee), affiliated with Coldwell Banker Stuart and Watts Real Estate Inc (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.

<u>X Rose Graybill</u> 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 6/27/26

Licensee's Signature _____ Date _____



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 Rosa Graybeal

PROPERTY ADDRESS 1 Woodside Drive, Summersville, WV 26651

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 _____ / _____

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 _____ / _____

_____/_____/_____ (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? 1982
- 2. How long have you owned the property? 22 years
- 3. Do you have an accurate survey of the property? Yes
- 4. Dates lived in property: 2004 to Current 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: _____
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: _____

Page 1 of 5 Seller RMG / _____ Buyer _____ / _____



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

When was the septic system last pumped? Date: _____

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: All HVAC work by Appalachian Heating & Cooling

5. Hot Water Oil Natural Gas Electric Other / Capacity _____ / Age _____

Are there any known issues with the Hot Water system? No

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: Crawlspace encapsulated and dehumidifier installed Fall of 2025 by Groundworks of WV

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

Type of Roof: Architectural Shingles Age: 4
Is there any existing fire retardant treated plywood? Yes No Unknown N/A

Comments: New gutters, downspouts, & fascia metal, too.

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: _____

Page 2 of 5 Seller RMG / _____ Buyer _____ / _____

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: Insulation removal recommended by Groundworks

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: Prior Carpenter Bee damage repaired by Contractor AIGC

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

- Yes No Unknown N/A

Comments: _____

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: _____

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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: New buildings/garage, etc shall be at least 3,000 sq ft & cost at least \$70,000. No commercial use
*see deed

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 RMG / _____ 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:

Seller

Rosa Grayling

Date

Seller

Date

Purchaser

Date

Purchaser

Date