# 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:

SHAWN KNOTTS (printed name of licensee), affiliated with

West Virginia Land & Home Realty (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.

| Seller/Lessor | Date | Buyer/Lessee | Date |
|---|---|---|---|
| Carrie Smith | 10-26-26 | | |
| | | | |
| | | | |

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 SWK Date 10-26-26

Licensee's Signature _____ Date _____

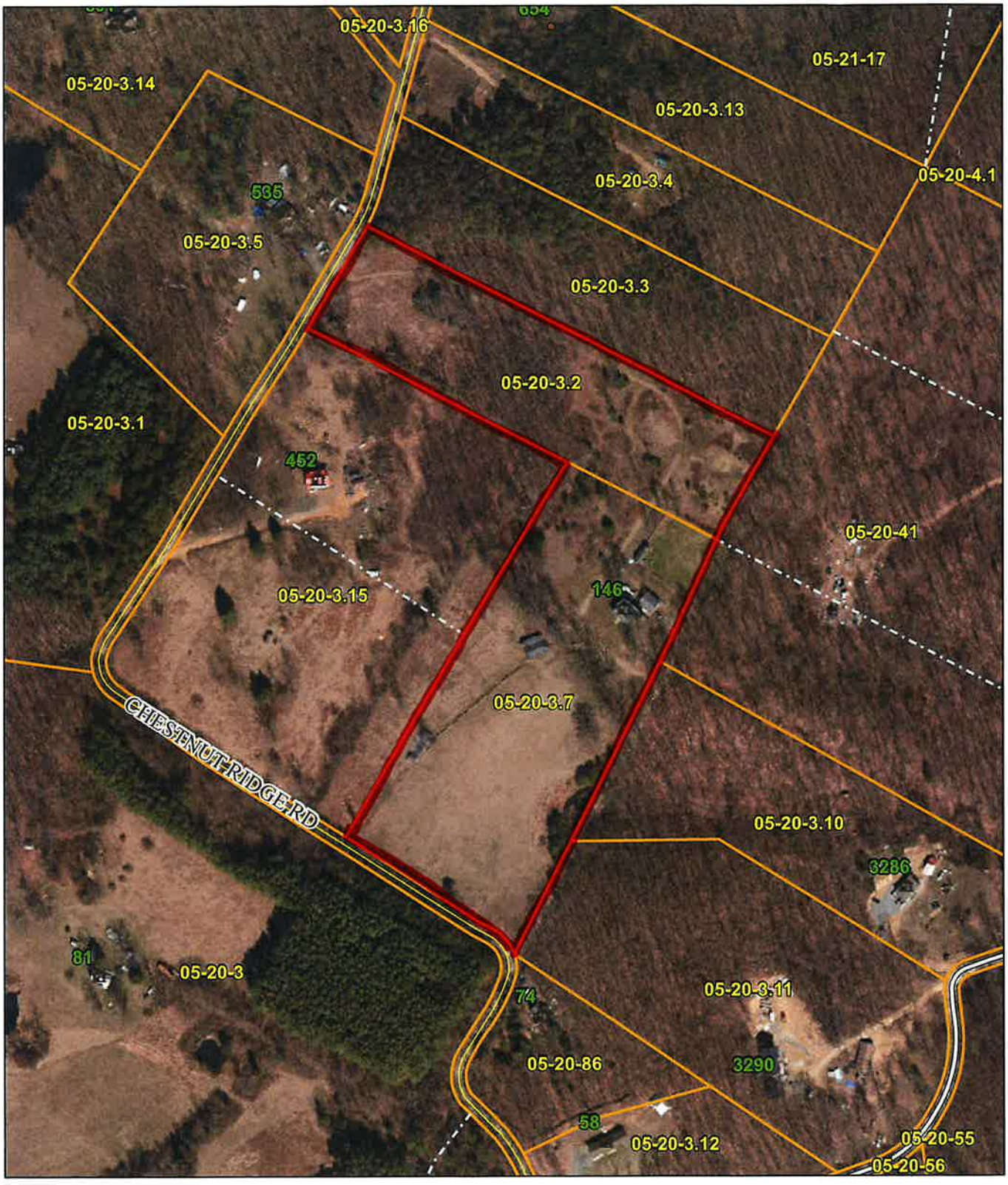
West Virginia Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555
http://rec.wv.gov

EQUAL HOUSING OPPORTUNITY

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

# A4 Portrait




10/26/2026, 10:18:55 AM

1:4,148

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

## SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____

04-30-2021 (Date of Purchase) to 10-23-2026 (Date of this Form)

**PROPERTY ADDRESS:** 146 Chestnut Ridge Rd., Augusta, WV 26704

**SELLER'S NAME:** Carrie Smith

**PURPOSE OF STATEMENT:** Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

**SELLER'S DISCLOSURE:** I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

### PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS

**A. OWNERSHIP:**

1. Do you currently live in subject property? yes
   If not have you ever lived in this property? _____
2. Is property vacant? NO If so, for how long? _____
3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO

**ADDITIONAL COMMENTS:** _____

**B. ENVIRONMENTAL:**

1. Is the lawn chemically treated? NO By whom? _____
2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? _____
3. Any underground storage tanks? NO Phase one studies completed? _____
   Is report available? _____

**ADDITIONAL COMMENTS:** _____

**C. LAND:**

1. Is the house built on landfill (compacted or otherwise)? NO
   Is there landfill on any portion of the property? NO
2. Any past or present flooding or drainage problems on the property? NO
3. Any standing water after rain? NO
   Any sump pumps in basement or crawlspace? yes Any active springs? NO
   (Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? NO Current flood insurance premium $_____
   Any abandoned wells or septic tanks or cisterns? NO Where? _____
4. Has land been mined? NO Explain: _____

**ADDITIONAL COMMENTS:** _____

**D. STRUCTURAL:**

1. Approximate age of the house: _____ Name of Builder: _____
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? _____
   Is any portion of the dwelling of any type of construction other than on-site stick built? No ✓ Yes ___ Type of construction _____ Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? ✓ Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? NO

Explain: _____

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? NO
If so, has any structural damage resulted? _____ If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl ✓ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) Pressure washed 9-24-26 / Paint cement blocks 10-20-26
5. Any problems with retaining walls cracking or bulging? NA Repaired? _____
When? _____
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? _____ If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? _____ Exterior walls? _____ Slab floors? _____ Ceilings? _____
Chimneys? _____ Fireplaces? _____ Decks? _____ Garage Floor? _____ Porch Floor? ✓
Other? _____
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? _____ Any sagging ceiling beams or roof rafters? NO
9. Is the crawl space damp? NO Has a moisture barrier been installed? _____
Explain: Basement - Finished
10. Any moisture in basement? _____ Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? _____ Seals broken in insulated panes? _____
Fogged? _____
12. Did you do any improvements yourself? _____ What? _____
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? yes First Floor? _____ Second Floor? _____
Other: _____

**ADDITIONAL COMMENTS:** _____

## E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker? ✓
Rewired? _____ Date: _____
2. Is the wiring copper? _____ or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? NO Fixtures? NO
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? NO
5. Is there GFCI wiring in Kitchen? yes Bathroom? yes Garage? yes For outside TV and TV cable? NA
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO
Explain: _____

**ADDITIONAL COMMENTS:** _____

## F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:

1. Type of heating system? Heat Pump Age? 5 years Supplemental heating? wood and Pellet stoves
2. Electronic air cleaner? _____ Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? NO Masonry? _____ Insert? NO Fireplace damper? NO
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? Heat Pump Age? 5 years Number of ceiling fans? 4
Attic Fan? _____
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? _____ Attic Vents? _____ Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? 2 Operable? NO Number of controls? NA
Operable? _____ Age? _____

9. Smoke Detectors? yes How many? 5 Wired to electric system? NO
Battery? _____ Operable? _____
10. Water softener? ✓ Operable? yes
Burglar alarm? _____ Make? _____ Operable? _____ R-Rate? _____
Leased? _____
11. Is there insulation in: Ceiling? R-Rate? _____ Walls? _____ R-Rate? _____ Floors? _____ R-Rate? _____

**ADDITIONAL COMMENTS:** _____

## G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? _____ Cistern? _____
If private well, when was water sample last checked for safety? _____ Result of test? _____ Depth? _____ ft.
2. Well water pump: _____ Date installed _____ Condition _____
Sufficient water during late Summer? _____
3. Type of water supply pipes? Copper? _____ Galvanized? _____ Plastic? _____ Normal water pressure? _____
4. Are you aware of excessive stains in tubs, lavatories, or sinks? Iron Stains
5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank? ✓
Installation date: _____ Type material: Fiberglass? _____ Concrete? _____ Steel? _____
Private treatment plant? _____ Aeration system? _____
Date of last cleaning? _____ By whom? _____
6. Type of water heater: Electric? ✓ Gas? _____ LP Gas? _____ Capacity? _____ (gals)
Age? _____
7. Are you aware of any slow drains? _____
8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO Showers? NO
9. Pool Type: In ground? _____ Above ground? _____ Age? _____
Pool heater: Electric? _____ Gas? _____ Solar? _____
Date of last cleaning or inspections? _____

**ADDITIONAL COMMENTS:** _____

## H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? _____ Operable? _____ Age? _____
2. Countertop range/wall oven? _____ Operable? _____ Age? _____
3. Hood? _____ Operable? _____ Age? _____
4. Dishwasher? _____ Operable? _____ Age? _____
5. Disposal? _____ Operable? _____ Age? _____

**ADDITIONAL COMMENTS:** _____

## I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? NO Copy of lease provided to listing agent? _____
2. Is the property currently leased? NO Expiration date? _____ Does the lease have option to renew? _____
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: _____
4. Has a lien been recorded against the property? NO Explain: _____
5. Do you own the mineral rights? yes Leased to _____ For how long? _____
6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? NO
7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the use of the property in any way? NO Attach explanation.
8. Any deed restrictions? NO Any right-of-way or easements? NO Protective covenants? NO
9. Copy of deed has been provided to listing agent? _____

**ADDITIONAL COMMENTS:** _____

_____

_____

**J. ROOF, GUTTER, DOWNSPOUTS:**

1. Type of Roof: Shingle? ✓ Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
   Age of Roof? _____
2. Has the roof been resurfaced? _____ Replaced? _____ If so, what year? _____
   Installed by whom? _____
3. Has the roof ever leaked during your ownership? Bathroom Roof
   If so, how was it corrected? Roof repaired and bathroom wall was replaced
4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
5. Do downspouts lead from structure? yes Into storm drain? _____ Splash blocks? _____
   Sewer? _____

**ADDITIONAL COMMENTS:** _____

_____

_____

**K. REPORTS:**

Have you received or do you have knowledge of any of the following inspection reports or repair estimates (written or otherwise) made during or prior to your ownership: Roof? _____ Air conditioning? _____ Furnace? _____ Soils/Drainage? _____ Structural? _____ Well? _____ Radon? _____ Pest Control? _____ Geological/Core Drilling? _____ Lead based paint? _____ Asbestos? _____ Septic Tank/Sewer System? _____ Formaldehyde? _____ Pool/Spa? _____ Home Inspection? _____ Energy Audit? _____ City/County Inspection? _____ Notice of Violation? _____ Other? _____ Attach explanation and copies of reports. _____

**L. UTILITIES:**

Gas Company _____ Gas Budget _____

Electric Company Potomac Edison Elec. Budget 114 - 500 (winter)

Water Company Well Average Water Bill _____

Sewage Company _____

Trash Company Apple Valley Waste Trash Cost 91.74 - Quarterly

TV Cable Company _____

Satellite Company _____

**M. OTHER DISCLOSURES**

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, sex offender, etc.): _____

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized _____ _____, the broker in this transaction to disclose the information set forth above to other real estate brokers, real estate agents, and prospective buyers of the property. **SELLER AGREES** to hold harmless all brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by Seller in this Disclosure Statement.

**This PROPERTY CONDITION DISCLOSURE STATEMENT consists of _____ pages, with attachments.**

**SELLER:** Carrie Smith **SELLER:** _____ **DATE:** 10-23-26

**I have received a copy of the PROPERTY CONDITION DISCLOUSURE STATEMENT:**

**BUYER:** _____ **BUYER:** _____ **DATE:** _____

West Virginia Land & Home Realty
25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

# ITEMS TO CONVEY

**Seller(s):** CARRIE SMITH **Date:** 10-26-26

**Property Address:** 146 CHESTNUT RIDGE RD. AUGUSTA, WV 26704

| YES | NO | | YES | NO | |
|---|---|---|---|---|---|
| ☐ | ☐ | Alarm System | ☑ | ☐ | Ceiling Fan(s) # 4 |
| ☑ | ☐ | Dishwasher | ☐ | ☐ | Window AC Unit(s) # |
| ☑ | ☐ | Stove – Electric | ☑ | ☐ | Existing W/W Carpet |
| ☐ | ☐ | Stove – Gas | ☐ | ☐ | Fireplace Screen Doors |
| ☑ | ☐ | Refrigerator(s) # 2 | ☐ | ☐ | Fireplace Equipment |
| ☑ | ☐ | W/Ice Maker | ☐ | ☐ | Storm Doors |
| ☐ | ☐ | Built-In Microwave | ☐ | ☐ | Storm Windows |
| ☐ | ☐ | Microwave | ☑ | ☐ | Draperies/Curtains |
| ☐ | ☐ | Cooktop | ☑ | ☐ | Drapery/Curtain Rods |
| ☐ | ☐ | Wall Oven(s) | ☑ | ☐ | Shades/Blinds |
| ☑ | ☐ | Exhaust Fan(s) | ☑ | ☐ | Screens |
| ☑ | ☐ | Freezer(s) | ☐ | ☐ | Central Vacuum |
| ☑ | ☐ | Washer | ☐ | ☐ | Intercom |
| ☑ | ☐ | Dryer | ☐ | ☐ | Garage Opener(s) |
| ☑ | ☐ | Water Filter | ☐ | ☐ | W/Remote(s) # |
| ☑ | ☐ | Water Softener | ☐ | ☐ | Hot Tub Equip. & Cover |
| ☐ | ☐ | Garbage Disposal | ☐ | ☐ | Pool, Equipment & Cover |
| ☐ | ☐ | Trash Compactor | ☑ | ☐ | Playground Equipment |
| ☑ | ☐ | Dehumidifier | ☑ | ☐ | Storage Shed(s) # |
| ☐ | ☐ | Satellite Dish | ☑ | ☐ | Wood Stove |

**ADDITIONAL *INCLUSIONS*:**

- UNINSTALLED 30X15 SWIMMING POOL
- PALLETS OF LANDSCAPING BLOCK

**ADDITIONAL *EXCLUSIONS*:**

Carrie Smith 10-26-26
Seller Date

Seller Date

Buyer Date

Buyer Date