









# Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 450 Gregory Drive, Martinsburg WV

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): \_\_\_\_\_

- \_\_\_\_\_ Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
- \_\_\_\_\_ Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- \_\_\_\_\_ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

**Lead Warning Statement.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### I. Seller Disclosure (each Seller complete items 'a' and 'b' below)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). \_\_\_\_\_
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (check (i) or (ii) below):
  - (i)  Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). \_\_\_\_\_
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### III. Purchaser Acknowledgment (each Purchaser/Tenant initial and complete items c, d, e, and f below)

- c. \_\_\_\_\_ Purchaser has read the Lead Warning Statement above.
- d. \_\_\_\_\_ Purchaser has received copies of all information listed above. \_\_\_\_\_ (If none listed, initial here.)
- e. \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- f. Purchaser has (each Purchaser initial (i) or (ii) below):
  - (i) \_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
  - (ii) \_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### IV. Agent's Acknowledgment (initial item 'g' below)

g. \_\_\_\_\_ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligation under this law as evidenced by the Seller and the Purchaser having completed this form.

### V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 1-19-22  
Seller Date

[Signature] 1-19-22  
Agent Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Agent Date

EPBR Lead Paint 8/2017

Pearson Smith Realty, 301 N Mildred Street Charles Town, WV 25414  
Dawn Dodson

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Phone: 3067000619 Fax:

Untitled



# 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) C.W. "Chip" Hensell III, affiliated with  
 (firm name) Hensell Realty Co, 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>Andrea B. Wacker</i> <small>Seller</small>	<u>1-19-22</u> <small>Buyer</small>
<small>Seller</small>	<small>Buyer</small>
<small>Seller</small>	<small>Buyer</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 Charles W. Hensell III  
 Date 1-19-22

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.



PROPERTY CARD - BERKELEY COUNTY WV 2022

GEOGRAPHIC LOCATION: DISTRICT 8 TOWN NAME OPEQUON MAP 10 PARCEL 23.5 FILE TYPE A

OWNER: MONSOON LLC  
 905 NORTH ST  
 MARTINSBURG, WV 25401

PROPERTY: EAGLE SCHOOL ROAD STREET VALIDITY 2  
 DESCRIPTION: 53.57 ACRES EAGLE SCHOOL RD

TOTAL VALUE	\$79,000	DEED BOOK/PAGE	968/343
LAND VALUE	\$76,300	ACCOUNT	07188982
BUILDING VALUE	\$2,700	LAND SQ.FT.	2333509
ASSESSED VALUE	\$6,567	ACREAGE	53.57
MAP FILE	OP10----	LAND USE	112
SALE PRICE		NEIGHBORHOOD	800C
SALE DATE	3/19/08	PROPERTY TYPE	
RECENT		TAX CLASS	
SALE CODE		VACANT	V
		ABSENT	

YEAR BUILT	AIR	
BUILDING AREA	FIREPLACE	
STORIES	BUILDING STYLE	
BASEMENT	CONDITION	
ROOMS	SPECIAL ID	6001
BEDROOMS	SELLER	
BATHS	SALE PRICE 1	
EXTERIOR WALLS	SALES DATE 1	
HEAT TYPE	SALES PRICE 2	
FUEL TYPE	SALE DATE 2	
SKETCH:		

MAP 10  
PARCEL 23.5  
ACCOUNT 07188982

NO FOOTPRINT SKETCH IS AVAILABLE FOR THIS PROPERTY.

EAGLE SCHOOL ROAD



PROPERTY CARD - BERKELEY COUNTY WV 2022

GEOGRAPHIC LOCATION: DISTRICT 8 TOWN NAME OPEQUON MAP 10 PARCEL 23.4 FILE TYPE A

OWNER: MONSOON LLC  
 905 NORTH ST  
 MARTINSBURG, WV 25401

PROPERTY: 450 GREGORY DR STREET VALIDITY 1  
 DESCRIPTION: 2.81 AC DRS OPQ

TOTAL VALUE	\$63,500	DEED BOOK/PAGE	968/343
LAND VALUE	\$60,900	ACCOUNT	07063394
BUILDING VALUE	\$2,600	LAND SQ.FT.	122404
ASSESSED VALUE	\$6,900	ACREAGE	2.81
MAP FILE	OP10-----	LAND USE	112
SALE PRICE		NEIGHBORHOOD	800C
SALE DATE	3/19/08	PROPERTY TYPE	
RECENT		TAX CLASS	
SALE CODE		VACANT	V
		ABSENT	

YEAR BUILT	1977	AIR	
BUILDING AREA	2660	FIREPLACE	1
STORIES	1	BUILDING STYLE	RANCH
BASEMENT	FULL	CONDITION	AVERGE
ROOMS	7	SPECIAL ID	6001
BEDROOMS	3	SELLER	
BATHS	2.1	SALE PRICE 1	
EXTERIOR WALLS	FRAME	SALES DATE 1	
HEAT TYPE	ELEC	SALES PRICE 2	
FUEL TYPE	ELEC	SALE DATE 2	

SKETCH: A0CU56R18D3R37U3R14D24L14D15L4U2L8D2L25D17L18A1U53R18CU32R37D32L37A2R55CU32R22U4R  
 6D36L28A3U17R18CR25U2R8D2R4D10L37U10A4U32R70CU4R6D4L6

