

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

For the sale of Property at: 134 S. Queen Street, Martinsburg, Wv 25401

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.

II. 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 or lead-based paint and/or lead-based paint hazards

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

g. CH 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.

Maria K Karos 11/03/2025
Seller Date

Karos Enterprises LLC

Seller Date

Chip Hensell 11/03/2025
Agent Date

Chip Hensell

EPBR Lead Paint 8/2017

Purchaser Date

Purchaser Date

Agent Date

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:

C.W. "Chip" Hensell III (printed name of licensee), affiliated with Hensell Realty Co (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.

<small>Authentisign</small> <i>Maria K Karos</i>	11/06/2025		
Seller/Lessor Maria K Karos	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 *Chip Hensell* Date 11/06/25

C.W. "Chip" Hensell III

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

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 134 S. Queen Street, Martinsburg, Wv 25401

Legal Description lot 34 134-136 S. Queen Styreet 29.75 x 103

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? _____
- 2. How long have you owned the property? _____
- 3. Dates lived in the property. _____

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 _____ Other
- Air Conditioning Oil Natural Gas Electric Bottled Heat Pump Age _____ Other
- Hot Water Oil Natural Gas Electric Capacity _____ Age _____ Other
- Internet Access in Home Yes or No; Current Provider _____
- 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: _____ Age _____

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

Comments: _____

- 4. Other Structural Systems, including exterior walls and floors:
Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown N/A

Comments: _____

6. 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: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: Yes No Unknown N/A

Is the system in operating condition? Yes No Unknown N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? Yes No Unknown N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A

When was the system was last pumped? Date: _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown N/A

Home water treatment system: Yes No Unknown N/A Leased

Fire sprinkler system: Yes No Unknown N/A

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

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. Insulation:

In exterior walls? Yes No Unknown N/A

In ceiling/attic? Yes No Unknown N/A

In any other areas? Yes No Unknown N/A

Where? _____

Comments: _____

13. Exterior Drainage: Does water stand on the property for more than 24 hours after rain? Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

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

Any treatments or repairs? Yes No Unknown N/A

Any warranties? Yes No Unknown

Comments: _____

15. 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 _____

16. 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: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) In good working condition?

Yes No Unknown N/A

Yes No Unknown N/A

Comments: _____

18. 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 _____

19. 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: _____

20. 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: _____

21. 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: _____

22. 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.

Seller **Karos Enterprises LLC**

Date _____

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: _____

Authentisign
Maria K Karos

Seller Karos Enterprises LLC

11/03/2025

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date

PROPERTY CARD - BERKELEY COUNTY WV 2025

GEOGRAPHIC LOCATION:

DISTRICT 6 TOWN NAME MARTINSBURG MAP 14 PARCEL 492 FILE TYPE A

OWNER:

KAROS ENTERPRISES LLC
134 S QUEEN ST
MARTINSBURG, WV 25401

PROPERTY:

134 S QUEEN ST

STREET VALIDITY 1

DESCRIPTION:

LOT 34 134-136 S QUEEN 29.75X103

TOTAL VALUE	\$261,400	DEED BOOK/PAGE	
LAND VALUE	\$30,600	ACCOUNT	613/268
BUILDING VALUE	\$230,800	LAND SQ.FT.	06168675
ASSESSED VALUE	\$261,399	ACREAGE	3058
MAP FILE	MA14-----	LAND USE	0.0702
SALE PRICE	\$117,050	NEIGHBORHOOD	373
SALE DATE	9/1/98	PROPERTY TYPE	961
RECENT		TAX CLASS	C
SALE CODE		1 VACANT	4
		ABSENT	

YEAR BUILT		AIR	
BUILDING AREA		FIREPLACE	
STORIES		BUILDING STYLE	
BASEMENT		CONDITION	
ROOMS		SPECIAL ID	0000
BEDROOMS		SELLER	
BATHS		SALE PRICE 1	
EXTERIOR WALLS		SALES DATE 1	0000-00-00
HEAT TYPE		SALES PRICE 2	
FUEL TYPE		SALE DATE 2	0000-00-00

SKETCH:

MAP 14
PARCEL 492
ACCOUNT 06168675

NO FOOTPRINT SKETCH IS AVAILABLE FOR THIS PROPERTY.

134 S QUEEN ST



LEGEND

- (15) Lot Number
- (123) Parcel Number
- (72) Block Number
- (49) State Road Number
- Property Line
- Right-of-Way
- Original Property Line
- Easement
- District Line
- County Line
- Water
- Corporation Line

DISCLAIMER

The tax map was compiled from available record evidence and has not been field verified. This map is not a valid survey and the data on this map does not imply any warranty of accuracy. This State of West Virginia and County Assessor's Office is not responsible for any errors or omissions of this map. Use of this map does not substitute for appropriate and proper title research.

COUNTY OF BERKELEY

STATE OF WEST VIRGINIA
Office of Assessor

KEY MAP

- M9 M10 M11
- M13 M14 M15
- M17 M18 M19

M14

Current to 12/1/2023
Print Date: 12/1/2023

Scale: 1:2,000



For Tax Purposes Only