

Disclosure of Information on ~~Lead-Based Paint~~ and/or Lead-Based Paint Hazards

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.

Seller's Disclosure

(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) LL 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) LL Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (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; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JSB Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

<u>Lalorne S. Leman</u>	<u>8/12/24</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Jeffrey S. Bowen</u>	<u>8/12/24</u>	_____	_____
Agent	Date	Agent	Date

**MOLD DISCLOSURE**

This disclosure applies to the property in the County of PENDLETON and is described as follows:

**2.79 Acres w/Cabin, Tax Map 41, Parcel 6-37, Deed Book 197, Page 316, Sugar Grove District, Pendleton County, West Virginia**

**Mold Warning Statement**

There is now available information concerning the possibility and probability of mold in health related issues and the fact that mold may exist either hidden or visible in homes which could place individuals at health risk.

**Seller's Disclosure** (Each Seller initial in each space and check the appropriated box after each space.)

LL (a) Presence of mold (check one below):

- Seller has no knowledge of mold and/or mold hazards in the housing.
- Known mold and/or mold hazards are present in the housing (explain):

LL (b) Records and reports available to the Seller (check on below):

- Seller has no reports or records pertaining to mold and/or mold hazards in the housing.
- Seller has provided the Purchaser with all available records and reports pertaining to mold and/or mold hazards in the housing (list documents):

**Purchaser's Acknowledgments** (each Purchaser initial in each space):

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of mold and/or mold hazards; or
  - Wave the opportunity to conduct a risk assessment or inspection for the presence of mold and/or mold hazards.

**Agent's Acknowledgment** (each agent involved in this transaction initial in the appropriate space):

- AB (e) Seller's agent (listing agent) has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure Seller's compliance therewith.
- (f) Seller's agent (subagent) has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure Seller's compliance therewith.
- (g) Purchaser's agent (if agent will receive any compensation from Seller or Seller's agent) has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure Seller's compliance therewith.

**Certificate of Accuracy**

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

Seller: LaVerne S. Lerner Date 8/12/24 Seller: \_\_\_\_\_ Date \_\_\_\_\_

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

Listing Agent: Jeffrey S. Lerner Date 8/12/24 Purchaser's Agent: \_\_\_\_\_ Date \_\_\_\_\_

Subagent: \_\_\_\_\_ Date \_\_\_\_\_

**RADON DISCLOSURE**

This disclosure applies to the property in the County of PENDLETON and is described as follows:

**2.79 Acres w/Cabin, Tax Map 41, Parcel 6-37, Deed Book 197, Page 316, Sugar Grove District, Pendleton County, West Virginia**

**Radon Warning Statement**

There is now available information concerning the possibility and probability of radon in health related issues and the fact that radon may exist either hidden or visible in homes which could place individuals at health risk.

**Seller's Disclosure** (Each Seller initial in each space and check the appropriated box after each space.)

LS (a) Presence of radon (check one below):

- Seller has no knowledge of radon and/or radon hazards in the housing.
- Known radon and/or radon hazards are present in the housing (explain):

LS (b) Records and reports available to the Seller (check on below):

- Seller has no reports or records pertaining to radon and/or radon hazards in the housing.
- Seller has provided the Purchaser with all available records and reports pertaining to radon and/or radon hazards in the housing (list documents):

**Purchaser's Acknowledgments** (each Purchaser initial in each space):

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of radon and/or radon hazards; or
- Wave the opportunity to conduct a risk assessment or inspection for the presence of radon and/or radon hazards.

**Agent's Acknowledgment** (each agent involved in this transaction initial in the appropriate space):

JSB (e) Seller's agent (listing agent) has informed the Seller of the Seller's obligation and is aware of his/her responsibility to ensure Seller's compliance therewith.

(f) Seller's agent (subagent) has informed the Seller of the Seller's obligation and is aware of his/her responsibility to ensure Seller's compliance therewith.

(g) Purchaser's agent (if agent will receive any compensation from Seller or Seller's agent) has informed the Seller of the Seller's obligation and is aware of his/her responsibility to ensure Seller's compliance therewith.

**Certificate of Accuracy**

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

Seller: Lalaine S. Leman Date 8/12/21 Seller: \_\_\_\_\_ Date \_\_\_\_\_

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

Listing Agent: Jeffrey L. Bowen Date 8/12/21 Purchaser's Agent: \_\_\_\_\_ Date \_\_\_\_\_

Subagent: \_\_\_\_\_ Date \_\_\_\_\_