

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

For the sale of Property at: 48 School St, Romney, WV 26757

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): 1949

<input type="checkbox"/>	<input type="checkbox"/>	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
<input type="checkbox"/>	<input type="checkbox"/>	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 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 obligations 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.

Calath Johnson 10/19/24
 Seller Date

 Purchaser Date

 Seller Date

 Purchaser Date

Amata Wilson 10/19/24
 Agent Date

 Agent Date

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition.)

Seller Colatta Johnson
Property Address 48 School St Romney, WV 26757
Legal Description Goldsborough Add Lot 5

NOTICE TO PURCHASER: The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? _____

Property Systems:

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Septic | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for ___ (#) BR | <input type="checkbox"/> Perc |

Is the septic system functioning properly? Yes No Unknown N/A
When was the system last pumped? Date: _____ Unknown

Comments: _____

2. Water System:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Well | <input type="checkbox"/> Needs to be drilled |

Comments: _____

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

- | |
|---|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> N/A |
| Any treatments or repairs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |
| Any warranties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown |

Comments: _____

4. 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

Initials Seller: [] [] Purchaser: [] []

If yes, please specify _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? Yes No Unknown N/A

If yes, please specify _____

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify _____

6. 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: _____

7. 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: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? Yes No Unknown N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? Yes No Unknown N/A

Comments: _____

10. Please provide the following?

- Plat of the property Yes No
- Copy of the Deed Yes No
- Copy of septic permits Yes No N/A
- Covenants and Restrictions Yes No N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: _____

Initials Seller: Purchaser:

SELLER:

	10/19/24
Signature	Date

Signature	Date

PURCHASER:

Signature	Date

Signature	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 LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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: _____

SELLER:

Signature	Date

Signature	Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature	Date

Signature	Date

ITEMS TO CONVEY (AT NO VALUE)

Seller Calotta Johnson
Street Address 48 School St County Hampshire
City Romney, West Virginia Zip 26757

Table with 3 columns of items (Alarm System, Freezer, Satellite Dish, etc.) and checkboxes for 'Yes' and 'No # Items'.

A. As-Is Items: Seller will not warrant the condition or working order of the following items and/or systems:

B. Items That Do Not Convey: 2nd set of washer/dryer in basement

SELLER: PURCHASER:
Signature Date Signature Date
10/19/24

Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on
The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

Empty rectangular box for notes.

- Seller to credit the Purchaser \$
Repairs to be paid from escrow as per escrow agreement.
Seller to correct discrepancies within days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER: PURCHASER:
Signature Date Signature Date
Calotta Johnson 10/19/24