dotloop signature verification: dtlp.us/RsdK-sFsA-u8ul

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

For the sale of Property at: 1360 Allen Hill Road, Shanks, WV 26761

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): 1880

[ ] [ ] 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.)
[BK 10/05/26 9:02 PM EDT dotloop verified] [JK 10/05/26 8:57 PM EDT dotloop verified] 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) [BK 10/05/26 9:02 PM EDT dotloop verified] [x] [JK 10/05/26 8:57 PM EDT dotloop verified] 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) [BK] [x] [JK 10/05/26 dotloop verified] 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. [KC 09/16/26 9:55 PM EDT dotloop verified] [ ] 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.

Brad Kidwell (dotloop verified 10/05/26 9:02 PM EDT VG5C-S4HJ-XBAQ-OD3W)			
Seller	Date	Purchaser	Date
Johanna Kidwell (dotloop verified 10/05/26 8:57 PM EDT ZLER-SFJJ-ULWU-N127)			
Seller	Date	Purchaser	Date
Katelyn Crispino (dotloop verified 09/16/26 9:55 PM EDT XJHX-JZRF-P6B0-H38J)			
Agent	Date	Agent	Date

dotloop signature verification: dtlp.us/KLaV-lQzy-OtRG

ITEMS TO CONVEY
(AT NO VALUE)

Seller Brad Kidwell and Johanna Kidwell

Street Address 1360 Allen Hill Road County Hampshire

City Shanks, West Virginia Zip 26761

Yes	No # Items		Yes	No # Items		Yes	No # Items	
☐	☐ ___	Alarm System	☐	☐ ___	Freezer	☐	☐ ___	Satellite Dish
☐	☐ ___	Built-in Microwave	☐	☐ ___	Furnace Humidifier	☐	☐ ___	Storage Shed
☐	☐ ___	Ceiling Fan	☐	☐ ___	Garage Opener	☑	☐ ___	Stove or Range
☐	☐ ___	Central Vacuum	☐	☐ ___	w/remote	☐	☐ ___	Trach Compactor
☐	☐ ___	Clothes Dryer	☐	☐ ___	Gas Log	☐	☐ ___	Wall Mount Brackets
☐	☐ ___	Clothes Washer	☐	☐ ___	Hot Tub, Equip & Cover	☐	☐ ___	Wall Oven
☐	☐ ___	Cooktop	☐	☐ ___	Intercom	☐	☐ ___	Water Treatment System
☐	☐ ___	Dishwasher	☐	☐ ___	Playground Equipment	☐	☐ ___	Window A/C Unit
☐	☐ ___	Disposal	☐	☐ ___	Pool, Equip, & cover	☐	☐ ___	Window Fan
☐	☐ ___	Electronic Air Filter	☑	☐ ___	Refrigerator	☐	☐ ___	Window Treatments
☐	☐ ___	Fireplace Screen/Door	☐	☐ ___	Refrigerator w/ice maker	☐	☐ ___	Wood Stove

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:**

SELLER: PURCHASER:

Brad Kidwell — dotloop verified 10/05/26 9:02 PM EDT TFLH-TKFF-1MTE-2YM5
Signature Date Signature Date

Johanna Kidwell — dotloop verified 10/05/26 8:57 PM EDT SWSS-BLSD-MM7U-SXH5
Signature Date Signature Date

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

☐ 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:

Brad Kidwell — dotloop verified 10/05/26 9:02 PM EDT LPZ3-SEGT-6WVF-LT1E
Signature Date Signature Date

Johanna Kidwell — dotloop verified 10/05/26 8:57 PM EDT 2NQJ-WT96-CLNO-NR4W
Signature Date Signature Date