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

For the sale of Property at: 566 Cooper Mountain View Drive Augusta, WV 26704

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): 2023

| | | |
|---|---|---|
| SB | MB | 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) SB ☑ MB 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) SB ☑ MB 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. CS 06/15/26 3:44 PM EDT ☐ 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.

| | | | |
|---|---|---|---|
| John Blackburn Jr | 11-2-26 | | |
| Seller | Date | Purchaser | Date |
| Mary Blackburn | 11/2/26 | | |
| Seller | Date | Purchaser | Date |
| CRAIG SEE dotloop verified 06/15/26 3:44 PM EDT BINJ-OGZY-KFTX-UJVN | | | |
| Agent | Date | Agent | Date |

# ITEMS TO CONVEY
# (AT NO VALUE)

Seller Shaun Blackburn Jr. and Maisy Blackburn

Street Address 566 Cooper Mountain View Drive County Hampshire

City Augusta, West Virginia Zip 26704

| 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:

Shaun Blackburn Jr. 11-2-26
Signature Date

Maisy Blackburn 11/2/26
Signature Date

PURCHASER:

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:

Signature Date

Signature Date

PURCHASER:

Signature Date

Signature Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

**Property Address** 566 Cooper Mountain View Drive Augusta, WV 26704

**Legal Description** 4.929 AC SITE 7 SEC II EDWARDS RUN PROPERTIES

***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? 2023
2. How long have you owned the property? April 6th 2022 to Present
3. Dates lived in the property. July 2023 to present

**Property Systems:** Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☐ Public ☑ Well ☐ Other _____

Sewage Disposal ☐ Public ☑ Septic System approved for 4 (#) BR

Heating ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☑ Heat Pump Age 3 ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☐ Electric ☐ Bottled ☑ Heat Pump Age 3 ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☑ Electric Capacity _____ Age 3 ☐ Other

Internet Access in Home ☑ Yes or ☐ No; Current Provider Frontier

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: Shingle Age 3

   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: N/A ☐ 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?

☐ Yes ☑ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☑ No ☐ Unknown

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) ☐ Yes ☑ No ☐ Unknown ☐ N/A
In good working condition? ☐ 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.

[redacted] 11-2-26
Seller Date

Mary Blackburn 11/2/26
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:

None

Seller _____ Date 11-3-26

Seller Mary Blackburn Date 11/2/26

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser _____ Date _____

Purchaser _____ Date _____