

This LBP is for the country store and apartment above store, which was built in the 1800's.



VIRGINIA REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)



This disclosure applies to the property(ies) in the City or County of Bedford and is described as follows:
1004 Gunstock Creek Rd., Bedford, VA 24523

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.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

(a) Presence of lead-based paint hazards (check one below):
[X] Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.
[] Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain):

(b) Records and reports available to the Seller (check one below):
[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
[] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents):

Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))

(c) Purchaser has received copies of all available information listed above.
(d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home.", available at https://www.epa.gov/sites/production/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf
(e) 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 lead-based paint and/or lead-based paint hazards; or
[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction receiving compensation from the seller must initial in the appropriate space)

(f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and Agent is aware of his/her responsibility to ensure compliance.
(g) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has been assured the seller is aware of the seller's obligations under 42 U.S.C. 4852d, or the Agent has informed the seller of the seller's obligations under 42 U.S.C 4852d, and Agent is aware of his/her responsibility to ensure compliance.

Certification 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.

6/15/2021 Seller Joe Dittrich Date
6/15/2021 Seller Teresa Dittrick Date
6-14-24 Agent Date
6/15/2021 Purchaser Date
6/15/2021 Purchaser Date
6/15/2021 Agent Date

For informational purposes only:

Firm: Firm:

This LBP is for the original log home, which was built in the 1800's.
 This LBP does not apply to the main residence which was built in 2007.



VIRGINIA REALTORS®
 DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
 LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
 (Purchase)



This disclosure applies to the property(ies) in the City or County of Bedford and is described as follows:
1018 Wheats Valley Rd., Bedford, VA 24523

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.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

JD (a) Presence of lead-based paint hazards (check one below):
 Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.
 Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain): _____

JD (b) Records and reports available to the Seller (check one below):
 Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): _____

Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))

_____ (c) Purchaser has received copies of all available information listed above.
 _____ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home.", available at https://www.epa.gov/sites/production/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf
 _____ (e) 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 lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction receiving compensation from the seller must initial in the appropriate space)

_____ (f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and Agent is aware of his/her responsibility to ensure compliance.
 _____ (g) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has been assured the seller is aware of the seller's obligations under 42 U.S.C. 4852d, or the Agent has informed the seller of the seller's obligations under 42 U.S.C 4852d, and Agent is aware of his/her responsibility to ensure compliance.

Certification 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.

<u>6/5/2024</u> Date	<u>Joe Dittrich</u> Seller Joe Dittrich	_____ Date	_____ Purchaser
<u>6/5/2024</u> Date	<u>Teresa Dittrich</u> Seller Teresa Dittrich	_____ Date	_____ Purchaser
<u>6/14/24</u> Date	<u>[Signature]</u> Agent	_____ Date	_____ Agent

For informational purposes only:

Firm: _____ Firm: _____

COPYRIGHT©2020 by the VIRGINIA REALTORS®.