

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller is occupying the Property; or is not occupying the Property.

I. SELLER REPRESENTATIONS

The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

DO NOT LEAVE ANY SPACES BLANK

If you mark "yes" on items with *, attach a copy of item's document or explain yes answer on an attached sheet.

1. TITLE

A. Do you have legal authority to sell the Property? Yes No Unknown

B. Is title to the Property subject to any of the following:

- (1) First right of refusal Yes* No Unknown
- (2) Option Yes* No Unknown
- (3) Lease or rental agreement Yes* No Unknown
- (4) Other listing Yes* No Unknown
- (5) Life estate Yes* No Unknown

C. Is the Property being transferred an unlawfully established unit of land? Yes* No Unknown

D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? Yes* No Unknown

E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property? Yes* No Unknown

F. Are there any agreements for joint maintenance of an easement or right of way? Yes* No Unknown

G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property? Yes* No Unknown

H. Are there any pending or existing governmental assessments against the Property? Yes* No Unknown

I. Are there any zoning violations or nonconforming uses? Yes* No Unknown

J. Is there a boundary survey for the Property? Yes* No Unknown

K. Are there any covenants, conditions, restrictions, or private assessments that affect the Property? Yes* No Unknown

L. Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold? Yes* No Unknown

2. WATER

A. Household water

Buyer Initials _____

Seller Initials _____

*JGT**PAK*

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80 (1) The source of the water is (check ALL that apply):
 81 Public Community Private Other _____
 82 *irrigation* *house*

83 (2) Water source information:
 84 a. Does the water source require a water permit?
If yes, do you have a permit? Yes* No Unknown
 85 b. Is the water source located on the Property?
If not, are there any written agreements for a shared water source? Yes* No Unknown
 86 c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
 87 i. Flow test? Yes No Unknown N/A
 88 ii. Bacteria test? Yes No Unknown N/A
 89 iii. Chemical contents test? Yes No Unknown N/A
 90 d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
 91 Yes* No Unknown
 92 e. Are there any water source plumbing problems or needed repairs?
 93 Yes* No Unknown
 94 (3) Are there any water treatment systems for the Property?
If yes, are the systems: Leased Owned N/A
 95 *softener - owned*

96 B. Irrigation
 97 (1) Are there any of the following running with the Property?
 98 a. water rights? Yes No Unknown
 99 b. other irrigation rights for the Property? Yes No Unknown
 100 (2) If any exist, has the irrigation water been used during the last five-year period?
 101 Yes* No Unknown N/A
 102 (3) Is there a water rights certificate or other written evidence available?
 103 Yes No Unknown N/A
 104 C. Outdoor sprinkler system
 105 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown
 106 (2) Has a back flow valve been installed? Yes No Unknown N/A
 107 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

108 **3. SEWAGE SYSTEM**

109 A. Is the Property connected to a public or community sewage system? Yes No Unknown
 110 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown
 111 C. Is the Property connected to an on-site septic system?
 112 (1) If yes, when was the system installed? _____ Yes No Unknown N/A Initial JGT
 113 (2) If yes, was the system installed by permit? Yes No Unknown N/A Initial PAM
 114 (3) If yes, has the system been repaired or altered? Yes* No Unknown N/A
 115 (4) If yes, has the condition of the system been evaluated and a report issued? Yes* No Unknown N/A
 116 (5) If yes, has the septic tank ever been pumped?
If yes to the above question (3)(C)(5), when? _____ Yes No Unknown N/A
 117 (6) Does the system have a pump? Yes No Unknown N/A
 118 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
 119 (8) Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
 120 (9) Are all components of the system located on the Property? Yes No Unknown N/A
 121 D. Are there any sewage system problems or needed repairs?
 122 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

Buyer Initials _____

Seller Initials Initial JGT Initial PAM



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127 4. DWELLING INSULATION

128 A. Is there insulation in the:
 129 (1) Ceiling?
 130 (2) Exterior walls?
 131 (3) Floors?
 132 B. Are there any defective insulated doors or windows?

Yes No Unknown
 Yes No Unknown
 Yes No Unknown
 Yes No Unknown

133 5. DWELLING STRUCTURE

134 A. Has the roof leaked?
 135 If yes, has it been repaired?
 136 B. Are there any additions, conversions or remodeling?
 137 If yes, was a building permit required?
 138 If yes, was a building permit obtained?
 139 If yes, was final inspection obtained?
 140 C. Are there smoke alarms or detectors?
 141 D. Are there carbon monoxide alarms?
 142 E. Is there a woodstove or fireplace insert included in the sale?

Yes* No Unknown
 Yes No Unknown N/A
 Yes No Unknown

143 If yes, what is the make?* _____

[X] N/A

Initial JGT

Initial GAN

144 If yes, was it installed with a permit? _____

Yes* No Unknown N/A

145 If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of
 146 Environmental Quality (DEQ) affixed to it? Yes* No Unknown N/A

147 F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?

Yes* No Unknown

149 G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the
 150 basement)? Yes* No Unknown

151 If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation
 152 done.*

153 H. Is there a sump pump on the Property?

Yes No Unknown

154 I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action
 155 suit, settlement or litigation?

Yes No Unknown

156 If yes, what are the materials? _____

[X] N/A

Initial GAN

157 (1) Are there problems with the materials?

Yes No Unknown N/A

158 (2) Are the materials covered by a warranty?

Yes No Unknown N/A

159 (3) Have the materials been inspected?

Yes No Unknown N/A

160 (4) Have there ever been claims filed for these materials by you or by previous owners?

Yes No Unknown N/A

162 If yes, when? _____ [Date] [X] N/A

Yes No Unknown N/A

163 (5) Was money received?

Yes No Unknown N/A

164 (6) Were any of the materials repaired or replaced?

Yes No Unknown N/A

165 6. DWELLING SYSTEMS AND FIXTURES

166 A. If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is
 167 signed?

168 (1) Electrical system, including wiring, switches, outlets and service
 169 (2) Plumbing system, including pipes, faucets, fixtures and toilets
 170 (3) Water heater tank
 171 (4) Garbage disposal
 172 (5) Built-in range and oven
 173 (6) Built-in dishwasher

Yes No Unknown

Yes No Unknown

Yes No Unknown

Yes No Unknown N/A

Yes No Unknown N/A

Yes No Unknown N/A

Buyer Initials _____

Seller Initials

Initial JGT Initial GAN

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Form 3.1 · Seller Property Disclosure Statement · Version 2025-2

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

1045 SW 53rd St.

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SELLER PROPERTY DISCLOSURE STATEMENT



174 (7) Sump pump Yes No Unknown N/A
 175 (8) Heating and cooling systems Yes No Unknown N/A
 176 (9) Security system Yes No Unknown N/A
 177 If yes, are the systems: Owned Leased N/A

178 B. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action
 179 suit settlement or litigation?
 180 If yes, what product? Yes No Unknown N/A

181 (1) Are there problems with the product? Yes No Unknown
 182 (2) Is the product covered by a warranty? Yes No Unknown
 183 (3) Has the product been inspected? Yes No Unknown
 184 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown
 185 If yes, when? [Date] N/A

186 (5) Was money received? Yes No Unknown
 187 (6) Were any of the materials or products repaired or replaced? Yes No Unknown

188 7. COMMON INTEREST

189 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
 190 Name of Association or Other Governing Entity: _____ N/A
 191 Contact Person _____ N/A
 192 Address _____ N/A
 193 Phone Number _____ N/A

194 B. Regular periodic assessments: \$ _____ per: Month Year Other N/A
 195 C. Are there any pending or proposed special assessments? Yes* No Unknown
 196 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts,
 197 walkways or other areas co-owned in undivided interest with others? Yes No Unknown N/A
 198 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? Yes No Unknown N/A
 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
 200 rules, whether recorded or not? Yes N/A Unknown N/A

204 8. SEISMIC

205 A. Was the house constructed before 1974? Yes No Unknown
 206 If yes, has the house been bolted to its foundation? Yes No Unknown N/A

207 9. GENERAL

208 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? Yes No Unknown
 209 B. Does the Property contain fill? Yes No Unknown
 210 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake,
 211 expansive soils or landslides? Yes No Unknown
 212 D. Is the Property in a designated floodplain? Yes No Unknown
 213 Note: Flood insurance may be required for homes in a floodplain.
 214 E. Is the Property in a designated slide or other geologic hazard zone? Yes No Unknown
 215 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
 216 or chemical storage tanks or contaminated soil or water? Yes* No Unknown
 217 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
 218 We think decommissioned Yes No Unknown
 219 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown
 220

Buyer Initials _____

Seller Initials *JGT* *SAM*

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SELLER PROPERTY DISCLOSURE STATEMENT

222 If yes, was a Certificate of Fitness issued? Yes* No Unknown N/A223 **10. FULL DISCLOSURE BY SELLER**224 A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about? Yes* No225
226 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims,
227 repairs or remediation.*228 **II. VERIFICATION**229 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have
230 received a copy of this disclosure statement. I/we authorize my/our Agents to deliver a copy of this disclosure statement to all
231 prospective Buyers of the Property or their Agents.

232 Seller(s) signature:

233 Seller:  Jacqueline I. Gamble, Trustee Dated: 11/26/2025 | 2:43:30 PM PST
234 Seller:  Peggy A. Gilder, Trustee Dated: 11/26/2025 | 11:12:36 AM PST
235 Seller: _____ Dated: _____
236 Seller: _____ Dated: _____238 **III. BUYER'S ACKNOWLEDGMENT**239 A. As Buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known
240 by me/us by utilizing diligent attention and observation.241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement
242 are made only by the Seller and are not the representations of any financial institution that may have made or may make a loan
243 pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by the
244 Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation,
245 misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any
246 amendment to the disclosure statement.247 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby
248 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).249
250 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF
251 THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE
252 BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR
253 SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU
254 WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

255 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

256 Buyer: _____ Dated: _____
257 Buyer: _____ Dated: _____
258 Buyer: _____ Dated: _____
259 Buyer: _____ Dated: _____

261 If Agent receiving disclosure statement for Buyer, Agent is to sign and date:

262 _____ Real Estate Licensee

263 _____ Real Estate Firm

264 Date received by Agent _____

Sale Agreement #

3.4 ATTACHMENT SHEET FOR DISCLOSURE FORMS

1 1. Property Address or Description: 1045 SW 53rd St., Corvallis, OR 97333

2 2. Names of Parties to this Agreement:

3 Buyer: _____

4 Buyer: _____

5 Buyer: _____

6 Buyer: _____

Seller: Jacqueline I. Gamble, TrusteeSeller: Peggy A. Gilder, Trustee

Seller: _____

Seller: _____

7 3. Use and Effect of this Attachment. The **Form 3.1 Seller Property Disclosure Statement**, **Form 3.2 Seller Agricultural Land Disclosure**,
 8 and **Form 3.3 Seller Vacant Land Disclosure** all state, "If you mark yes on items with *, attach a copy of item's document or explain yes
 9 answer on an attached sheet." This Attachment form is used for those explanations. If you are attaching a copy of a document, label
 10 the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3, etc. and use the below space to describe the item.

11 E.g. Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in
 12 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,
 13 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Form 3.1, Section 1 L -
 14 Attached Document labeled as Exhibit A - Tax Assessment showing pending governmental assessment."

15 4. Disclosure. This Attachment is related to Sale Agreement # _____ and **Form 3.1 Seller Property Disclosure**
 16 **Statement**; **Form 3.2 Seller Agricultural Land Disclosure**; or **Form 3.3 Seller Vacant Land Disclosure**.

17 5. Explanations and Attachments. The following are explanations of various "yes" answers to disclosure items marked with *, or
 18 descriptions of attached items related to such * items

19 Item Related to Form 1 B3 Section B3 Attached Document labeled as Exhibit _____
 20 Statement of Explanation (if any): Leased until September 2026

24 Item Related to Form 1 Section K. Attached Document labeled as Exhibit _____
 25 Statement of Explanation (if any): Very minimal covenants exist from many

decades ago - See preliminary title report

29 Item Related to Form 1 Section L Attached Document labeled as Exhibit _____
 30 Statement of Explanation (if any): Veterans deferal asset estimates approx

\$600 per year.

34 Item Related to Form 10 Section 17 Attached Document labeled as Exhibit _____
 35 Statement of Explanation (if any): a number of years ago sink leaked

a restoration company repaired -

39 Item Related to Form _____ Section _____ Attached Document labeled as Exhibit _____
 40 Statement of Explanation (if any): _____

41 _____

42 _____

43 _____

Sale Agreement #_____



2.6 LEAD-BASED HAZARD ADDENDUM

1 **1. Property Address or Description:** 1045 SW 53rd St., Corvallis, OR 97333

2 **2. Names of Parties to this Agreement:**

3 Buyer _____	4 Seller Jacqueline I. Gamble, Trustee _____
5 Buyer _____	6 Seller Peggy A. Gilder, Trustee _____
Buyer _____	Seller _____
Buyer _____	Seller _____

7 **3. Lead Warning Statement.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior
 8 to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of
 9 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning
 10 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
 11 pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-
 12 based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint
 13 hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

14 **By signing below, Buyer represents that Buyer has read and understood this Lead Warning Statement.**

15 **4. "Lead Hazard" Defined.** Lead Hazards are any conditions that cause exposure to lead from lead-contaminated dust, lead-
 16 contaminated soil, or lead-contaminated paint on surfaces that would result in adverse human health effects.

17 **5. Lead Hazard Information Pamphlet.** **By signing below, Seller represents** that Seller or Seller's Agent have provided Buyer or Buyer's
 18 Agent with a copy of the EPA informational pamphlet *Protect Your Family from Lead in Your Home*, ("EPA Pamphlet") available at
 19 <https://www.epa.gov/lead/protect-your-family-lead-home-real-estate-disclosure>.

20 If Buyer does not receive the EPA Pamphlet from Seller along with this **Form 2.6 Lead-Based Hazard Addendum**, Buyer may terminate
 21 the Agreement at any point before Closing by delivering to Seller a **Form 5.3 Buyer's Notice of Termination** stating that Seller failed
 22 to provide the Lead-Based Hazard documents.

23 If Buyer has received the EPA Pamphlet and this **Form 2.6 Lead-Based Hazard Addendum** from Seller after Mutual Acceptance of the
 24 Sale Agreement, Buyer will have **2 Business Days** to terminate the Agreement by delivering to Seller a **Form 5.3 Buyer's Notice of**
 25 **Termination** stating that Seller provided Lead-Based Hazard documents after Mutual Acceptance.

26 **By initialing here, Buyer represents that Buyer has received the informational pamphlet. Buyer Initials** _____ / _____ / _____ / _____

27 **6. Seller Disclosure.** Seller represents:

28 Seller has knowledge that Property contains Lead-Based Paint and/or Lead Hazards. Seller must explain the basis, location,
 29 and condition of any known Lead-Based Paint and Lead Hazards: _____

30 If the box above is checked, Seller must select one of the two boxes below:

31 Seller has given Buyer copies of all Seller's Lead-Based Paint and Lead Hazard evaluation reports and records.

32 Seller has no Lead-Based Paint and Lead Hazard evaluation reports and records.

33 Seller has no knowledge of any Lead-Based Paint or Lead Hazards on the Property.

34 **By initialing here, Buyer represents that Buyer has received the above disclosure and copies of reports and records, if any. Buyer Initials** _____ / _____ / _____ / _____

35 **7. Lead Hazard Inspection Period** (check one of the boxes below).

36 Buyer shall have **10 Calendar Days** after Mutual Acceptance of this Addendum to conduct a risk assessment or inspection
 37 for the presence of Lead-Based Paint and/or Lead Hazards.

38 Buyer shall have _____ **Business Days** after Mutual Acceptance of this Addendum to conduct a risk assessment or
 39 inspection for the presence of Lead-Based Paint and/or Lead Hazards.

40 Buyer waives the right to conduct a Lead Hazard Inspection or risk assessment.

41 **By signing below, Buyer acknowledges having received an opportunity to conduct a risk assessment or inspection for the presence**

42 **of Lead-Based Paint and/or Lead Hazards before becoming obligated under the Sale Agreement to purchase the Property.**

Buyer Initials _____

Seller Initials JIG PAK



Sale Agreement # _____

LEAD-BASED HAZARD ADDENDUM

45 **8. Hazard Inspection Costs and Scheduling.** Buyer shall be solely responsible for scheduling and paying all costs for Lead Hazard
 46 evaluation, lead-risk assessment or lead-paint inspections. Seller shall provide Buyer and Buyer's inspectors with reasonable access
 47 to the Property for the purposes of these assessments and inspections. Until Closing, or if this transaction is terminated for up to
 48 10 Business Days after termination, upon Seller's request Buyer must provide a copy of any lead-related evaluation, assessment or
 49 inspection report requested by Seller

50 **9. Buyer's Cancellation and Release.** If Buyer is dissatisfied with Buyer's Lead-Based Paint and/or Lead Hazard evaluations,
 51 assessments or inspections, Buyer has until the end of the Lead Hazard Inspection Period or the end of the Due Diligence Period (unless
 52 Buyer has waived or released the Due Diligence Contingency), whichever is later, to agree in writing with Seller over repairs to remedy
 53 Lead-Based Paint or Lead Hazard deficiencies ("Lead Repairs"), or to terminate the Sale Agreement by giving Seller **Form 5.3 Buyer's**
 54 **Notice of Termination**, with all Earnest Money refunded to Buyer. Buyer's failure to terminate or to agree in writing with Seller over
 55 Lead Repairs by the deadline described in this Section constitutes Buyer's acceptance of the condition of the Property "as-is" with
 56 respect to Lead-Based Paint and Lead Hazards.

57 **10. Agent Acknowledgement.** By signing below, Seller's agent is acknowledging that Seller's Agent is aware that under 42 U.S.C.
 58 4852d(4), Seller's Agent is required to ensure Seller's compliance with 42 U.S.C. 4852d, and Seller's Agent has informed Seller of Seller's
 59 obligations under 42 U.S.C. 4852d.

60 **11. Certification of Accuracy.** By signing below, the Buyer, Seller, and their respective agents certify that they have reviewed the
 61 information above and in the attachments and certify, to the best of their knowledge, that the information is true and accurate.

62 12. Signatures.

63 **By mutually accepting the above terms, the Parties agree to the terms of this Addendum and make it part of the above referenced**
 64 **Sale Agreement:**

65 Buyer: _____ Date: _____

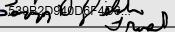
66 Buyer: _____ Date: _____

67 Buyer: _____ Date: _____

68 Buyer: _____ Date: _____

69 Signed by:

70 Seller:  Jacqueline I. Gamble, Trustee Date: 11/26/2025 | 2:43:30 PM PST

71 Seller:  Peggy A. Gilder, Trustee Date: 11/26/2025 | 11:12:36 AM PST

72 Seller: _____ Date: _____

73 Seller: _____ Date: _____

74 Buyer Agent's Signature: _____ Date: _____

75 Seller Agent's Signature:  Michael Krasilovsky Date: 11/26/2025 | 11:01:41 AM PST

[ATTACH FORM 10.3 PROTECT FAMILY FROM LEAD PAMPHLET TO THIS ADDENDUM IF PAMPHLET NOT ALREADY PROVIDED]

For the file to give

to a buyer

Initial
JGT

Initial
PAK

11/26/2025 | 11:01:41 AM PST



Protect Your Family From Lead in Your Home



March 2021

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Buyer Initials _____

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Buyer Initials _____

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

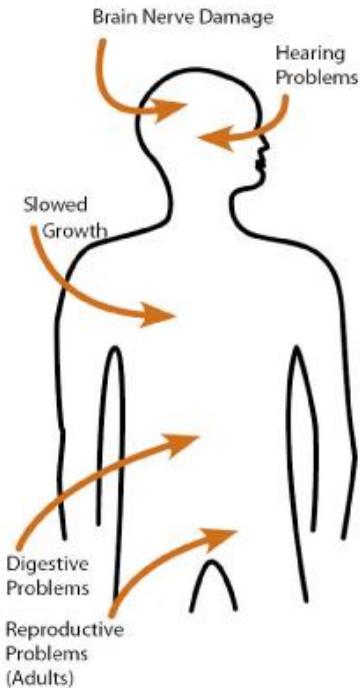
- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain



Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ “Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² “Lead-containing paint” is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips-which you can see-and lead dust-which you may not be able to see-both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
 - A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

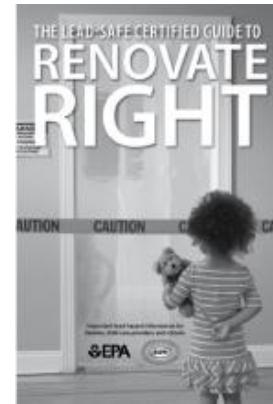
Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

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Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as “**greta**” and “**azarcon**,” used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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