

LEAD-BASED PAINT DISCLOSURE

Date: _____

Property Address: _____

Lead Warning Statement: Every buyer of any interest in residential real estate with a dwelling built before the year 1978 must comply is notified that such property may expose residents to lead from lead-based paint, potentially putting young kids at risk of developing lead poisoning in young kids may cause permanent neurological damage, including learning disabilities and developmental delays Intelligence quotient, behavioral issues, and impaired memory. Lead poisoning also presents a particular risk to pregnant women. The Seller of any interest in residential real estate must give the buyer any available information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and must tell the Buyer of any known lead-based paint hazards. A risk an assessment or inspection for possible lead-based paint hazards is advised before purchase.

Seller's Disclosures: The Seller hereby discloses the presence of lead-based paint and/or lead-based hazards by checking the appropriate boxes as follows:

(a) Presence of lead-based paint and/or lead hazards (check one below):

☐ Seller knows lead-based paint and/or lead hazards are present in the property (explain):

☐ Seller has no knowledge of lead-based paint and/or lead hazards in the property.

(b) Records and reports available to the Seller (select one below):

☐ Seller has given the Buyer all available official records and reports regarding lead-based paint and/or lead-based paint hazards in the property. Those detailed reports and records are itemized as follows:

☐ Seller has no records or reports related to lead-based paint and/or lead hazards in the property.

Buyer's Acknowledgment: Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

(c) _____ Buyer has received copies of all available information listed in item (b), if any.

(d) _____ Buyer has received the pamphlet "*Protect Your Family From Lead in Your Home.*"

If delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell

All parties acknowledge Buyer has the right to cancel per the terms outlined in the Agreement.

(e) _____ Buyer has (check one below):

☐ Given a 10-day window (or another mutually agreed-upon period) to perform a risk assessment or inspection of the presence of lead-based paint hazards (in which event the parties have entered into a Lead - Based Paint Contingency Addendum); or

☐ Waived the opportunity to conduct a risk assessment or inspect for the presence of lead-based hazards paint and/or lead-based paint hazards.

Broker/Salesperson's Acknowledgment: The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/ Salesperson in the transaction) acknowledges, by their initials in the blank below, as follows:

(f) _____ The Broker/Salesperson has informed the Seller of their legal obligations under 42 U.S.C. §4852(d) and is aware of his/her responsibility to ensure compliance.

Certifications: The undersigned have reviewed the information above and certify, to the best of their knowledge, that provided, which they have provided is true and accurate.

_____ Seller	_____ Date	_____ Buyer	_____ Date
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_____ Seller	_____ Date	_____ Buyer	_____ Date
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_____ Seller Broker/Salesperson	_____ Date
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(If no Seller Broker/Salesperson, Buyer Broker/Salesperson signs)

NOTE: Unless explicitly stated otherwise, the term "days" refers to calendar days, not business days. Business days are defined as all days except Sundays and Montana or federal holidays.



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

Did you know that homes constructed before 1978 often contain **lead-based paint**? Lead found in paint, chips, and dust can be a significant health risk.

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

Prior to renting or purchasing a home or apartment built before 1978, federal regulations mandate:

- Sellers are required to reveal any known details about lead-based paint or potential lead hazards before selling a property.
- Real estate contracts must include a warning about lead-based paint. Buyers have up to 10 days to conduct a lead inspection.
- Landlords must disclose any known information about lead-based paint or hazards before leases begin. Leases must include a warning about lead-based paint.

If you're planning renovations, repairs, or painting (RRP) in a pre-1978 home or apartment:

- Review the EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to understand the lead-safe work practices contractors must follow when working in your home (see page 12).



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.
- Regularly maintain painted surfaces to prevent deterioration.
- Have your home tested for lead hazards. Locate a certified inspector or risk assessor at epa.gov/lead.
- Discuss with your landlord about repairing surfaces with peeling or chipped paint.
- Clean floors, window sills, and other surfaces regularly.
- Take steps to prevent exposure to lead dust during remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified contractors.
- Before purchasing, renting, or renovating your home, have it tested for lead-based paint.
- Talk to your healthcare provider about testing your children for lead. Your pediatrician can perform a simple blood test to check for lead.
- Frequently wash children's hands, bottles, pacifiers, and toys.
- Ensure children eat nutritious, low-fat foods rich in iron, calcium, and vitamin C.
- Take off shoes or wipe them clean before entering your home.

Lead Gets into the Body in Many Ways

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

- Inhale lead dust, particularly during activities like renovations, repairs, or painting that disturb painted surfaces.
- Ingest lead dust that has settled on food, food prep areas, and other surfaces.
- Eat paint chips or soil that contains lead.

Lead is particularly harmful to children younger than 6 years old.

- At this age, kids' brains and nervous systems are more vulnerable to lead's harmful effects.
- Children's developing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths, which can have lead dust on them.



Women of childbearing age should be aware that lead is harmful to a developing fetus.

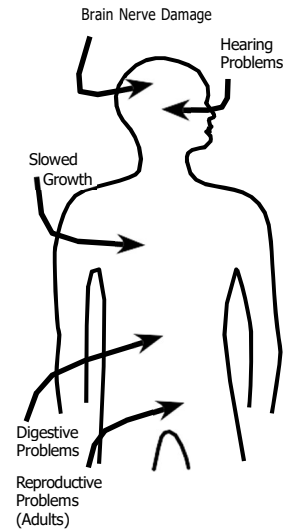
- Women with high lead levels in their system before or during pregnancy risk passing lead to the fetus through the placenta during development.

Health Effects of Lead

Lead affects the body in many ways. It's important to understand that even low lead exposure can cause serious harm to children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, ADHD, and reduced intelligence
- Speech, language, and behavioral issues
- Poor muscle coordination
- Reduced muscle and bone growth
- Hearing damage



While low-level lead exposure is more common, exposure to high levels can have severe effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are particularly vulnerable to lead exposure, lead can also be harmful to adults.

In adults, exposure to lead can cause:

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

Check Your Family for Lead

Have your children and home tested if you suspect your home has lead.

Children's blood lead levels often rise quickly from 6 to 12 months and typically peak between 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 advised for:

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

Your doctor can explain the test results and whether additional testing is necessary.

Where Lead-Based Paint Is Found

Generally, the older your home or childcare facility, the higher the likelihood it contains lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978, contain lead-based paint. In 1978, the federal government prohibited the use of lead-based paint in consumer products.²

Learn how to identify lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, rural areas, 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 (which can collect lead from exterior paint or sources, like the past use of leaded gasoline in cars)

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

¹ The federal government currently defines "lead-based paint" 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 The federal government currently defines "lead-containing paint" as paint with lead in new dried paint exceeding 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Damaged lead-based paint (such as peeling, chipping, flaking, cracking, or other deterioration) poses a risk and requires prompt action. **Lead-based paint** can also pose a danger when present on surfaces that children might chew or areas that experience heavy use, such as:

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

Lead paint is usually not a risk if it's in good shape and not on a surface with frequent impact or friction, like a window.

Lead dust can form when lead paint is scraped, sanded, or heated. It also develops when painted surfaces with lead bump or rub together. Lead dust and chips can settle on surfaces and objects people touch. Once settled, dust can become airborne again when a home is swept, vacuumed, or walked through. The EPA currently considers the following lead levels in dust hazardous:

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

Lead in soil can be dangerous when children play in bare soil or when people track soil into the home on their shoes. The EPA currently considers the following lead levels in soil hazardous:

- 400 parts per million (ppm) or more in bare soil play areas
- 1,200 parts per million (ppm) or more (average) in bare soil throughout the rest of the yard

Keep in mind that lead from visible paint chips and unseen lead dust can both pose hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to assess them. The following page explains how to accomplish this.

Checking Your Home for Lead

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

- A lead-based paint **inspection** shows whether lead-based paint is in your home and identifies its location. However, it does not indicate if there are existing lead hazards. A certified testing professional, known as a lead-based paint inspector, will perform an inspection using methods like:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** identifies any current lead hazards in your home from paint, dust, or soil. It also provides recommended actions to address them. A certified testing professional, known as a risk assessor, will:
 - Collect samples of deteriorating paint from doors, windows, floors, stairs, and walls
 - Collect dust samples near painted surfaces and test bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A joint inspection and risk evaluation determines whether your home contains lead-based paint, identifies any lead hazards, and pinpoints their exact locations.



Make sure to review the report you receive after your inspection or risk assessment is finished, and don't hesitate to ask questions about anything unclear.

Checking Your Home for Lead, continued

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

- Carefully collect paint chip samples to check for lead-based paint in the renovation area and send them to an EPA-recognized lab for analysis. For federally assisted housing, a certified lead-based paint inspector or risk assessor must take the samples
- Properly use EPA-recognized test kits to confirm the absence of lead-based paint (except in federally assisted housing)
- Assume lead-based paint is present and follow lead-safe work practices

State and federal programs exist to ensure testing is conducted safely, reliably, and effectively. For more information, contact your state or local agency, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for local contacts.³

³ Individuals with hearing or speech challenges can access this number via TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you believe your home may have lead-based paint hazards, you can take immediate steps to lower your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Regularly keep all painted surfaces clean and completely dust-free. Thoroughly wipe floors, window frames, sills, and other areas weekly using a mop or sponge with warm water and an effective all-purpose cleaner. (Warning: Never mix ammonia and bleach, as it creates a hazardous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Frequently and thoroughly rinse sponges and mop heads during cleaning of dirty or dusty areas, and once more afterward.
- Regularly wash your hands and your children's hands, especially before eating, nap time, and bedtime.
- Always keep play areas clean. Regularly wash bottles, pacifiers, toys, and stuffed animals.
- Prevent children from chewing on window sills, other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire EPA- or state-approved Lead-Safe Certified firms (see page 12).
- Clean or take off shoes before entering your home to prevent tracking in lead from soil.
- Ensure children eat nutritious, low-fat meals rich in iron and calcium, like spinach and dairy. Kids with healthy diets absorb less lead.

Reducing Lead Hazards

Improperly disturbing or removing lead-based paint can significantly worsen the hazard by spreading even more dangerous lead dust throughout your home.

- Along with regular cleaning and proper nutrition, you can **temporarily** reduce lead-based paint hazards by fixing damaged painted surfaces and planting grass to cover lead-contaminated soil. However, these actions are not permanent solutions and will need ongoing attention.



- You can minimize exposure to lead exposure when renovating, repairing, or painting by hiring an EPA- or state-certified renovator trained in lead-safe work practices. If you're a DIYer, learn to use lead-safe work methods at home.
- To permanently eliminate serious lead hazards, hire a certified lead abatement contractor. Abatement methods include safely removing, sealing, or enclosing lead-based paint with special materials. Simply painting over it with regular paint is not a lasting solution.

Always hire a certified contractor who is properly trained to handle lead hazards safely.

- Hire a firm certified in lead safety (see page 12) for renovation, repair, or painting (RRP) tasks that disturb painted surfaces.
- To permanently fix lead hazards, hire a certified lead abatement contractor. This ensures they work safely and have the right equipment for thorough cleanup.

Certified contractors will use skilled workers and follow strict safety rules set by their state or the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or receives federal housing assistance, thorough dust cleanup must continue after the work until official clearance testing confirms lead dust levels are safely below these limits:

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

Abatements are specifically designed to permanently remove lead-based paint hazards. However, lead dust can still be reintroduced into a previously abated area.

- Use a HEPA vacuum on all furniture and items brought back into the area to minimize the risk of reintroducing lead dust.
- Frequently wipe floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and an all-purpose cleaner.

See page 9 for details on protecting your home after abatement. To find certified lead abatement professionals near you, contact your state or local agency (see pages 15 and 16), visit epa.gov/lead, or call 1-800-424-LEAD.

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

If you hire a contractor for renovation, repair, or painting (RRP) projects in a pre-1978 home or childcare facility (such as a preschool or kindergarten), they must:

- Be a Lead-Safe Certified firm approved by the EPA or a state program authorized by the EPA
- Employ trained individuals (Lead-Safe Certified renovators) who follow strict lead-safe practices to prevent contamination
- Distribute a copy of the EPA's lead hazard information guide, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in homes built before 1978 and childcare facilities are required to adhere to lead-safe work practices that:

- **Contain the work area.** The area must be contained to prevent dust and debris from leaving the zone. Warning signs should be posted, and plastic or other materials with tape must be used.
- **Steer clear of renovation methods that produce large amounts of lead-contaminated dust.** Some methods create so much lead-contaminated dust that they're banned. They are:
 - Open-flame burning or torching
 - Using power tools and equipment for sanding, grinding, planing, needle gunning, or blasting that are not fitted 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 tidied up at the end of each day. Once the work is completed, the area must be thoroughly cleaned using specific cleaning procedures.
- **Dispose of waste properly.** Gather and seal waste in a durable bag or sheeting. During transportation, make sure the waste is contained to prevent the escape of dust and debris.

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

Other Sources of Lead

Lead in Drinking Water

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

Lead pipes are typically found in older homes and cities, particularly those built before 1986.

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

To confirm for certain if there is lead in your drinking water, have it tested professionally.

Keep in mind that older homes with a private well may 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. Boiling does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or washing dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, be sure to read the directions to know when to change the cartridge. Using an expired filter can reduce its effectiveness at removing lead.

Contact your water company to find out if the pipe connecting your home to the water main (called a service line) is made of lead. They can also provide information about lead levels in your system's drinking water.

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

Call your local health department or water company to inquire about water testing, or visit [epa.gov/safe-water](https://www.epa.gov/safe-water) for information on lead in drinking water. Some states or utilities provide programs to cover the cost of water testing for residents. Contact your state or local water company for more details.

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

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, it can be brought home on your body or clothes. Shower and change clothes before returning home. Wash your work clothes separately from the rest of your family's laundry.
- **Hobbies** If you engage in hobbies that use lead, such as making pottery, stained glass, or refinishing furniture, contact your local health department for information about potential lead exposure.
- Older **toys** and **furniture** could have been coated with paint that contains lead. Additionally, toys and other children's items from earlier years might have components made with lead.⁴
- Food and beverages prepared or stored in **lead crystal** or **pottery with lead-based** glaze may have traces of lead.
- Traditional remedies, like "**greta**" and "**azarcon**," commonly used for treating an upset stomach.

⁴ In 1978, the federal government prohibited the use of lead-based paint in toys, children's items, and furniture. In 2008, a further ban was implemented on lead in most children's products. Currently, the federal government restricts lead content to no more than 100 parts per million (ppm) by weight in children's products.

For More Information

The National Lead Information Center

Find out how to protect children from lead poisoning and access more information about lead hazards online at epa.gov/safewater and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

State and Local Health and Environmental Agencies

Certain states, tribes, and municipalities have specific regulations regarding lead-based paint. It's important to contact your local authorities to determine which laws are relevant to your situation. Most agencies can also provide information on finding a lead abatement company in your area and explore potential financial assistance options for addressing lead hazards. For the most current contact details for your state or local agencies, visit epa.gov/safewater, or reach out to the National Lead Information Center at **1-800-424-LEAD**.

Individuals with hearing or speech impairments can access any of the phone numbers listed in this brochure by using TTY services through the toll-free Federal Relay Service at **1-800-877-8339**.

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

The EPA's mission is to safeguard human health and the environment. For additional details on regulations and lead protection initiatives, your Regional EPA Office can offer further guidance.

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 from unreasonable injury risks associated with consumer products by providing education, setting safety standards, and enforcing regulations. For more info on product safety and regulations, contact the CPSC.

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. For more detailed information on the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, as well as lead hazard control and research grant programs, contact the Office of Lead Hazard Control and Healthy Homes.

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
March 2021

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 particularly at risk for lead poisoning in your home.
- Lead exposure can be harmful to young children and babies, even before birth.
- Homes, schools, and child care facilities built before 1978 may contain lead-based paint.
- Even children who appear healthy may have harmful levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing it incorrectly can increase the risk to your family.
- People can ingest or inhale lead dust, or consume soil or paint chips that contain lead, putting it into their bodies.
- There are many ways to reduce lead hazards. Generally, lead-based paint in good condition does not pose a risk (see page 10).