

**ADDENDUM FOR LEAD-BASED PAINT TESTING**  
**(Use Only for Lead-Based Paint Risk Assessment or Inspections)**

This Addendum is made on \_\_\_\_\_, to a sales contract ("Contract") offered on \_\_\_\_\_, between \_\_\_\_\_ ("Purchaser") and \_\_\_\_\_ ("Seller") for the purchase and sale of the Property: \_\_\_\_\_

This Contract is contingent until ☐ 9 p.m. on the 10th calendar day after the Date of Ratification **OR** ☐ 9 p.m. on \_\_\_\_\_, upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards\* to be carried out at the Purchaser's expense. This contingency will expire at the deadline stated above unless the Purchaser provides the Seller with a written contract amendment detailing the specific deficiencies and the required corrections, along with a copy of the inspection report and/or risk assessment report conducted by a lead inspector and/or assessor certified by federal or state authorities. Seller may, at Seller's option, within \_\_\_\_\_ days after receiving the addendum, choose in writing whether to address the condition(s). If the Seller agrees to correct the condition(s), the Seller must provide the Purchaser with written certification from a Federal or State certified lead inspector and/or risk assessor, confirming that the condition(s) have been resolved prior to the Settlement Date. If the Seller chooses not to make the repairs, or if the Seller presents a counteroffer, the Purchaser will have \_\_\_\_\_ days to respond to the counteroffer or remove this contingency, accepting the Property in its "as-is" condition regarding lead-based paint. If the Purchaser does not respond, this Contract will become void. Should the Contract be voided, all parties will sign the necessary release forms, the Deposit will be refunded to the Purchaser, and no further obligations will exist under this Contract. The Purchaser may remove this contingency at any time.

(\*Intact lead-based paint in good condition is not always hazardous. Refer to the EPA pamphlet *Protect Your Family From Lead in Your Home* for additional details.)

**SELLER:**

**PURCHASER:**

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