

**INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS
(PHILADELPHIA PROPERTIES)**

I. 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 DISCLOSE TO THE BUYER THE PRESENCE OR ABSENCE OF ANY LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS. A COMPREHENSIVE LEAD INSPECTION OR A RISK ASSESSMENT FOR POSSIBLE LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO PURCHASE OR LEASE.

II. SELLER'S DISCLOSURE

(A) Presence of lead-based paint and/or lead-based paint hazards (**CHECK 1 OR 2 BELOW**):

(1) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(2) _____ 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 1, 2 OR 3 BELOW**):

(1) _____ SELLER has provided the BUYER with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).

(2) _____ SELLER has provided the BUYER with the results of a comprehensive lead inspection and risk assessment by a certified lead inspector (*list reports below*).

(3) _____ SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(C) If SELLER has checked (B) (1) or (3) above, the following alternative statement, provided by the Philadelphia Department of Public Health is made:

HOUSING TRANSACTION LEAD RISK STATEMENT

THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH HAS DETERMINED THAT MOST HOUSING BUILT IN PHILADELPHIA BEFORE 1978 CONTAINS DANGEROUS LEAD PAINT. THIS PROPERTY WAS BUILT BEFORE 1978. THEREFORE, WITHOUT A COMPREHENSIVE LEAD INSPECTION, CONDUCTED BY A CERTIFIED LEAD INSPECTOR, SHOWING THERE IS NO LEAD PAINT OR THERE ARE NO LEAD-BASED PAINT HAZARDS, YOU CAN ASSUME THAT THIS PROPERTY LIKELY CONTAINS LEAD-BASED PAINT.

DECLARACION DE TRANSACCION DE VIVIENDA LIBRE DE PLOMO

EL DEPARTAMENTO DE SALUD PUBLICA DE FILADELFIA HA DETERMINADO, QUE LA MAYORIA DE LAS CASAS EN FILADELFIA, CONSTRUIDAS ANTES DE 1978, CONTIENEN PINTURA A BASE DE PLOMO. ESTA PROPIEDAD FUE CONSTRUIDA ANTES DEL 1978, POR LO TANTO SI UN INSPECTOR DE PLOMO CERTIFICADO, HO HA HECHO UNA INSPECCION QUE DIGA QUE NO HAY PELIGRO EN LA PINTURA DE SU CASA; SE PUEDE ASUMIR QUE LA PROPIEDAD SEGURANMENTI CONTIENE PINTURA A BASE DE PLOMO.

III. BUYER'S ACKNOWLEDGMENT AND CERTIFICATION

BUYER acknowledges and certifies that (*INITIAL*):

- (A) _____ BUYER has received copies of all information listed above or has read the "Housing Transaction Lead Risk Statement" ("Declaracion de Transaccion de Vivienda Libre de Plomo"), prepared by the Philadelphia Department of Public Health, concerning the risk of lead-based paint and/or lead-based paint hazards in housing built before 1978.
- (B) _____ BUYER has received and read the above Lead Warning Statement related to this Agreement of Sale.
- (C) _____ BUYER has received the pamphlet *Protect Your Family from Lead in Your Home*.

(D) _____ BUYER had at least 10 days to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. AGENT'S ACKNOWLEDGEMENT (*INITIAL*)

(A) _____ AGENT has informed the SELLER of the SELLER'S obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance with that law.

V. CERTIFICATION OF ACCURACY

In accordance with 42 U.S.C. 4852d and 6-806 of the Philadelphia Health Code, 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.

_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller's Agent	_____ Date	_____ Buyer's Agent	_____ Date