

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY	1114 DETURKSVILLE RD
2	SELLER	PAUL + DORIS BERGER
3	LEAD WARNING STATEMENT	
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such	
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead	
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,	
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest	
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or	
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for	
10	possible lead-based paint hazards is recommended prior to purchase.	
11	SELLER'S DISCLOSURE	
12	SD Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.	
13	TD Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the	
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other	
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)	
16		
17	SELLER'S RECORDS/REPORTS	
18	SD Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.	
19	TD Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in	
20	or about the Property. (List documents):	
21		
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.	
23	SELLER	Doris R. Berger
24	SELLER	Paul W. Berger
25	SELLER	
26	BUYER	
27	DATE OF AGREEMENT	
28	BUYER'S ACKNOWLEDGMENT	
29	___ / ___ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.	
30	___ / ___ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records	
31	and reports regarding lead-based paint and/or lead-based paint hazards identified above.	
32	Buyer has (initial one):	
33	___ / ___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of	
34	lead-based paint and/or lead-based paint hazards; or	
35	___ / ___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based	
36	paint hazards.	
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.	
38	BUYER	DATE
39	BUYER	DATE
40	BUYER	DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION	
42	AP Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint	
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.	
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.	
45	Seller Agent and Buyer Agent must both sign this form.	
46	BROKER FOR SELLER (Company Name) FISH REAL ESTATE	
47	LICENSEE	Barry Phillips
48	BROKER FOR BUYER (Company Name)	
49	LICENSEE	DATE



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