

**Lead-Based Paint Inspection Contingency and Disclosure  
Addendum to Contract of Sale**

Property Address: \_\_\_\_\_ Prop ID #: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum is made a part of the Contract of Sale date \_\_\_\_\_, 20\_\_\_\_\_,  
between \_\_\_\_\_ (“Seller”) and  
\_\_\_\_\_ (“Purchaser”), for the  
property located at \_\_\_\_\_.

This addendum is mandatory for any property built before 1978 and must be submitted with the Sales Contract. In the event any provision of this Addendum conflicts in whole or in part with the terms of the Contract of Sale, the provision of this Addendum shall control.

**Lead Warning Statement**

Every Purchaser of any interest in residential real property on which a residential dwelling was built before 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 property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller’s possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended before purchase.

**Seller’s Disclosure (Seller initial)**

**Lead Based Paint Disclosure**

\_\_\_\_ There is no known presence of lead-based paint and/or lead-based paint hazards.

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**Records and Reports**

\_\_\_\_ Seller has no reports or records pertaining to lead-based paint hazards in the house.

\_\_\_\_ Seller has provided Purchaser with all records and report (which were available to Seller) pertaining to lead-based paint hazards in the house (please list documents).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Lead-based Paint Inspection Contingency**

Reports and records are available for downloading and review from the property listing web site, and copies have been provided to the Purchaser. Purchaser has a contingency period to withdraw from the contract that expires seven (7) calendar days from the date of the Purchaser’s signature below. Because the Purchaser had access to lead records and reports before submission of its bid, the Purchaser may withdraw from the purchase contract by providing written notice of withdrawal on or before the contingency expiration date (as evidenced by the postmark on the Purchaser’s notice of withdrawal), but is not entitled to a refund of earnest money, unless the Purchaser obtained an independent lead-based paint inspection performed by a Certified Lead-Based Paint Inspector or Risk Assessor and the Purchaser provides the Seller with a copy of the inspection report.

**Purchaser’s Acknowledgment** *(please initial for acknowledgement)*

- \_\_\_\_\_ Purchaser has received copies of all records and reports listed above.
- \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- \_\_\_\_\_ Purchaser has received a 7-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Selling Broker’s Acknowledgment** *(please initial for acknowledgement)*

\_\_\_\_\_ Broker/Agent informed Seller of Seller’s obligations under 42 U.S.C. Section 4852d and is aware of his/her responsibility to ensure compliance.

**Certificate of Accuracy.** 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.

_____	_____	_____
Purchaser’s Printed Name	Purchaser’s Signature	Date
_____	_____	_____
Purchaser’s Printed Name	Purchaser’s Signature	Date
_____	_____	_____
Selling Broker’s Printed Name	Selling Broker’s Signature	Date
_____	_____	_____
Seller’s Printed Name	Seller’s Signature	Date