

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 446 Smokepipe Rd, Souderton, PA 18964**

2 **SELLER Wayne L Derstine & Anna Mae Derstine**

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 **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

13 **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 **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

19 **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** Wayne L Derstine **Wayne L Derstine & Anna Mae Derstine** **DATE** 1-23-2024

24 **SELLER** Anna Mae Derstine **DATE** 1-23-2024

25 **SELLER** _____ **DATE** _____

26 **BUYER**

27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**

29 **Buyer has received** the pamphlet *Protect Your Family from Lead in Your Home* 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 _____ **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)** Sanford Alderfer Real Estate

47 **LICENSEE** Michelle Hunsberger **Michelle Hunsberger** **DATE** 1/23/2024

48 **BROKER FOR BUYER (Company Name)** _____

49 **LICENSEE** _____ **DATE** _____

