

**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**

PROPERTY 307 S. Lime Street, Lancaster, PA 17602

<sup>1</sup> **SELLER** James L Brubaker

**LEAD WARNING STATEMENT**

<sup>3</sup> Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such  
<sup>4</sup> property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead  
<sup>5</sup> poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,  
<sup>6</sup> behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest  
<sup>7</sup> in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or  
<sup>8</sup> inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for  
<sup>9</sup> possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE**

<sup>11</sup>   Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.  
<sup>12</sup>   Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the  
<sup>13</sup> basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other  
<sup>14</sup> available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

**SELLER'S RECORDS/REPORTS**

<sup>17</sup>   Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
<sup>18</sup>   Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards  
<sup>19</sup> in or about the Property. (List documents): \_\_\_\_\_

<sup>21</sup> Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

<sup>22</sup> **SELLER** James L Brubaker **DATE** 10-4-25  
<sup>23</sup> **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
<sup>24</sup> **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**BUYER**

**DATE OF AGREEMENT** \_\_\_\_\_

**BUYER'S ACKNOWLEDGMENT**

<sup>29</sup>   Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.  
<sup>30</sup>   Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
<sup>31</sup> and reports regarding lead-based paint and/or lead-based paint hazards identified above.  
<sup>32</sup> Buyer has (initial one):  
<sup>33</sup>   received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of  
<sup>34</sup> lead-based paint and/or lead-based paint hazards; or  
<sup>35</sup>   waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
<sup>36</sup> hazards.

<sup>37</sup> Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

<sup>38</sup> **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
<sup>39</sup> **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
<sup>40</sup> **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

<sup>42</sup>  Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint  
<sup>43</sup> Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

<sup>44</sup> The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.  
<sup>45</sup> **Seller Agent and Buyer Agent must both sign this form.**

<sup>46</sup> **BROKER FOR SELLER (Company Name)** Berkshire Hathaway Homeservices Homesale Realty  
<sup>47</sup> **LICENSEE** Dandy Colleen **DATE** 1-4-25

<sup>48</sup> **BROKER FOR BUYER (Company Name)** \_\_\_\_\_  
<sup>49</sup> **LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_

