



Jefferson County Sheriff's Tax Office • 110 N. George Street • Charles Town, WV 25414
(304) 728-3220

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Jefferson County Real Property - Tax Year: 2024

Ticket Number: 0000031339

Account Number: 00030735

District: 10 - SHEPHERDSTOWN CORP

More Info: [Details](#)

Owner Name: LITWACK DAVID & CAROLYN In Care of: PATRICK S M HIGGINS Address: 107 S PRINCESS ST SHEPHERDSTOWN WV 25443 Lending Inst:	Property: LT 25 PRINCESS ST Map: 3 Parcel: 0030 0001 6002 Lot Size: Acreage: Book: 1035 Page: 685
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Tax Class: 4	Homestead Exemption:	Back Tax:	Exoneration:	Prior Delinquents:	Special Disposition:
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DUE: First Half: 2419.62 If paid by: 09/30/2024 Second Half: 2359.13 If paid by: 03/01/2025 Total Due: 4778.75 If paid by: 09/30/2024

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	38700	38700	
Building	141680	141680	
Total	180380	180380	2419.62

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

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Jefferson County Real Property - Tax Year: 2024

Ticket Number: 0000031338

Account Number: 00030734

District: 10 - SHEPHERDSTOWN CORP

More Info: [Details](#)

Owner Name: LITWACK DAVID & CAROLYN In Care of: PATRICK S M HIGGINS Address: 107 S PRINCESS ST SHEPHERDSTOWN WV 25443 Lending Inst:		Property: PCL 2 OF LT 25 PRINCESS ST Map: 3 Parcel: 0030 0001 6001 Lot Size: Acreage: Book: 1035 Page: 685			
Tax Class: 2	Homestead Exemption:	Back Tax:	Exoneration:	Prior Delinquents:	Special Disposition:

DUE: First Half: 312.68 If paid by: 09/30/2024 Second Half: 304.86 If paid by: 03/01/2025 Total Due: 617.54 If paid by: 09/30/2024

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	4300	4300	
Building	42320	42320	
Total	46620	46620	312.68

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

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West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 107 S Princess St, Shepherdstown, WV 25443

Legal Description

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

SELLER:

- 1. Year Built?
2. How long have you owned the property?
3. Dates lived in the property.

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other
Sewage Disposal Public Septic System approved for (#) BR
Heating Oil Natural Gas Electric Bottled Heat Pump Age Other
Air Conditioning Oil Natural Gas Electric Bottled Heat Pump Age Other
Hot Water Oil Natural Gas Electric Capacity Age Other
Internet Access in Home Yes or No; Current Provider
Comments

Please indicate to the best of your knowledge with respect to the following:

- 1. Foundation: Any settlement or other problems? Yes No Unknown N/A

Comments:

- 2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

Yes No Unknown N/A

Comments:

- 3. Roof: Any leaks or evidence of moisture? Yes No Unknown N/A

Type of Roof: Age

Is there any existing fire-retardant treated plywood Yes No Unknown N/A

Comments:

- 4. Other Structural Systems, including exterior walls and floors:

Any defects (structural or otherwise)? Yes No Unknown N/A

Comments:

5. Plumbing System: Is the system in operating condition? Yes No Unknown N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: Yes No Unknown N/A

Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: Yes No Unknown N/A

Is the system in operating condition? Yes No Unknown N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A

When was the system was last pumped? Date: _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown N/A

Home water treatment system: Yes No Unknown N/A Leased

Fire sprinkler system: Yes No Unknown N/A

Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. Insulation:

In exterior walls? Yes No Unknown N/A

In ceiling/attic? Yes No Unknown N/A

In any other areas? Yes No Unknown N/A

Where? _____

Comments: _____

13. Exterior Drainage: Does water stand on the property for more than 24 hours after rain?

Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

14. Wood-destroying insects: Any infestation and/or prior damage?

Yes No Unknown N/A

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

15. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property

Yes No Unknown N/A

If yes, please specify _____

16. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown N/A

Comments: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) Yes No Unknown N/A

In good working condition? Yes No Unknown N/A

Comments: _____

18. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify _____

19. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Unknown N/A

Comments: _____

20. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? Yes No Unknown N/A

Comments: _____

21. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions? Yes No Unknown N/A

Comments: _____

22. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: _____

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects: _____

**No known defects outside of malfunctioning
dishwasher in loft apartment and burner not
working on restaurant stove.**

Patrick Higgins

Seller

09/24/2024, 03:39:09 PM EDT

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date

Eastern Panhandle Board of REALTORS®

West Virginia Disclosure of Dual Agency Explanation

The undersigned do hereby acknowledge that the licensee _____
(Broker/Licensee) associated with Samson Properties _____ (Brokerage Firm)
For the sale or lease of 107 S Princess St, Shepherdstown, WV 25443 _____ (Property)
represents more than one party in this real estate transaction as follows:

A. The Broker/Licensee represents **BOTH**

Seller **AND** Purchaser

Landlord **AND** _____
Tenant

B. Brokerage Firm discloses and Consumer acknowledges one of the following –
Select One:

____ Both clients are existing clients

Brokerage Firm represents two existing clients in the transaction and the undersigned
acknowledge the following:

The undersigned client(s) understand that the foregoing disclosed dual agent representative
may not disclose to either client any information that has been given to the disclosed dual agent
representative by the other client within the confidence and trust of the brokerage relationship.

OR

____ One Existing client and one new client

Brokerage Firm represents one existing client and one new client in the transaction and the
undersigned acknowledge the following:

The undersigned understand:

1. Following the commencement of disclosed dual agency or representation, the licensee cannot advise either party as to the terms to offer or accept in any offer or counteroffer. The licensee may have advised one party as to such terms prior to the commencement of the disclosed dual agency or representation.
2. The licensee cannot advise the buyer client as to the suitability of the property and its condition (other than to make any disclosures required by WV law of any licensee representing a seller) and cannot advise either party as to what repairs of the property to make or request.

3. The licensee cannot advise either party in any dispute that arises relating to the transaction.
4. The licensee may be acting without knowledge of the clients' needs, client's knowledge of the market, or client's capabilities in dealing with real estate transactions. **And**
5. That either party may engage another licensee or attorney to represent their respective interest (there may be additional cost). The undersigned by signing this notice do hereby acknowledge their consent to the disclosed dual agency representation by the Brokerage/Licensee.

Seller/Landlord

Purchaser/Tenant

09/24/2024, 03:39:09 PM EDT / *Patrick Higgins*
Date

Date

Seller/Landlord

Purchaser/Tenant

Date

Date

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- * Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- * A duty of honest and fair dealing and good faith.
- * Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- * Must promptly present all written offers to the owner.
- * Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Jonathan Adam Shively, affiliated with

(firm name) Samson Properties, is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>Patrick Higgins</u>	<u>09/24/2024, 03:39:09 PM EDT</u>		
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

Agent's Signature Jonathan Adam Shively

Date 09/24/2024, 02:47:28 PM EDT

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 107 S Princess St, Shepherdstown, WV 25443

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 1900

- Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
- PH Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

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 provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____
 - (ii) PH 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 (i) or (ii) below):
- (i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____
 - (ii) PH Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

- c. Purchaser has read the Lead Warning Statement above.
- d. Purchaser has received copies of all information listed above. _____ (If none listed, initial here.)
- e. Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
- f. Purchaser has (each Purchaser initial (i) or (ii) below):
 - (i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

IV. Agent's Acknowledgment (initial item 'g' below)

g. JAS Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

V. Certification 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.

Patrick Higgins 09/24/2024, 03:39:09 PM EDT
Seller Date

Purchaser Date

Seller Date

Purchaser Date

Jonathan Adam Shively 09/24/2024
Agent Date

Agent Date

ITEMS TO CONVEY/FINAL WALK-THROUGH INSPECTION

Seller Patrick Higgins

Street Address 107 S Princess St County Jefferson

City Shepherdstown, West Virginia, Zip 25443

- | | | | | | |
|-------------------------------------|---------------------|-------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> <u>Yes</u> | <u># Items</u> | <input type="checkbox"/> <u>Yes</u> | <u># Items</u> | <input type="checkbox"/> <u>Yes</u> | <u># Items</u> |
| <input type="checkbox"/> | ___ Alarm System | <input type="checkbox"/> | ___ Garage Opener | <input type="checkbox"/> | ___ Storage Shed |
| <input type="checkbox"/> | ___ Microwave | <input type="checkbox"/> | ___ w/remote | <input type="checkbox"/> | ___ Stove or Range |
| <input type="checkbox"/> | ___ Ceiling Fan | <input type="checkbox"/> | ___ Heating Stove | <input type="checkbox"/> | ___ Wall Mount Brackets |
| <input type="checkbox"/> | ___ Clothes Dryer | | _____ (Type) | <input type="checkbox"/> | ___ Wall Oven |
| <input type="checkbox"/> | ___ Clothes Washer | <input type="checkbox"/> | ___ Hot Tub, Equip & Cover | <input type="checkbox"/> | ___ Water Treatment System |
| <input type="checkbox"/> | ___ Cooktop/Counter | <input type="checkbox"/> | ___ Playground Equipment | <input type="checkbox"/> | ___ Window A/C Unit |
| <input type="checkbox"/> | ___ Dishwasher | <input type="checkbox"/> | ___ Pool, Equip, & cover | <input type="checkbox"/> | ___ Window Blinds/Shades/Hardware |
| <input type="checkbox"/> | ___ Disposal | <input type="checkbox"/> | ___ Refrigerator w/o ice maker | <input type="checkbox"/> | ___ Window Treatments Installed |
| <input type="checkbox"/> | ___ Freezer | <input type="checkbox"/> | ___ Refrigerator w/ice maker | | |

A. Smart Devices

B. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

CONVEYANCE LIST TO BE PROVIDED PH

C. **Other Items To Convey:** BY SEPARATE ADDENDUM

D. Items NOT listed DO NOT convey.

SELLER:		PURCHASER:	
<u>Patrick Higgins</u>	<u>09/24/2024, 03:39:09 PM EDT</u>	_____	_____
Signature	Date	Signature	Date
_____	_____	_____	_____
Signature	Date	Signature	Date

FINAL WALK-THROUGH INSPECTION

Final Walk-Through Inspection made on _____.
Purchaser has inspected the property and found it to be in accordance with the terms of the Contract. All items are in acceptable condition (see Residential Sales Contract #9), Exceptions are noted below.

- Seller to credit the Purchaser \$_____.
- Repairs to be paid from escrow as per escrow agreement.
- Seller to correct discrepancies within _____ days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER:		PURCHASER:	
_____	_____	_____	_____
Signature	Date	Signature	Date
_____	_____	_____	_____
Signature	Date	Signature	Date

BROKERAGE FEE DISBURSEMENT

SELLER: Patrick Higgins

PURCHASER: _____

PROPERTY ADDRESS: 107 S Princess St, Shepherdstown, WV 25443

CONTRACT DATE: _____

Listing Broker, in accordance with their listing agreement, authorizes the settlement agent to disburse brokerage fees from the settlement proceeds:

2.5 % of the Sales Price to Samson Properties Listing Broker

_____ % of the Sales Price to _____ Selling Broker

Selling bonus in the amount of \$ _____ shall be payable to _____ at closing.

The deposit held by _____ in the amount of \$ _____.

Admin/Brokers fee in the amount of \$ 395.00 shall be payable to Samson

Properties by Seller at closing.

_____ fee in the amount of \$ _____ shall be payable to _____

_____ by Purchaser at closing.

Nancy Williams 09/24/2024, 02:54:12 PM EDT
Listing Broker/Authorized Representative: _____ Selling Broker/Authorized Representative: _____



WIRE FRAUD ALERT ACKNOWLEDGMENT

The Federal Trade Commission and the National Association of REALTORS® have issued a joint warning about cyber threats to settlement funds. Electronic communications such as email, text messages, and social media messaging are neither secure nor confidential. Scammers have been using email and other means to rob home buyers and sellers of funds required for closing, sales proceeds, and personal information. Emails attempting to induce fraudulent wire transfers may appear to come from a trusted source. As this practice becomes increasingly common, it is essential that all parties involved in real estate transactions are aware of the risks and are vigilant in protecting themselves.

Samson Properties, its agents and its affiliate, Cardinal Title Group, LLC, will NEVER ask you in an email or other electronic message to move money by wire or other funds transfer without first discussing it with you. If you ever receive such an email/electronic message—even if previously discussed or if it appears to be from a representative of Samson Properties or the title company—call your agent or the title company representative immediately to confirm the specific correct wiring instructions. When calling, use contact information independent from that provided in the communication.

Conversely, Samson Properties and its affiliate, Cardinal Title Group, LLC, will never wire funds to you without directly verifying your designated wiring instructions.

I acknowledge that I have been warned about the potential for cyber/wire fraud and, when sending funds electronically, I will not rely exclusively on an email, fax, text, or other electronic communication, as to instruction for delivery of funds.

<u>Patrick Higgins</u>	<u><i>Patrick Higgins</i></u>	<u>09/24/2024, 03:39:09 PM EDT</u>
Client/Customer - Printed Name	Signature	Date
_____	_____	_____
Client/Customer - Printed Name	Signature	Date
_____	_____	_____
Client/Customer - Printed Name	Signature	Date
_____	_____	_____
Client/Customer - Printed Name	Signature	Date
<u>Adam Shively</u>	<u><i>Jonathan Adam Shively</i></u>	<u>09/24/2024</u>
Samson Properties Agent Name	Signature	Date



U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact

U.S. EPA Region 1

5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact

U.S. EPA Region 6

1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact

U.S. EPA Region 2

2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact

U.S. EPA Region 7

11201 Renner Blvd.
WMPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact

U.S. EPA Region 3

1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact

U.S. EPA Region 8

1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact

U.S. EPA Region 9 (CMD-4-2)

75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact

U.S. EPA Region 4

AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact

U.S. EPA Region 10

Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact

U.S. EPA Region 5 (DT-8J)

77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

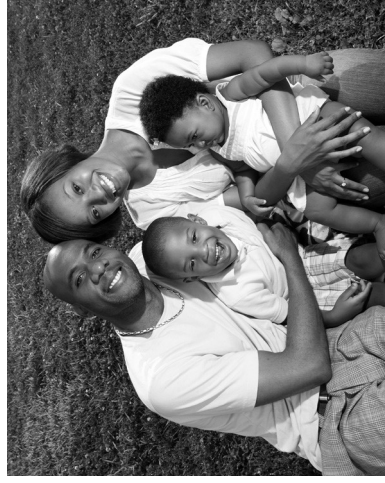
Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

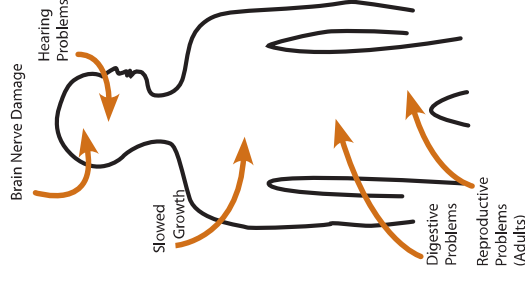
⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
 - **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
 - **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
 - **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.
- To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples



- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.