

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 19781 **PROPERTY** 254 Twin Hills Dr, Pittsburgh, Pa 152162 **SELLER** William P. Harman, B. Lilan Laishley3 **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 **SELLER'S RECORDS/REPORTS**17 ☒ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.18 ☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19 or about the Property. (List documents): _____

20 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

21 **SELLER** William P. Harman **DATE** 10/2/202622 **SELLER** B. Lilan Laishley **DATE** 10/2/202623 **SELLER** _____ **DATE** _____24 **BUYER**25 **DATE OF AGREEMENT** December 17, 201226 **BUYER'S ACKNOWLEDGMENT**27 ☐ **Buyer has received** the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.28 ☐ **Buyer has reviewed** Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
29 and reports regarding lead-based paint and/or lead-based paint hazards identified above.30 **Buyer has (initial one):**31 ☐ **received a 10-day opportunity** (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
32 lead-based paint and/or lead-based paint hazards; or33 ☐ **waived the opportunity** to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
34 paint hazards.35 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**36 **BUYER** _____ **DATE** _____37 **BUYER** _____ **DATE** _____38 **BUYER** _____ **DATE** _____39 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**40 _____ **Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint**
41 **Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.**42 **The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.**43 **Seller Agent and Buyer Agent must both sign this form.**44 **BROKER FOR SELLER (Company Name)** Howard Hanna - Mt. Lebanon45 **LICENSEE** Lauren Coulter **DATE** _____46 **BROKER FOR BUYER (Company Name)** _____47 **LICENSEE** _____ **DATE** _____

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