

# RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

LPD

## THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 616 West Maple Street, Valley View, PA 17983

<sup>1</sup> SELLER Mary Steckley

### 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>8</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.)  
<sup>15</sup>

### 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>20</sup>

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

<sup>22</sup> SELLER Robert W. Beyer - POA

DATE 9/9/25

<sup>23</sup> SELLER \_\_\_\_\_ DATE \_\_\_\_\_

<sup>24</sup> SELLER \_\_\_\_\_ DATE \_\_\_\_\_

<sup>25</sup> BUYER \_\_\_\_\_

<sup>26</sup> 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) United Country Real Estate | Magnolia Realty Services

<sup>47</sup> LICENSEE Mary Steckley DATE 9/8/25

<sup>48</sup> BROKER FOR BUYER (Company Name) \_\_\_\_\_

<sup>49</sup> LICENSEE \_\_\_\_\_ DATE \_\_\_\_\_

