

## SELLER'S PROPERTY DISCLOSURE STATEMENT (Page 1)

Not a Warranty  
(ORS 105.464)

If required under ORS 105.465, a seller shall deliver in substantially the following form the seller's property disclosure statement to each buyer who makes a written offer to purchase real property in this state:

**Instructions to the Seller**

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475(4), refusal to provide this form gives the buyer the right to revoke the offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

**Section 1. Exclusion from ORS 105.465 to 105.490 – DO NOT Fill Out This Section Unless You Are Claiming an Exclusion Under ORS 105.470.**

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

----- This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #-----, issued by -----

----- This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

----- The seller is a court appointed receiver, personal representative, trustee, conservator or guardian.

----- This sale or transfer is by a governmental agency.

Signature of Seller Claiming Exclusion

Print or Type Name

Date

Signature of Seller Claiming Exclusion

Print or Type Name

Date

Signature of Buyer to Acknowledge Seller's Claim

Print or Type Name

Date

Signature of Buyer to Acknowledge Seller's Claim

Print or Type Name

Date

**Section 2. Seller's Property Disclosure Statement – If You Did Not Claim an Exclusion in Section 1, You Must Fill Out This Section.**

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 1705 Commercial Street SE, Salem, Marion County, Oregon ("THE PROPERTY").

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. YOU HAVE FIVE DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR BEHALF, INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller ☐ is ☒ is not (indicate which) occupying the property.

**I. Seller's Representations:**

The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the buyer.

**1. TITLE**

- A. Do you have legal authority to sell the property? ☒ Yes ☐ No ☐ Unknown
- \* B. Is title to the property subject to any of the following: ☐ Yes ☒ No ☐ Unknown
- (1) First right of refusal?
- (2) Option?
- (3) Lease or rental agreement?
- (4) Other listing?
- (5) Life estate?
- \* C. Is the property being transferred an unlawfully established unit of land? ☒ Yes ☐ No ☐ Unknown
- \* D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? ☐ Yes ☒ No ☐ Unknown
- \* E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property? ☐ Yes ☒ No ☐ Unknown
- \* F. Are there any agreements for joint maintenance of an easement or right of way? ☐ Yes ☒ No ☐ Unknown
- \* G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property? ☐ Yes ☒ No ☐ Unknown
- \* H. Are there any pending or existing governmental assessments against the property? ☐ Yes ☒ No ☐ Unknown
- \* I. Are there any zoning violations or nonconforming uses? ☐ Yes ☒ No ☐ Unknown
- \* J. Is there a boundary survey for the property? ☐ Yes ☒ No ☐ Unknown
- \* K. Are there any covenants, conditions, restrictions or private assessments that affect the property? ☐ Yes ☒ No ☐ Unknown
- \* L. Is the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold? ☐ Yes ☒ No ☐ Unknown

**2. WATER****A. Household water**

- (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☐ Private
- ☐ Other

Seller's Signature

William C. Davis, Jr.

Print or Type Name

3-15-2010

Date

Seller's Signature

Sara Davis

Print or Type Name

3-15-2010

Date

\*If yes, attach a copy or explain on attached sheet.

(continued on page 2)



# SELLER'S PROPERTY DISCLOSURE STATEMENT (Page 2)

Not a Warranty  
(ORS 105.464)

## 2. WATER (Continued)

### (2) Water source information:

\* a. Does the water source require a water permit?

If yes, do you have a permit? ☐ YES ☐ NO

b. Is the water source located on the property?

\* If not, are there any written agreements for a shared water source?

\* c. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Flow test ☐ Bacteria test ☐ Chemical contents test

\* e. Are there any water source plumbing problems or needed repairs?

(3) Are there any water treatment systems for the property? ☐ Leased ☐ Owned

### B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the property?

\* (2) If any exist, has the irrigation water been used during the last five-year period?

\* (3) Is there a water rights certificate or other written evidence available?

### C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the property?

(2) Has a back flow valve been installed?

(3) Is the outdoor sprinkler system operable?

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown ☐ N/A

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☒ No ☐ Unknown ☐ N/A

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

## 3. SEWAGE SYSTEM

A. Is the property connected to a public or community sewer system?

B. Are there any new public or community sewage systems proposed for the property?

C. Is the property connected to an on-site septic system?

If yes, was it installed by permit?

\* Has the system been repaired or altered?

Has the condition of the system been evaluated and a report issued?

Has it ever been pumped?

If yes, when? \_\_\_\_\_

\* D. Are there any sewage system problems or needed repairs?

E. Does your sewer system require on-site pumping to another level?

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

## 4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling?

(2) Exterior walls?

(3) Floors?

B. Are there any defective insulated doors or windows?

☒ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☒ Unknown

☐ Yes ☐ No ☒ Unknown

☐ Yes ☒ No ☐ Unknown

## 5. DWELLING STRUCTURE

\* A. Has the roof leaked?

If yes, has it been repaired?

B. Are there any additions, conversions or remodeling?

If yes, was a building permit required?

If yes, was a building permit obtained?

If yes, was final inspection obtained?

C. Are there smoke alarms or detectors?

D. Is there a woodstove or fireplace insert included in the sale?

\* If yes, what is the make? \_\_\_\_\_

\* If yes, was it installed with a permit?

\* If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?

\* E. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?

\* F. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?

\* If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

G. Is there a sump pump on the property?

H. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?

If yes, what are the materials? \_\_\_\_\_

(1) Are there problems with the materials?

(2) Are the materials covered by a warranty?

(3) Have the materials been inspected?

(4) Have there ever been claims filed for these materials by you or by previous owners?

If yes, when? \_\_\_\_\_

(5) Was money received?

(6) Were any of the materials repaired or replaced?

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☒ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☒ Unknown

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

## 6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

A. Electrical system, including wiring, switches, outlets and service

B. Plumbing system, including pipes, faucets, fixtures and toilets

C. Water heater tank

D. Garbage disposal

E. Built-in range and oven

F. Built-in dishwasher

G. Sump pump

H. Heating and cooling systems

I. Security system ☐ Owned ☐ Leased

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown ☐ N/A

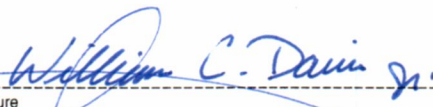
☒ Yes ☐ No ☐ Unknown ☐ N/A

☒ Yes ☐ No ☐ Unknown ☐ N/A

☒ Yes ☐ No ☐ Unknown ☐ N/A

☒ Yes ☐ No ☐ Unknown ☐ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

  
Seller's Signature

William C. Davis, Jr.

Print or Type Name

Sara Davis

Print or Type Name

3-15-2010

Date

3-15-2010

Date

\*If yes, attach a copy or explain on attached sheet.

(continued on page 3)

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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SELLER'S PROPERTY DISCLOSURE STATEMENT (Page 3)

Not a Warranty  
(ORS 105.464)

6. DWELLING SYSTEMS AND FIXTURES (Continued)

- J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? ☐ Yes ☐ No ☒ Unknown  
If yes, what product? \_\_\_\_\_  
(1) Are the problems with the product? ☐ Yes ☐ No ☐ Unknown  
(2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown  
(3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown  
(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☐ Unknown  
If yes, when? \_\_\_\_\_  
(5) Was money received? ☐ Yes ☐ No ☐ Unknown  
(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown

7. COMMON INTEREST

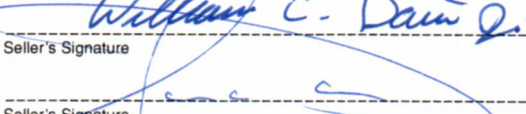
- A. Is there a Home Owners' Association or other governing entity? Name of Association or other governing entity \_\_\_\_\_  
Contact Person \_\_\_\_\_ Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
B. Regular periodic assessments: \$ \_\_\_\_\_ per ☐ Month ☐ Year ☐ Other \_\_\_\_\_  
\*C. Are there any pending or proposed special assessments? ☐ Yes ☒ No ☐ Unknown  
D. Are there shared "common areas" or joint maintenance agreements for facilities such as walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☒ No ☐ Unknown  
E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? ☐ Yes ☒ No ☐ Unknown ☐ N/A  
F. Is the property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☒ No ☐ Unknown ☐ N/A

8. GENERAL

- A. Are there problems with settling soil, standing water or drainage on the property or in the immediate area? ☐ Yes ☒ No ☐ Unknown  
B. Does the property contain fill? ☐ Yes ☐ No ☒ Unknown  
C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☐ No ☒ Unknown  
D. Is the property in a designated flood plain? ☐ Yes ☒ No ☐ Unknown  
E. Is the property in a designated slide or other geologic hazard zone? ☐ Yes ☐ No ☒ Unknown  
\*F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, or contaminated soil or water? ☐ Yes ☐ No ☒ Unknown  
G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property? ☐ Yes ☒ No ☐ Unknown  
H. Has the property ever been used as an illegal drug manufacturing site? ☐ Yes ☒ No ☐ Unknown  
\*If yes, was a Certificate of Fitness issued? ☐ Yes ☐ No ☐ Unknown  
\*I. Has the property been classified as forestland-urban interface? ☐ Yes ☒ No ☐ Unknown

9. FULL DISCLOSURE BY SELLERS

- \*A. Are there any other material defects affecting this property or its value that a prospective buyer should know about? ☐ Yes ☒ No  
\*If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation.  
B. Verification:  
The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the property or their agents.

 \_\_\_\_\_ William C. Davis, Jr. \_\_\_\_\_ 3-15-2010  
Seller's Signature Print or Type Name Date  
\_\_\_\_\_ Sara Davis \_\_\_\_\_ 3-15-2010  
Seller's Signature Print or Type Name Date

\*If yes, attach a copy or explain on attached sheet.

II. Buyer's Acknowledgment

- A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.  
B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or of any real estate licensee engaged by the seller or buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.  
C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.  
BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

\_\_\_\_\_  
Buyer's Signature Print or Type Name Date

\_\_\_\_\_  
Buyer's Signature Print or Type Name Date

Agent receiving disclosure statement on buyer's behalf to sign and date:

\_\_\_\_\_  
Real Estate Licensee's Signature Print or Type Name Real Estate Business Date





**SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS**

For 1705 Commercial Street SE, Salem, Oregon

**I. 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's Disclosure**

- (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) ☒ 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**) \_\_\_\_\_
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**III. Purchaser's Acknowledgment (initial)**



- (c) Purchaser A: \_\_\_\_\_ Purchaser B: \_\_\_\_\_ Purchaser has received copies of all information listed above.
- (d) Purchaser A: \_\_\_\_\_ Purchaser B: \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (S-N Publication No. 2008).
- (e) Purchaser has (**check (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; or
- (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, if applicable)**

- (f) Agent A: \_\_\_\_\_ Agent B: \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**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.

	William C. Davis, Jr.	3-15-2010
SIGNATURE SELLER A	TYPE OR PRINT NAME	DATE
	Sara Davis	3-15-2010
SIGNATURE SELLER B	TYPE OR PRINT NAME	DATE
_____ SIGNATURE PURCHASER A	_____ TYPE OR PRINT NAME	_____ DATE AND TIME (INDICATE A.M. OR P.M.)
_____ SIGNATURE PURCHASER B	_____ TYPE OR PRINT NAME	_____ DATE AND TIME (INDICATE A.M. OR P.M.)
_____ SIGNATURE AGENT A	_____ TYPE OR PRINT NAME	_____ DATE
_____ SIGNATURE AGENT B	_____ TYPE OR PRINT NAME	_____ DATE

IMPORTANT NOTICE: Seller must retain this form for at least three years after closing the sale.

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



# Simple Steps To Protect Your Family From Lead Hazards

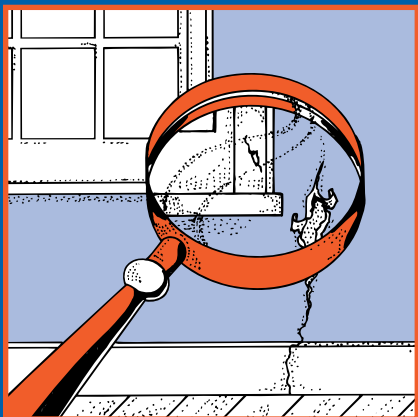
## If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



**Recycled/Recyclable**

Printed with vegetable oil based inks on recycled paper  
(minimum 50% postconsumer) process chlorine free.



# Protect Your Family From Lead In Your Home



 **EPA** United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

# Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

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**M**any houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



**OWNERS, BUYERS, and RENTERS** are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

**F**ederal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.



# IMPORTANT!

## Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

# Lead Gets in the Body in Many Ways

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**Childhood lead poisoning remains a major environmental health problem in the U.S.**

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**Even children who appear healthy can have dangerous levels of lead in their bodies.**

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**People can get lead in their body if they:**

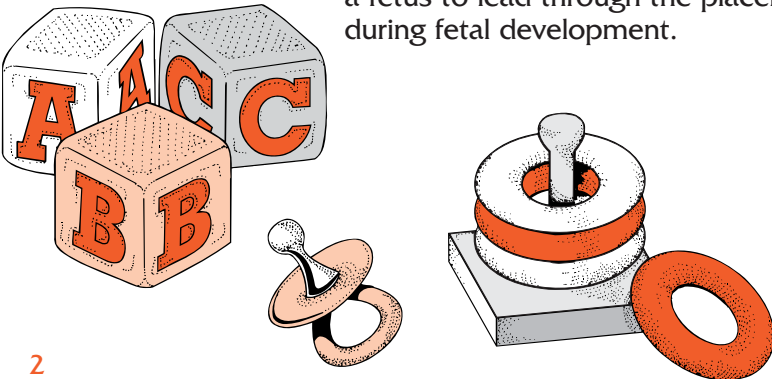
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

**Lead is even more 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.

**Lead is also dangerous to women of childbearing age:**

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.





## Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

### In children, lead can cause:

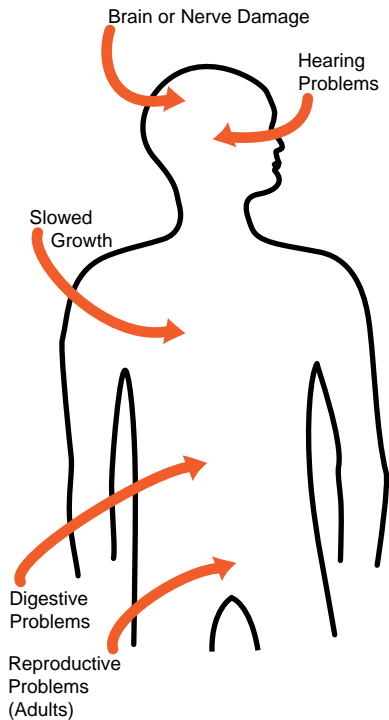
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels 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, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



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**Lead affects  
the body in  
many ways.**

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## Where Lead-Based Paint Is Found

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**In general, the older your home, the more likely it has lead-based paint.**

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**Many homes built before 1978 have lead-based paint.** The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ 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.)

## Checking Your Family for Lead

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**Get your children and home tested if you think your home has high levels of lead.**

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**To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.** 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 high levels of lead. Blood 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.



## Identifying Lead Hazards

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**Lead-based paint** is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

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

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 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. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 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.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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**Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.**

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# Checking Your Home for Lead

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**Just knowing that a home has lead-based paint may not tell you if there is a hazard.**

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

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ 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 combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

**Home test kits for lead are available, but may not always be accurate.** Consumers should not rely on these kits before doing renovations or to assure safety.

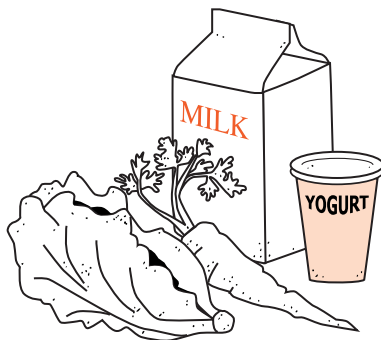


# What You Can Do Now To Protect Your Family

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

- ◆ If you rent, notify your landlord of peeling or chipping paint.
- ◆ Clean up paint chips immediately.
- ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- ◆ Wash 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.
- ◆ 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.



# Reducing Lead Hazards In The Home

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**Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

**Always use a professional who is trained to remove lead hazards safely.**



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, 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 removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this 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.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 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 windows sills; and
- ◆ 400  $\mu\text{g}/\text{ft}^2$  for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

# Remodeling or Renovating a Home With Lead-Based Paint

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Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

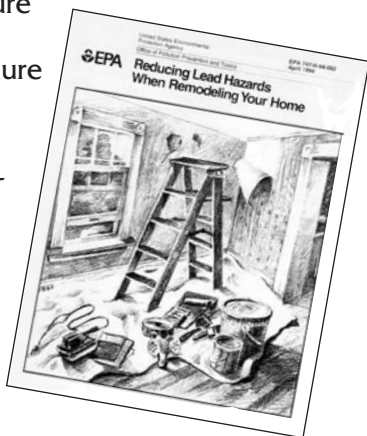
If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



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**If not conducted properly, certain types of renovations can release lead from paint and dust into the air.**

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## Other Sources of Lead

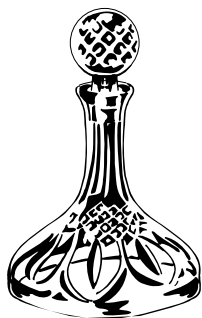
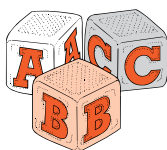
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**While paint, dust, and soil are the most common sources of lead, other lead sources also exist.**

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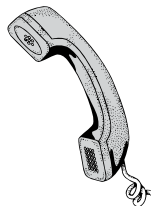
- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ Old painted **toys** and **furniture**.
- ◆ Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain**.
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as “greta” and “azarcon” used to treat an upset stomach.

## For More Information

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### The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **[www.epa.gov/lead](http://www.epa.gov/lead)** and **[www.hud.gov/offices/lead/](http://www.hud.gov/offices/lead/)**.



### EPA's Safe Drinking Water Hotline

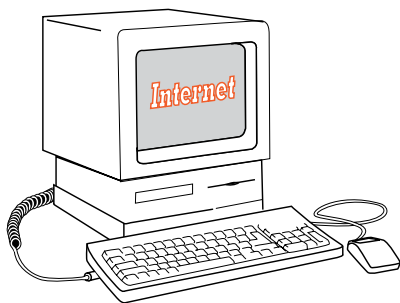
Call **1-800-426-4791** for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **[www.cpsc.gov](http://www.cpsc.gov)**.

### Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. 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 local contacts on the Internet at **[www.epa.gov/lead](http://www.epa.gov/lead)** or contact the National Lead Information Center at **1-800-424-LEAD**.



For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

# EPA Regional Offices

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Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

## EPA Regional Offices

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

Regional Lead Contact  
U.S. EPA Region 1  
Suite 1100 (CPT)  
One Congress Street  
Boston, MA 02114-2023  
(888) 372-7341

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

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

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

Regional Lead Contact  
U.S. EPA Region 3 (3WC33)  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000

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

Regional Lead Contact  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**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) 886-6003

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-7577

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
(ARTD-RALI)  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7020

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

Regional Lead Contact  
U.S. EPA Region 8  
999 18th Street, Suite 500  
Denver, CO 80202-2466  
(303) 312-6021

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4164

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Toxics Section WCM-128  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1985



## CPSC Regional Offices

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Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

### **Eastern Regional Center**

Consumer Product Safety Commission  
201 Varick Street, Room 903  
New York, NY 10014  
(212) 620-4120

### **Western Regional Center**

Consumer Product Safety Commission  
1301 Clay Street, Suite 610-N  
Oakland, CA 94612  
(510) 637-4050

### **Central Regional Center**

Consumer Product Safety Commission  
230 South Dearborn Street, Room 2944  
Chicago, IL 60604  
(312) 353-8260

## HUD Lead Office

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Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

### **U.S. Department of Housing and Urban Development**

Office of Healthy Homes and Lead Hazard Control  
451 Seventh Street, SW, P-3206  
Washington, DC 20410  
(202) 755-1785

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U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

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