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## LEAD-BASED PAINT

Approximately three-quarters of all houses built before 1978 contain some lead-based paint. When properly maintained, lead-based paint poses little risk. However, lead poisoning can cause permanent brain damage and other disorders, especially in children.

Beginning December 6, 1996, most home buyers will receive information on lead-based paint and lead-based paint hazards when buying a house built before 1978. Buyers will receive specific information from the seller on known lead-based paint in the house and a pamphlet prepared by the Environmental Protection Agency and Department of Housing and Urban Development entitled "Protect Your Family from Lead in Your Home."

Before a purchase and sale agreement is entered into for a house built before 1978:

- the seller must disclose known lead-based paint and lead-based paint hazards and provide available reports to the buyer;
- the seller must give the buyer the federal informational pamphlet on lead-based paint;
- the buyer is entitled to a 10-day period to conduct a lead-based paint inspection or risk assessment at the buyer's expense; and
- the purchase and sale agreement must include certain notification and disclosure language. The law does not require any testing or removal of lead-based paint by the seller.

For more information, contact the National Lead Information Clearinghouse at 1-800-424-LEAD, or TDD 1-800-526-5456 for the hearing impaired, or on the internet at <http://www.nsc.org/nsc/ehc/ehc/html>.

*This article contains general information only, and should not be used or relied upon as a substitute for competent legal advice in specific situations.*