

PROTECT YOUR HOME

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For home buyers

Many homes and condominiums built before 1978 have paint that contains lead serious health hazards. Federal law requires that individuals receive certain information about lead-based paint hazards in housing.

What is required:

Before ratification of a contract for housing sale, sellers must:

- Give prospective buyers an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards.
- The seller must also disclose known information such as the location of the lead-based paint and/or lead-based paint hazards and the condition of the painted surfaces.
- Provide any records and reports on lead-based paint and/or lead-based paint hazards which are available to the seller (for multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation).
- Include an attachment to the contract (or language inserted in the contract itself), which includes a Lead Warning Statement and confirms that the seller or landlord has complied with all notification requirements. This attachment is to be provided in the same language used in the rest of the contract. Sellers and agents, as well as home buyers, must sign and date the attachment.
- Sellers must provide home buyers a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Home buyers may waive this inspection opportunity.
- [Click here for more information on the disclosure program.](#)

For detailed information or questions, contact the National Lead Information Center (NLIC). The NLIC provides information about lead hazards and their prevention. NLIC operates under a contract with the U.S. Environmental Protection Agency (EPA), with funding from the EPA, and the Department of Housing and Urban Development (HUD)

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IN YOUR HOME

