

SALES CONTRACT ADDENDUM FOR LEAD-BASED PAINT TESTING
(Use Only for Lead Based Paint Risk Assessment or Inspections)

This Addendum is made on _____, to a Sales Contract ("Contract") dated _____,
between _____ ("Purchaser")
and _____ ("Seller")
for the purchase and sale of the Property: _____.

THIS CONTRACT IS CONTINGENT until **EITHER** ☐ 9:00 p.m. on the 10th calendar day after the Date of Ratification **OR** ☐ 9:00 p.m. on _____, upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* to be conducted at Purchaser's expense. This contingency will terminate at the above deadline unless Purchaser Delivers to Seller a written contract addendum listing the specific existing deficiencies and the corrections needed, together with a copy of the inspection report and/or risk assessment report prepared by a Federal or State certified lead inspector and/or risk assessor. Seller may, at Seller's option, within _____ days after Delivery of the addendum, elect in writing whether to correct the condition(s). If Seller will correct the condition(s), Seller shall furnish Purchaser with written certification, from a Federal or State certified lead inspector and/or risk assessor, demonstrating that the condition(s) have been remedied before the Date of Settlement. If Seller does not elect to make the repairs, or if Seller makes a counter-offer, then Purchaser shall have _____ days to respond to the counter-offer or to remove this contingency and accept the Property in "as-is" condition with respect to lead-based paint, or this Contract shall become void. If this Contract becomes void, all parties shall sign the appropriate releases, the Deposit shall then be refunded to Purchaser, and the parties shall have no further liability under this Contract. Purchaser may remove this contingency at any time without cause.

(*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.)

SELLER:

PURCHASER:

Date Signature

Date Signature

Date Signature

Date Signature



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