

WEST PENN MULTI-LIST, INC. RESIDENTIAL DISCLOSURE FORM FOR  
PROPERTIES BUILT PRIOR TO 1978 DISCLOSING INFORMATION ON  
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Rev. 7/2018

PROPERTY ADDRESS: 675 Robinwood Drive Pittsburgh PA 15216

(Complete Street, City and ZIP code)

SELLER'S NAME: Mary Patricia McQuade

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 AND INITIALED IN EACH BOX  
BELOW AS APPROPRIATE

A. 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-paint hazards is recommended prior to purchase.

NOTICE: The inspection referenced herein must be performed by an inspector who is properly certified as required by Federal Law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

/  (a) Known lead-based paint and/or lead-based paint hazards are present in or about the Property (if so, provide the basis for determining that lead-based paint and/or lead-based hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning the Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property): \_\_\_\_\_

/  (b) Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

MPM  
05/04/21  
9:24 PM EDT  
dotloop verified

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

/  (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazard in the Property (list documents): \_\_\_\_\_

/  (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

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05/04/21  
9:24 PM EDT  
dotloop verified

C. AGENT ACKNOWLEDGEMENT AND CERTIFICATION:

/  Agent/Licensee has informed Seller of Seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act., 42 U.S. §4852(d), and is aware of Agent's responsibility to ensure such compliance. The Agent/Licensee has informed Seller of the obligation to provide the Buyer with a Federally approved pamphlet on lead poisoning prevention and the approved pamphlet has been presented to the Buyer prior to the Buyer signing the Acknowledgement set forth below.

DL  
04/23/21  
9:37 AM EDT  
dotloop verified

The following have reviewed the information above and certify that the Agent statements are true and correct to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign and date this form.

BROKER FOR SELLER (Company Name) Keller Williams Realty

AGENT/LICENSEE Donna Lieberman DATE 4/23/21

BROKER FOR BUYER (Company Name) \_\_\_\_\_

AGENT/LICENSEE \_\_\_\_\_ DATE \_\_\_\_\_

D. BUYER'S ACKNOWLEDGMENT:

/  Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

/  Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial (i) or (ii) below):

- (i)  /  received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the premises 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.

E. 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.

Mary Patricia McQuade  
Seller Date

dotloop verified  
05/04/21 9:24 PM EDT  
OLW-GNRR-HZYI-2GES

\_\_\_\_\_  
Seller Date

Donna Lieberman  
Agent Date

dotloop verified  
04/23/21 9:37 AM EDT  
8DDI-OLKF-SZZP-R4GT

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Agent Date