

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

This addendum is made part of the offer to purchase dated: \_\_\_\_\_

Property Address: 2856 N. Holm Lower 8 Upper 2856A

Seller(s): Patrick Wilbur /Seller's Agent: Andrew Euting

Purchaser(s): \_\_\_\_\_

## 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 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(Check (1) or (2) below):

- (1) ☒ Seller has knowledge of lead-based paint and/or that lead-based paint hazards are present in the housing (explain).

SEE R Hatcher City Milwaukee Health Dept Certificate  
Date 3-28-2012

- (2) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports available to the Seller (Check (1) or (2) below):

- (1) ☒ 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 below).

SEE ABOVE R Hatcher City Milwaukee Health Dept  
Certificate Date 3-28-2012

- (2) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment

Purchaser acknowledges receipt of copies of all information listed above. Purchaser acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

Purchaser has (Check (1) or (2) below):

- (1) ☐ 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 by a federal or state certified lead inspector or lead risk assessor; or
- (2) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

## 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.

Seller Patrick Wilbur 9/22/26

Date

Purchaser \_\_\_\_\_ Date

Seller \_\_\_\_\_

Date

Purchaser \_\_\_\_\_ Date

Agent Andrew Euting 9/26/26

Date

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



Health Department

Tom Barrett  
Mayor

Bevan K. Baker, FACHE  
Commissioner of Health

Raquel M. Filmanowicz  
Health Operations Administrator

Family and Community Health Services

web site: [www.milwaukee.gov/health](http://www.milwaukee.gov/health)

March 28, 2012

Patrick Wilber  
PO Box 88  
Butler, WI 53007

*Myrtle Park building  
Primary file*

*Consent to Entry*

Re: 2856 N Holton

Dear property owner :

After an initial inspection on 8-12-08, orders were issued by the City of Milwaukee Health Department, (MHD) Childhood Lead Poisoning Prevention Program, to correct lead paint hazards discovered at the above referenced property.

A re-inspection conducted on 8-29-08 revealed that all treatments recommended for lead hazard reduction were complied with. All violations observed during the initial inspection were corrected. Lab analyses of dust wipe samples indicate the unit passed clearance and was lead safe at the time of the re-inspection. **This applies only to the ordered unit.** If there are additional units in the building, they may contain lead hazards; the MHD advises that these units also be made lead safe. If this property is enrolled in the primary prevention program, you will receive a separate notice of completion regarding the other units.

The MHD recommends that property owners implement a regular inspection and maintenance program so that these hazardous conditions do not reoccur. As of April, 2010, Federal law requires that repair or renovation of pre-1978 non owner occupied dwellings must be completed by a certified lead safe renovator.

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, to purchasers and tenants at the time of sale or lease or upon lease renewal. Failure to disclose these test results is a violation of the U.S. Department of HUD and the U.S. EPA regulations at 24CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000.00 per violation.

Thank you for your cooperation in this matter.

Sincerely,

*Mary Smith*

Mary Smith  
Lead Inspection Field Supervisor  
MS:rb

*Think Health. Act Now!*



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