

BK 2676 PG 162

14369

## WARRANTY DEED

Stephen G. Burrill of Brewer, County of Penobscot and State of Maine, for consideration paid, grants to Marilyn E. Burrill of Brewer, County of Penobscot and State of Maine, with **WARRANTY COVENANTS**, my one-half interest in and to a certain lot or parcel of land, together with any and all buildings and improvements thereon, situate in Dedham, County of Hancock and State of Maine, bounded and described as follows:

Beginning at a corner located by an iron pipe set in the ground near a leaning pine tree on the northerly shore of Harriman's Pond; thence westerly along the shore of said pond one hundred (100) feet to an iron pipe set in the ground near a large maple tree; thence northerly one hundred fifty (150) feet to a corner; thence easterly on a line parallel to the shore of the pond one hundred (100) feet to a corner; thence southerly one hundred fifty (150) feet to the shore of the pond and the point of beginning; also the use of a right of way in common with others one (1) rod wide to said lot; the above described premises being a part of the Dodge lot, so-called, as conveyed to Andrew J. Butler and Francena G. Butler by deed of Norman W. Gray, et al, dated July 19, 1956 and recorded in Book 797, Page 272 of Hancock County Registry of Deeds.

EXCEPTING AND RESERVING therefrom, the following lot or parcel of land, situated in the Town of Dedham, County of Hancock and State of Maine, bounded and described as follows:

Commencing at an iron pin driven into the ground on the northerly shore of Harriman's Pond, so-called, said iron pin being located fifty (50) feet west of the southeasterly corner of the lot of land conveyed by Andrew J. Butler to Eleanor M. Dowling, now Eleanor M. Fitzpatrick, and Lucy R. Monaghan, by Warranty Deed recorded in the Hancock County Registry of Deeds, Volume 943, Page 25; thence in a westerly direction by and along the shore of Harriman's Pond, so-called, a distance of fifty (50) feet, more or less, to an iron pin driven into the ground near a large maple tree; thence at an angle deflecting to the right in a general northerly direction one hundred fifty (150) feet to an iron pin driven into the ground; thence at an angle deflecting to the right in a general easterly direction fifty (50) feet to an iron pin driven into the ground; thence at an angle deflecting to the right in a general southerly direction one hundred fifty (150) feet to an iron pin driven into the ground; which is the point of beginning.

Also conveying by this deed, the use of a right of way in common with others, said right of way being one (1) rod wide, located immediately north of the lot of land herein conveyed.

For Grantor's source of title, reference may be had to Warranty Deed of Raymond E. Andersen and Joan E. Andersen to Stephen G. Burrill and Marilyn E. Burrill, dated October 25, 1985 and recorded in Volume 1557, Page 1 of Hancock County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

BK 2676 PG 163

Witness my hand and seal this 3<sup>rd</sup> day of September, 1997.

Witness:

Stephen G. Burrill  
Stephen G. Burrill

STATE OF MAINE

Penobscot, ss.

September 3, 1997

Personally appeared the above named Stephen G. Burrill and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

W. RAY BRADFORD, JR.  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXPIRES OCTOBER 4, 2000

SEAL

(Please) print name & affix seal)

HANCOCK COUNTY

97 SEP -9 AM 9:45

REGISTER OF DEEDS  
HANCOCK COUNTY SS.*Marilyn Peterson*

REGISTER

#

BK 2676 PG 164

14370

## WARRANTY DEED

Stephen G. Burrill of Brewer, County of Penobscot and State of Maine, for consideration paid, grants to Marilyn E. Burrill of Brewer, County of Penobscot and State of Maine, with **WARRANTY COVENANTS**, my one-half interest in and to two certain lots or parcels of land, together with any and all buildings and improvements thereon, situate on the northerly shore of Harriman Pond, so-called, in Dedham, County of Hancock and State of Maine, bounded and described as follows:

Parcel One: Lot #16 as depicted on a survey plan by Prentiss & Carlisle Co. entitled "Cottage Lots-Harriman Pond Develop. - Dedham, Maine" recorded in Hancock County Registry of Deeds on May 4, 1966 in Book 10, Page 69. Said Lot #16 is bordered northwesterly by land of Grantee herein; northerly by land of Eastbrook Timber Co. Inc., part of which is Parcel #2 conveyed herein; southerly by land of Nancy Hill; and southwesterly by said Harriman Pond.

Also conveying herewith a right of way from said lot over the existing camp road to the town road near the Dedham-Orland town line.

Said Lot #16 is subject to an existing right of way owned by others over said camp road where it crosses said Lot #16.

Said Lot #16 is also subject to the right of Nancy Hill to keep a

set of wooden stairs and walkway located on the southerly end of said right of way where it hits Lot #17.

Parcel Two: Beginning at an iron rod at the most northerly corner of Lot #16 conveyed above;

Thence N 46° 20' 25" W by land of the Grantee herein 49.82 feet to a point bearing S 29° 09' 00" W 1.06 feet from an existing iron pipe, said point being the northwesterly corner of land of Grantee herein described in a deed recorded in Hancock County Registry of Deeds in Book 1557, Page 1;

Thence N 29° 09' 00" E through said iron pipe 59.51 feet to a number five rebar;

Thence N 78° 48' 55" E 37.16 feet to a number five rebar set on the westerly side of the existing camp road about nine feet from the center thereof;

Thence S 4° 00' 35" E 145.85 feet to a number five rebar to be set on the northeasterly line of Lot #16 conveyed above at a point about nine feet from the center of said camp road;

Thence N 37° 20' 25" W by said lot #16 a distance of 65.30 feet to the point of beginning, containing 0.13 acres.

Also conveying herewith a right of way from said lot over the existing camp road to the town road near the Dedham-Orland town line.

BK2676PG165

For Grantor's source of title, reference may be had to Warranty Deed of Eastbrook Timber Co., Inc. to Stephen G. Burrill and Marilyn E. Burrill, dated June 24, 1996 and recorded in Book 2557, Page 202 of Hancock County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Witness my hand and seal this 31<sup>st</sup> day of September, 1997.

Witness:

Stephen G. Burrill  
Stephen G. Burrill

STATE OF MAINE

Penobscot, ss.

Sept 3, 1997

Personally appeared the above named Stephen G. Burrill and acknowledged the foregoing instrument to be his free act and



deed.

Before me,

*[Handwritten signature]*

Notary Public ~~STEPHEN BRADFORD, JR.~~  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXPIRES OCTOBER 4, 2000

(Please print name & affix seal)

SEAL

HANCOCK

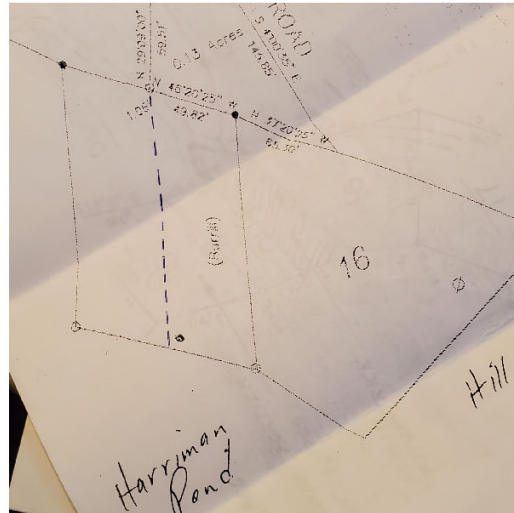
97 SEP -9 AM 9:45

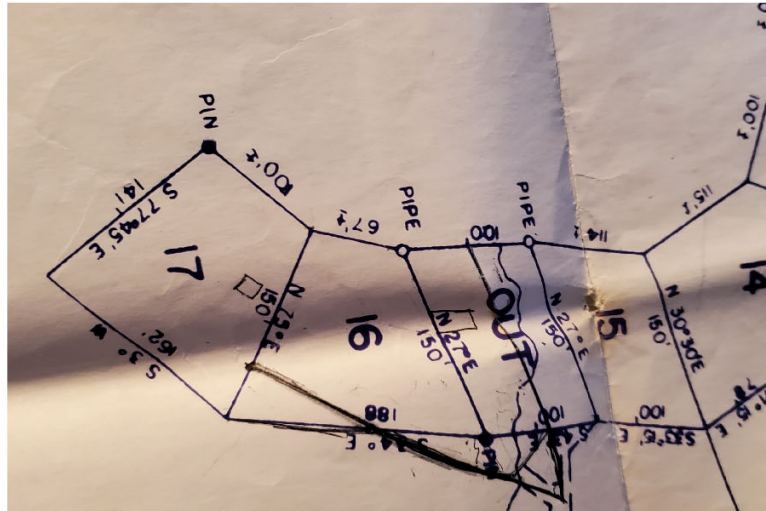
REGISTER OF DEEDS  
HANCOCK COUNTY SS.

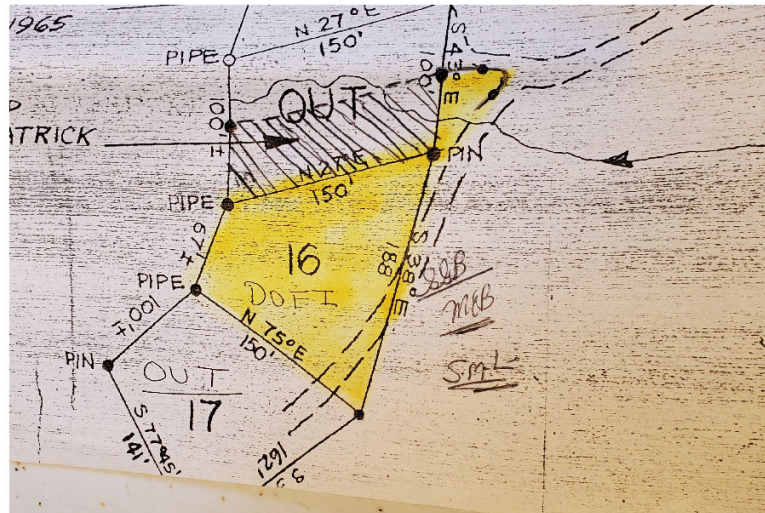
*Margie Adams*

REGISTER

#2 e/ret: Stephen Burnell  
POBX663-B







PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

### PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal Pump from Lake  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown  
If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: \_\_\_\_\_~~

~~Installed by: \_\_\_\_\_~~

~~Date of Installation: \_\_\_\_\_~~

~~USE:~~

~~Number of persons currently using system: \_\_\_\_\_~~

~~Does system supply water for more than one household?  Yes  No  Unknown~~

Comments: Water pump was working when used 15 + years ago

Source of Section I information: Owner

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials DVA



cuSign Envelope ID: FCA07704-695B-4DF4-A685-E1FD90C467DB

PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

**SECTION II — WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):  
Have you had the sewer line inspected? .....  Yes  No  
If Yes, what results: \_\_\_\_\_  
Have you experienced any problems such as line or other malfunctions? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):  
Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR  Unknown  
Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_  
Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No  
If Yes, are they available? .....  Yes  No  
Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: \_\_\_\_\_  
Source of Section II information: **Owner** \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 2 of 7

Seller Initials MLB

PROPERTY LOCATED AT: **131 Harriman Pond Lane, Dedham, Mai 04429**

**SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood Stove			
Age of system(s) or source(s)	Unknown			
Name of company that services system(s) or source(s)	NA			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	NA			
Malfunction per system(s) or source(s) within past 2 years	Unknown			
Other pertinent information				

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No  Unknown
  - If Yes, are they lined: .....  Yes  No  Unknown
  - Is more than one heat source vented through one flue? .....  Yes  No  Unknown
  - Had a chimney fire: .....  Yes  No  Unknown
  - Has chimney(s) been inspected? .....  Yes  No  Unknown
    - If Yes, date: \_\_\_\_\_
    - Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
  - Has vent(s) been inspected? .....  Yes  No  Unknown
    - If Yes, date: \_\_\_\_\_

Comments: **Stove pipe for woodstove**

Source of Section III information: **Owner**

**SECTION IV — HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- If Yes, are tanks in current use? .....  Yes  No  Unknown
- If no longer in use, how long have they been out of service? \_\_\_\_\_
- If tanks are no longer in use, have tanks been abandoned according to DEP? .....  Yes  No  Unknown
- Are tanks registered with DEP? .....  Yes  No  Unknown
- Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials **MeB**



PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: None to the owner's knowledge

Source of information: Owner

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: None to the owner's knowledge

Source of information: Owner

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: Owner

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: Owner

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: Not to the owner's knowledge

Source of information: Owner

Buyer Initials \_\_\_\_\_

Seller Initials lx, B



DocuSign Envelope ID: FCA07704-695B-4DF4-A685-E1FD90C467DB

PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_  
Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: Maybe due to last maintenance being over 10 + years

Source of information: Owner

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: None to the owner's knowledge

Source of information: Owner

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Shared camp road over owners lot, right of way to town road for owners, owner of lot 17 has right of way to keep stairs & walkway.

Source of information: Owner & Public Records

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? Camp Owners

Road Association Name (if known): None

Buyer Initials \_\_\_\_\_

Seller Initials mpb

Design Envelope ID: FCA07704-695B-4DF4-A685-E1FD90C467DB

PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

Are there any tax exemptions or reductions for this property for any reason including but not limited to:  
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: NA

Year Principal Structure Built: Unknown

What year did Seller acquire property? 1985 & 1996

Roof: Year Shingles/Other Installed: Metal roof put on 10 to 15 years ago

Water, moisture or leakage: Not to the owners knowledge

Comments: Hancock Registry of Deeds showed it as land in 1956 and camp with next deed in 1978

**Foundation/Basement:**

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

**Manufactured Housing – Is the residence a:**

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown m15

Comments: Has been mice & ant infestation but no visible damage

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: None known to the owners knowledge

Comments: \_\_\_\_\_

Source of Section V information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials MEB



DocuSign Envelope ID: FCA07704-695B-4DF4-A685-E1FD90C467DB

PROPERTY LOCATED AT: 131 Harriman Pond Lane, Dedham, Mai 04429

**SECTION VI – ADDITIONAL INFORMATION**

Two separate deeds, lots 15 & 16. book 2676/ Pages 162&164.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Marilyn Burrill July 29 2022  
SELLER DATE SELLER DATE  
**Marilyn Burrill**

\_\_\_\_\_  
SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER DATE BUYER DATE

\_\_\_\_\_  
BUYER DATE BUYER DATE



DocuSign Envelope ID: C974629C-2F80-4B39-BFE1-C843EAF7E0D  
DocuSign Envelope ID: B891EB95-9122-4551-A388-6C2EE01C76B9

### LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Marilyn Burrill (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 131 Harriman Pond Lane, Dedham, Mai 04429

Said contract is further subject to the following terms:

#### 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-based paint hazards is recommended prior to purchase.

#### Seller's Disclosure (check one)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
possible due to age  
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (check one below):  
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (check one below):  
 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;  
 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

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her 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.

_____	Date	<u>Marilyn Burrill</u>	<u>July 29, 2022</u>
Buyer		Seller Marilyn Burrill	Date
_____	Date	_____	Date
Buyer		Seller	Date
_____	Date	_____	Date
Buyer		Seller	Date
_____	Date	Seller signed by:	Date
Buyer		<u>Kathy Benson</u>	<u>7/28/2022</u>
Agent	Date	Agent <u>Kathy Benson</u>	Date

 **Maine Association of REALTORS®/Copyright © 2022.**  
All Rights Reserved. Revised 2020.  
ERA Dawson Bradford Company, 417 Main St Bangor ME 04401  
Kathy Benson Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 2072997555 Fax: \_\_\_\_\_  
www.lwof.com



131 Harriman







# Protect Your Family From Lead in Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

December 2012

## Are You Planning to Buy or Rent a Home Built Before 1978?

---

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.



## Lead Gets into the Body in Many Ways

---

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.



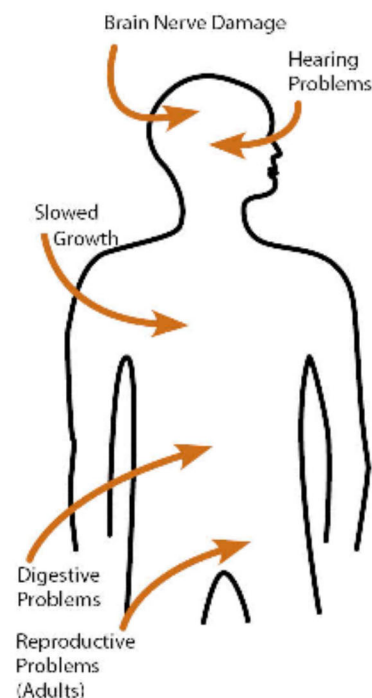
## Health Effects of Lead

---

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy

- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

## Check Your Family for Lead

---

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

---

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### **Lead can be found:**

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

---

<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

5

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

---

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept or when people walk

the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

6

## Checking Your Home for Lead

---

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional





trained and certified testing professional, called a risk assessor, will:



- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
- Sample dust near painted surfaces and sample bare soil in the yard
- Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

7

## Checking Your Home for Lead, continued

---

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

---

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

## What You Can Do Now to Protect Your Family

---

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)

- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

9

## Reducing Lead Hazards

---

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**





- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.



- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

---

**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup

activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

## with Lead-Based Paint

**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit [epa.gov/getleadsafe](https://www.epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

---

**While paint, dust, and soil are the most common sources of lead, other lead sources also exist:**

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

---

<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).



## For More Information

---

### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](https://epa.gov/lead) and [hud.gov/lead](https://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/lead](https://epa.gov/lead) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](https://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

## U. S. Environmental Protection Agency (EPA) Regional Offices

---

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
WWPD/TOPE  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Solid Waste & Toxics Unit (WCM-128)  
1200 Sixth Avenue, Suite 1000

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-7836

1200 SIXTH AVENUE, Suite 900  
Seattle, WA 98101  
(206) 553-1200

15

## Consumer Product Safety Commission (CPSC)

---

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

---

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
December 2012

## **IMPORTANT!**

### **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.



- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).