



LEAD-BASED PAINT RISK ASSESSMENT OR INSPECTION

Property Address:	
CapRelo File Number:	

Contract Contingency Language

This contract is contingent upon a risk assessment of inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser’s expense until _____, or five (5) days from purchase agreement effective date, if left blank. Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.

This contingency will terminate at the above pre-determined deadline unless the Purchaser (or Purchaser’s agent) delivers to the Seller (or Seller’s agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller’s option, within _____ days (or three days if left blank) after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have _____ days (or two days if left blank) to respond to the counter-offer to remove this contingency and take the property in “as is” condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause.”

Buyer:		Date:	
Buyer:		Date:	
Seller:		Date:	