

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 9009 ALLENTOWN ROAD, FT. WASHINGTON, MD 20744

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): 178 housing was constructed prior to 1978 OR 178 date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
- (i) 178 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Built in about 1947, the house has lead paint. To the best of our knowledge, it has been encapsulated. After a lead inspection, the house is classified as "Full Risk Reduction." See attached certificate of inspection and report.
- (ii) 178 Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
- (i) 178 Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) 178 Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (c) 178 Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
- (d) 178 Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

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

- (i) 178 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; or
- (ii) 178 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 (initial)

(f) 178 Agent has informed the Seller/Landlord of the Seller's/Landlord'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.

Joseph J. Chell 2/21/20
Seller/Landlord Date

Buyer/Tenant Date

Joseph M. Chell 2/21/20
Seller/Landlord Date

Buyer/Tenant Date

Joseph J. Chell 2/28/2020
Seller's/Landlord's Agent Date

Buyer's/Tenant's Agent Date



Frank P. Chell 2/19/2020
Joseph M. Chell Feb. 19, 2020
Joseph J. Chell Feb 20, 2020
Georgene M. Charles Feb 20, 2020

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330) INSPECTION CERTIFICATE NO. 657736

MDE TRACKING NO. 0334809 MDE PROPERTY NO. (Include county code prefix.) 1705 0294652
 OWNER NAME Clavell, Loreti J & Judith M ETAL
 9009 Allentown Rd Fort Washington 20744 PG, 19449
 Street Address Unit No. City Zip Code County Property Construction Date

The Maryland accredited lead inspector must mark an inspection category 1, 2, 3, or 5 and mark the appropriate inspection method. Only ONE category and method are to be marked. The following attachments are required to be submitted with the certificate: Form C, laboratory results, and diagrams for Full Risk Reduction, and Forms B and C, original signed copy of Supervisor's Statement of Work, laboratory results, and diagrams collected for Modified Risk Reduction, Form E for Lead Free, which shall include a \$10 per unit processing fee for each certificate. To be paid to: P.O. Box 1417, Baltimore, MD 21203. The certificate shall be signed by the inspector who performed the inspection. Inspection certificates and all required attachments must be submitted to MDE within 10 days following Lead Free and Lead Safe Inspections and within 10 days following the receipt of dust sample results for Full and Modified Risk Reduction Inspections. Copies of all inspection records shall be maintained for at least 5 years by lead inspection contractors. Maximum penalties will be pursued by MDE for any falsified documentation that is received by MDE. Indicate "0000" if Property Construction Date is unknown. Lead paint inspection contractors must mail inspection certificates and the supporting documentation for inspection certificates to: P.O. Box 943, Jessup, MD 20794.

INSPECTION CATEGORIES

<input type="checkbox"/> 1. Lead Free Methods <input type="checkbox"/> A. One Time Only (Interior & Exterior) OR <input type="checkbox"/> B. Limited (Interior Lead Free Only) Passing Re-inspection required no later than: _____ Number of Pre-1950 Lead Free Units _____ Number of Post-1949 Lead Free Units _____	<input checked="" type="checkbox"/> 2. Full Risk Reduction Methods <input checked="" type="checkbox"/> A. Dust Inspection OR <input type="checkbox"/> D. Dust Inspection with Exterior Waiver Passing Re-inspection (Form D and Supervisor Statement of Work) required no later than 04/30/____ unless otherwise noted in local code. OR <input type="checkbox"/> E. Dust Inspection with Lead Free Exterior	<input type="checkbox"/> 3. Modified Risk Reduction Methods <input type="checkbox"/> B. Visual Inspection and Dust Inspection OR <input type="checkbox"/> C. Visual Inspection and Dust Inspection with Exterior Waiver Passing Re-inspection (Form D and Supervisor Statement of Work) required no later than 04/30/____ unless otherwise noted in local code. OR <input type="checkbox"/> D. Visual Inspection and Dust Inspection with Lead Free Exterior	<input type="checkbox"/> 5. Lead Safe Methods <input type="checkbox"/> A. Dust Inspection OR <input type="checkbox"/> B. Dust Inspection and Visual Inspection OR <input type="checkbox"/> C. Dust Inspection with Lead Free Exterior OR <input type="checkbox"/> D. Dust Inspection and Visual Inspection with Lead Free Exterior AND Verification that windows are lead free or have been treated so friction surfaces are lead free.
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☒ **PASSED** Based on the findings of the attached inspection report(s), I certify that the property/unit meets the certification criteria at this time. (circle property or unit)
☐ **FAILED** Based on the findings of the attached inspection report(s), the property/unit fails to meet certification criteria at this time. (circle property or unit)

I certify that I inspected the above listed property/unit on 04/06/16 at 5:00 a.m. (p.m.) under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Inspector's Name Jewel A. Howard Signature [Signature] Accreditation No. 0816 Exp. Date 04/06/2016 Inspection Contractor Name LLC Environmental LLC Exp. Date 09/30/2016

FORM C- DUST INSPECTION
VISUAL REVIEW / DUST SAMPLE COLLECTION & ANALYSIS

The lead paint inspection contractor/inspector is to submit a copy of the Lead Paint Risk Reduction Inspection Certificate (Form 330), with this Form C which includes the diagram; a copy of the lab results to Maryland Department of the Environment and the property owner **WITHIN 10 CALENDAR DAYS** following the inspection. This form must be fully completed and accurate or the Inspection Certificate may be invalidated. (EA 6-8, COMAR 26.16.02 and 26.16.05)

MDE Tracking No.: <i>1334809</i>	Date of Inspection: <i>04/06/2016</i>	Inspection Certificate No.: <i>657736</i>		
Address of Property Inspected:				
Street Address: <i>9009 Allentown Rd</i>	Unit No.:	City: <i>Fort Washington</i>	Zip Code: <i>20744</i>	County/City: <i>PG</i>
Date of Lab Report: <i>04/13/2016</i>	Date Lab Report was Received by Inspector: <i>04/14/2016</i>			

PART I - VISUAL REVIEW

Visually review all interior and exterior painted surfaces of unit for chipping, peeling, or flaking paint. If chipping, peeling, or flaking paint is found, corrections must be made before dust samples may be collected. Exterior corrections may be delayed if interior paint condition is satisfactory and an Exterior Waiver is approved.

	INTERIOR	EXTERIOR
Is Condition of Paint Satisfactory? <i>(circle one in each column)</i>	<input checked="" type="radio"/> Yes / <input type="radio"/> No	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Is an Exterior Waiver being used? <i>(circle one)</i>	Yes / <input checked="" type="radio"/> No	
If Yes, this Certificate expires on: <i>04/30/</i> _____. The property must pass re-inspection no later than this date or this inspection certificate will no longer be valid. Name of the approving agency or official for the Exterior Waiver: _____, Form D with the Supervisor's Statement of Work form must be submitted to MDE and the property owner by the lead inspector.		

PART II - DIAGRAM

On a separate sheet of paper, provide a diagram of the unit. The diagram is to include: the full site address, street(s) adjacent to the outside entry with the street name(s), location of the unit within a multi-unit property if applicable, window and doorway locations, assigned room numbers, and locations of where dust samples were taken. Show each room within the unit and number each. Your numbering system on your diagram is to match Part III of this form. Note locations of windows with a "W" and sampling locations with an "X". Attach the diagram to this form.

PART III - DUST COLLECTION & ANALYSIS

After collection of samples in a room, enter the total number of samples that were taken in that room. Attach additional copies of page 2 of this form if there are more rooms than can be accommodated on the back of this form. The "Meets Standard" column requires circling a Yes or No. **Under Maryland law, the Lead Risk Reduction Standard for dust is: floors <40; window sills <250; window wells <400 µg/ft².** A copy of the Laboratory Analysis Report must be attached to this form. The Result column, below, is for results/concentration of lead in micrograms per square foot (µg/ft²), not Total Lead (µg).



FORM C, PART III Continued

Inspection Certificate No.:

657736

Is this a retest of failed room(s)? (circle one)

Yes / No

Page No.:

1

	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$
* Field Blank			

*Field blank samples are required to be collected per the American Society for Testing and Materials (ASTM) International Standard E 1728 as of May 19, 2008. Field blanks only have to be collected at a minimum frequency of 5 % (or 1 for every 20 field wipe samples collected). Therefore, completion or not of the Field Blank box may vary.

ROOM NO.: /		Number of <u>NON-Lead Free</u> windows in room: 0	Number of <u>Lead Free</u> windows in room: 3	Total number of windows in room: 3
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD
Floor	04062016-9009-01	12 X 12	< 10	Yes / No
Sill				Yes / No
Well				Yes / No
Total Samples Collected in room: /				

ROOM NO.:		Number of <u>NON-Lead Free</u> windows in room:	Number of <u>Lead Free</u> windows in room:	Total number of windows in room:
2		0	0	0
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD
Floor	14062016-9009-02	12X12	< 10	Yes / No
Sill				Yes / No
Well				Yes / No
Total Samples Collected in room:		1		

ROOM NO.:		3	Number of <u>NON-Lead Free</u> windows in room:	0	Number of <u>Lead Free</u> windows in room:	2	Total number of windows in room:	2
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD				
Floor	04062016-9009-03	12 X 12	< 10	Yes / No				
Sill				Yes / No				
Well				Yes / No				
Total Samples Collected in room:			/					

ROOM NO.:		4	Number of <u>NON-Lead Free</u> windows in room:	0	Number of <u>Lead Free</u> windows in room:	4	Total number of windows in room:	4
SURFACE	SAMPLE No.		AREA (in inches)		RESULT $\mu\text{g}/\text{ft}^2$		MEETS STANDARD	
Floor	04062016-9009-04		12 X 12		< 10		(Yes) / No	
Sill							Yes / No	
Well	04062016-9009-05		1/2 X 28		< 100		(Yes) / No	
Total Samples Collected in room:			2					

ROOM NO.:		5	Number of <u>NON-Lead Free</u> windows in room:	0	Number of <u>Lead Free</u> windows in room:	0	Total number of windows in room:	0
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD				
Floor	04062016-9009-06	12 X 12	12	(Yes) / No				
Sill				Yes / No				
Well				Yes / No				
Total Samples Collected in room:			1					

Accredited Inspector's Name:

Jewel A. Howard

Inspector's Accreditation No.:

10316

Date of Inspection:

04/06/2016

Form Number: MDE/LMA/CER.039

Revision Date 09/2011

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Page 2 of 2

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FORM C, PART III Continued

Inspection Certificate No.:

657736

Is this a retest of failed room(s)? (circle one)

Yes / (No)

Page No.:

2

SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$
* Field Blank 04662016-9009-11	12	< 10

*Field blank samples are required to be collected per the American Society for Testing and Materials (ASTM) International Standard E 1728 as of May 19, 2008. Field blanks only have to be collected at a minimum frequency of 5 % (or 1 for every 20 field wipe samples collected). Therefore, completion or not of the Field Blank box may vary.

ROOM NO.:		Number of <u>NON-Lead Free</u> windows in room:	Number of <u>Lead Free</u> windows in room:	Total number of windows in room:
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD
Floor	04662016-9009-01	12 x 12	< 10	Yes / No
Sill				Yes / No
Well				Yes / No
Total Samples Collected in room:				

ROOM NO.:		7		Number of <u>NON-Lead Free</u> windows in room:	0	Number of <u>Lead Free</u> windows in room:	/	Total number of windows in room:	/
SURFACE	SAMPLE No.	AREA (in inches)		RESULT $\mu\text{g}/\text{ft}^2$		MEETS STANDARD			
Floor	04662016-9009-08	12 x 12		1-10		Yes / No			
Sill						Yes / No			
Well						Yes / No			
Total Samples Collected in room:				/					

ROOM NO.:		8	Number of <u>NON-Lead Free</u> windows in room:	0	Number of <u>Lead Free</u> windows in room:	0	Total number of windows in room:	0
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD				
Floor	14662016-9009-09	12 x 12	< 10	Yes / No				
Sill				Yes / No				
Well				Yes / No				
Total Samples Collected in room:								

ROOM NO.: 9		Number of <u>NON-Lead Free</u> windows in room: 0	Number of <u>Lead Free</u> windows in room: 3	Total number of windows in room: 3
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD
Floor	04662016-9009-10	12 X 12	< 10	(Yes) / No
Sill				Yes / No
Well				Yes / No
Total Samples Collected in room: 1				

ROOM NO.:		Number of <u>NON-Lead Free</u> windows in room:	Number of <u>Lead Free</u> windows in room:	Total number of windows in room:
SURFACE	SAMPLE No.	AREA (in inches)	RESULT $\mu\text{g}/\text{ft}^2$	MEETS STANDARD
Floor				Yes / No
Sill				Yes / No
Well				Yes / No
Total Samples Collected in room:				

Accredited Inspector's Name:

Jewel A. Howard

Inspector's Accreditation No.:

16816

Date of Inspection:

04/06/2014

Form Number: MDE/LMA/CER.039

Revision Date 09/2011

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Page 2 of 2

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