

# LEAD-BASED PAINT DISCLOSURE FORM

## FOR DC REAL ESTATE SALES

**Purpose:** Inform potential homebuyers of the presence of lead-based paint and related hazards at this property.

**This form is required for properties built before 1978.** This form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the purchaser.

- Housing built before 1978 is presumed to contain lead-based paint.
  - Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
  - Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
  - Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- DC Law requires the buyer to have this information **before** they decide to purchase the property.

### Are you a POTENTIAL BUYER?

Review this page carefully before following instructions on page two.

### Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint reports, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.

**Property owners: keep the signed original of this form on record for at least 6 years from the date of the most recent signature,** as you may be audited by the DC Department of Energy and Environment.

### What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:	YOU NEED TO:
The property owner	<ul style="list-style-type: none"> <li>▪ Complete Sections A and B.</li> <li>▪ Provide a copy to the buyer.</li> </ul>
The potential buyer	<ul style="list-style-type: none"> <li>▪ Carefully review Section B.</li> <li>▪ Sign Section C.</li> </ul>

**SECTION A: PROPERTY OWNER'S SIGNATURE**

Property Address: 425 Christopher Ave Unit: 39 Washington, DC ZIP: 20879

I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead reports.

Owner Name: Kevin Linck, Grantor and Trustee

Signature: *Kevin Linck Grantor & Trustee*

Owner Name: Lynn Linck, Grantor and Trustee

Signature: *Lynn Linck Grantor & Trustee*

**SECTION B: INFORMATION ABOUT LEAD-BASED PAINT IN THIS PROPERTY**

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?

- Yes, in the following location(s): \_\_\_\_\_  
*For more space, attach a summary*
- No; I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present. *Certified Lead Free.*

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

- No
- Yes, in the following location(s): \_\_\_\_\_  
*For more space, attach a summary*

Does DC Government have any pending actions related to lead-based paint for this property?

*Check all that apply*

- A notice of violation
- A notice of lead-based paint hazards
- An administrative order to eliminate lead-based paint hazards
- Other notices or orders related to lead-based paint. **Please list:** \_\_\_\_\_
- There are no pending actions related to lead-based paint at this property.

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, common area(s), or other appurtenances)?

*This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.*

- No
- Yes **and** I understand I must provide a copy of those documents to the buyer if they ask.

**SECTION C: BUYER'S ACKNOWLEDGEMENT**

I was provided this form and the *Protect Your Family from Lead in Your Home* pamphlet before I signed a purchase agreement.

- Yes
- No, I have already signed a purchase agreement.

I understand I have the right to ask the owner for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances).

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 425 Christopher Ave, 39, Gaithersburg, MD 20879

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property \_\_\_/\_\_\_/\_\_\_ is or (circled) \_\_\_/\_\_\_/\_\_\_ is not registered in the Maryland Program (Seller to initial applicable line). Certified Lead Free

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (Seller to initial applicable line) \_\_\_/\_\_\_/\_\_\_ has; or \_\_\_/\_\_\_/\_\_\_ has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (Seller to initial applicable line) \_\_\_/\_\_\_/\_\_\_ will; OR \_\_\_/\_\_\_/\_\_\_ will not perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_/\_\_\_/\_\_\_ (BUYER)

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.

Kevin Linn Grantor & Trustee
Seller Date 8/30/2024 Buyer Date
Suzanne Linn Grantor & Trustee 8/19/24 Seller Date Buyer Date
Seller's Agent Date Buyer's Agent Date

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425 Christopher Avenue Unit 22: Invoice from Lead Inspections of Montgomery County, LLC

From: Lead Inspections of Montgomery County, LLC (quickbooks@notification.intuit.com)

To: lynnlinck@yahoo.com

Date: Monday, November 14, 2022 at 06:05 PM EST

INVOICE 1358



Lead Inspections of Montgomery County, LLC

DUE 11/16/2022

**\$271.00**

[Review and pay](#)

Powered by QuickBooks

Dear Lynn and Kevin Linck,

Congratulations! Your property on Christopher Avenue is lead free; the passing MDE330 Lead Free Certificate for your rental property is being processed through the MDE's newly launched Lead Rental Certification and Accreditation (LRCA) system. Paper Certificates are no longer being used.

Please find the invoice details from the inspection on 11/14/2022; payment can be made clicking the "review and pay" link above. We will alert you when the passing MDE330 Certificate is available and email you the digitally issued PDF copy for

the property.

We appreciate your trust in our services. If you have any questions or need further assistance regarding the inspection, please contact us.

Thank you,  
Jennifer Bildman, CEO

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Lead Inspections of Montgomery County, LLC  
1010 Rockville Pike, Suite 530 Rockville, MD 20852  
+1 3012840370

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If you receive an email that seems fraudulent, please check with the business owner before paying.



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# MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1042203

0375903  
MDE TRACKING NO.

160901710588  
MDE PROPERTY NO.

The Linck Family Trust  
OWNER NAME

00425 CHRISTOPHER AVE  
Street Address

GAITHERSBURG  
City

20879  
Zip Code

39  
Unit No.

Montgomery  
County

1974  
Construction Year

Lead Free  
Inspection Category

One Time Only  
Inspection Method

PASSED  
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

No. of Pre-1950 Lead Free Units

No. of Post-1949 Lead Free Units

NO  
Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 11/14/2022 1:00:00 PM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.



Lead Inspections of Montgomery County, LLC 17516  
Inspection Contractor Name

5/12/2024  
Accreditation Exp. Date

Robert Langer  
Inspector's Name

100092  
Accreditation No.

4/25/2024  
Accreditation Exp. Date

Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

**STATE OF MARYLAND**