Vermont Lead Law Real Estate Transaction Disclosures

Real estate transactions involving residential properties built prior to 1978 are subject to certain requirements of the Vermont Lead Law, 18 V.S.A. Chapter 38, § 1767. Under that law, the seller is required to provide the buyer with specific materials and information prior to executing a purchase and sale agreement, prior to sale and at the time of sale. These requirements do not apply if the property has been certified lead-free by a Vermont licensed lead inspector or lead risk assessor.

All required brochures and information sheets are available for download on the Department of Health website at: www.healthvermont.gov/enviro/lead/lead.aspx and go to "Real Estate Transactions."

Disclosures Required for All Residential Properties Built in Vermont before 1978

Property Address: 536 Mill Road, Stamford, Vermont
Seller Name(s): Raymond Obuchowski Chapter 7 Bankruptcy Trustee for Joseph T. Pallas
Buyer Name(s): _____

Check one: ❑ Rental Property or ❑ Owner-occupied Other: Chapter 7 Bankruptcy

Check here if property has been certified lead-free by a Vermont licensed lead inspector or lead risk assessor. If so, go to 4 below.

❑ Property has been certified lead-free by _____ Date _____
(Name of licensed lead inspector or risk assessor and date of certification or attach lead-free certification)

Part I

Complete Prior to a Purchase and Sale Agreement of pre-1978 Properties

1. Check to indicate information provided by seller to buyer (all listed documents are required):

☑ Lead paint hazard brochure: *Protect Your Family From Lead in Your Home*
☑ Department of Health information sheet: *Real Estate Transactions & the Vermont Lead Law*
☑ Department of Health information sheet: *Lead Hazards in Housing*

2. Check the appropriate box (check one):

☑ Property **is not** subject to an Assurance of Discontinuance, Administrative Order, or Court Order.

OR

❑ Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** all terms of such order have been fully completed.

OR

❑ Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** the terms have **not** been fully completed **and** a copy of such of Assurance of Discontinuance, Administrative Order, or Court Order **is attached**.

NOTE: Prior to sale, all obligations under the Assurance or Order must be fully completed or the Assurance or Order amended by the Court to transfer the remaining obligations to the buyer. 18 V.S.A. § 1767(c).

3. Additional disclosures relating to EMP requirements in residential rental property only (check one):

- ☐ Undersigned seller(s) verifies that Essential Maintenance Practices (EMP) **have been completed** in all units in the subject property and a current EMP Compliance Statement **has been filed** with the Vermont Department of Health.

- ☑ Undersigned seller(s) provides notice to buyer that Essential Maintenance Practices (EMP) have **not** been completed in all units in the subject property and a current EMP Compliance Statement has **not** been filed with the Vermont Department of Health.

- ☐ Not applicable because property is owner-occupied.

NOTICE TO BUYER: If the residential rental property is not currently in compliance with the EMP requirements, Vermont law allows the buyer 60 days after closing to bring the property into compliance, unless an extension of time is granted by the Commissioner of Health. Failure to comply with this requirement will result in a mandatory civil penalty. A request for an extension may be filed in writing with the Commissioner of Health, PO Box 70, Burlington, VT 05402-0070 and must be submitted at least 10 days before the due date. The Commissioner may grant the request only for good cause.

4. Certification of Accuracy

Undersigned seller(s) certify to the best of their knowledge and belief that the information provided above is true and accurate:

Date November 11, 2026 Seller Tyler B. Hirchak

Date _____ Seller _____

Undersigned buyer(s) acknowledge receipt of materials and information specified above:

Date _____ Buyer _____

Date _____ Buyer _____

Vermont Lead Law Real Estate Transaction Disclosures

Part II

Complete Prior to or at the Time of Sale of pre-1978 Properties

5. Check to indicate information provided by seller to buyer at the time of sale:

☑ Lead-safe renovation practices booklet: *Don't Spread Lead*

6. Disclosure required at the time of sale. Check the appropriate box (check one):

☑ Property **is not** subject to an Assurance of Discontinuance, Administrative Order, or Court Order.

OR

☐ Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** all terms of such order have been fully completed.

OR

☐ Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** the terms have **not** been fully completed **and** a copy of an amended Assurance of Discontinuance, Administrative Order, or Court Order transferring all remaining obligations to the buyer **is attached**.

7. Check to indicate information provided by seller to buyer at time of sale, if not previously provided prior to purchase and sale agreement:

☑ Lead paint hazard brochure: *Protect Your Family From Lead in Your Home*
☑ Department of Health information sheet: *Real Estate Transactions & the Vermont Lead Law*
☑ Department of Health information sheet: *Lead Hazards in Housing*

☐ Check here to indicate the documents were provided prior to purchase and sale agreement

8. Additional disclosures relating to residential rental property only:

☑ Prior to time of sale, provided Department of Health information sheet: *Essential Maintenance Practices & the Vermont Lead Law*

☐ Not applicable because property is owner-occupied.

9. Additional disclosures relating to EMP requirements in residential rental property only (check one):

- ☐ Undersigned seller(s) verifies that Essential Maintenance Practices (EMP) have been completed in all units in the subject property and a current EMP Compliance Statement has been filed with the Vermont Department of Health.

- ☑ Undersigned seller(s) provides notice to buyer that Essential Maintenance Practices (EMP) have **not** been completed in all units in the subject property and a current EMP Compliance Statement has **not** been filed with the Vermont Department of Health.

- ☐ Not applicable because property is owner-occupied.

NOTICE TO BUYER: If the residential rental property is not currently in compliance with the EMP requirements, Vermont law allows the buyer 60 days after closing to bring the property into compliance, unless an extension of time is granted by the Commissioner of Health. Failure to comply with this requirement will result in a mandatory civil penalty. A request for an extension may be filed in writing with the Commissioner of Health, PO Box 70, Burlington, VT 05402-0070 and must be submitted at least 10 days before the due date. The Commissioner may grant the request only for good cause.

10. Certification of Accuracy

Undersigned seller(s) certify, to the best of their knowledge and belief, that the information provided above is true and accurate:

Date November 11, 2026 Seller Tyler B. Hirchak

Date _____ Seller _____

Undersigned buyer(s) acknowledge receipt of materials and information specified above:

Date _____ Buyer _____

Date _____ Buyer _____