



ADDENDUM REGARDING RENOVATIONS & REPAIRS ON A PRE-1978 PROPERTY

The EPA’s Lead-Based Paint Renovation, Repair, and Painting Rule (RRP Rule) applies to homes that are rented. Per the EPA: “Any renovation, repair, or painting (RRP) project in a pre-1978 home or building can easily create dangerous lead dust. EPA requires that RRP projects that disturb lead-based paint in homes, child care facilities and preschools built before 1978 be performed by lead-safe certified contractors.”

Exclusions to the RRP Rule are as follows, except in cases involving window replacement, demolition or activities involving prohibited practices:

- If the renovation only affects components that do not contain lead-based paint.
- Interior work disturbing less than 6 square feet per room of painted surface.
- Exterior work disturbing less than 20 square feet of painted surface.

There is no known safe level of lead exposure, and children and pregnant women are particularly vulnerable to lead poisoning. Lead poisoning can lead to physical and neurological issues such as reproductive problems, kidney damage, anemia, behavioral problems, nerve damage, and more.

SmartEgg is a Certified Lead Renovator. All vendor firms contracted by SmartEgg to work on pre-1978 homes will be Certified Lead Renovators when the RRP Rule applies.

Your pre-1978 property may require repairs at some point that will disturb paint. Examples of repairs that could entail disturbing paint: a plumbing leak that requires opening up a wall; tenant damage to a wall that requires drywall to be replaced; replacing rotted exterior siding.

If you attest in the Addendum Regarding Lead-Based Paint that you have no knowledge or reports/records of lead-based paint in your property, you may still elect to have us determine if lead is present before a repair is performed in order to determine if lead-safe practices are required. This determination would only happen at the time a related repair is required and not at the beginning of this Agreement. If you don’t wish to make a determination beforehand, we will be required to use lead-safe practices due to the year your home was built. You must choose one of the following options. If, once at the property, it is determined that the RRP Rule does not apply, no testing will be done and lead-safe practices will not be used.

I elect to have SmartEgg or its Certified Lead Renovator vendor determine if lead is present in the paint that will be disturbed using an EPA-recognized test kit. I understand that if no lead is found, lead-safe practices will not be required or used. I understand that if lead is found, in addition to lead-safe practices being used, I will be required to fill out a new Addendum Regarding Lead-Based Paint disclosing my knowledge of lead-based paint at the property and this updated addendum will be provided to current and future tenants.

I elect to have repairs performed using lead-safe practices where required. I understand this will add to the cost of the repair due to the additional time involved in setting up, maintaining, and taking down a containment site, as well as required containment materials and personal protective equipment. (Examples of containment set-up: interior and exterior.) I understand there will be no determination of whether the home has lead-based paint, nor will any removal/abatement of lead-based paint have taken place.

Signed by:

_____	_____
<i>Date</i>	<i>Date</i>
_____	_____
<i>Date</i>	<i>Abigail Lipson, Landlord’s Representative</i>
	<i>Date</i>