

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. 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 of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☒ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

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

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) _____ 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) _____ 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)

(g) JS Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

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.

Francesca Pignoni 04 / 11 / 2025
Seller Date

Seller Date

Purchaser Date
Sam Schneiderman 04 / 09 / 2025
Agent Date

Purchaser Date

Agent Date

CLPPP Form 94-3, 6/30/94, Rev. 9/02

Regarding: 50 GREENWOOD ST., DORCHESTER, MA

MAIN OFFICE:

1 Arcadia Street
Dorchester, MA 02122
Phone: (617) 288-8870 • Fax: (617) 282-7783

South Shore: (781) 982-8700
North Shore: (781) 245-2944
Central MA: (508) 755-7320
Western MA: (413) 426-9707
Toll-Free: (800) 349-7779

LETTER OF FULL INITIAL LEAD INSPECTION COMPLIANCE

DATE: October 18, 2011

Gabriel Fahy
16 Easton St
Allston, MA 02134

To whom it may concern:

This letter is to certify that I inspected your property located at 50 Greenwood St. apartment number 3 and relevant common areas, in the City or Town of Dorchester, MA 02121 for dangerous levels of lead according to 105 CMR 460.730 of the Regulations for Lead Poisoning Prevention and Control, and determined that there were no violations of the Lead Law, Massachusetts General Laws, Chapter 111, section 197. The inspection was conducted on 10/18/2011.

☒ I also certify that I observed no evidence that unauthorized deleading activities may have occurred in this unit or in its associated common areas.

Please be advised that Massachusetts law requires that only certain residential surfaces be free of lead paint. Thus, this letter does not mean that your property contains no lead paint. The premises or dwelling unit and relevant common areas shall remain in compliance only as long as there continues to be no peeling, chipping, or flaking lead paint or other accessible materials and as long as coverings forming an effective barrier over such paint and materials remain in place. The law grants you a 30-day maintenance period to repair deteriorated lead paint or detached coverings over such paint, and to clean up, during which time this Letter remains valid. The initial inspection report indicates which surfaces, if any, contain a dangerous level of lead, as well as those surfaces, if any, that was covered upon initial inspection.

Sincerely,


Daniel Welch
InspectorI/R-3765
DPH License Number

Should you have any questions about this letter, call the Department of Public Health at 1-800-532-9571.

LETTER OF FULL INITIAL LEAD INSPECTION COMPLIANCE

DATE: October 18, 2011

Gabriel Fahy
16 Easton St
Allston, MA 02134To whom it may concern:

This letter is to certify that I inspected your property located at **50 Greenwood St.** apartment number **1** and relevant common areas, in the City or Town of **Dorchester, MA 02121** for dangerous levels of lead according to 105 CMR 460.730 of the Regulations for Lead Poisoning Prevention and Control, and determined that there were no violations of the Lead Law, Massachusetts General Laws, Chapter 111, section 197. The inspection was conducted on **10/18/2011**.

☒ I also certify that I observed no evidence that unauthorized deleading activities may have occurred in this unit or in its associated common areas.

Please be advised that Massachusetts law requires that only certain residential surfaces be free of lead paint. Thus, this letter does not mean that your property contains no lead paint. The premises or dwelling unit and relevant common areas shall remain in compliance only as long as there continues to be no peeling, chipping, or flaking lead paint or other accessible materials and as long as coverings forming an effective barrier over such paint and materials remain in place. The law grants you a 30-day maintenance period to repair deteriorated lead paint or detached coverings over such paint, and to clean up, during which time this Letter remains valid. The initial inspection report indicates which surfaces, if any, contain a dangerous level of lead, as well as those surfaces, if any, that was covered upon initial inspection.

Sincerely,


Daniel Welch
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DPH License Number

Should you have any questions about this letter, call the Department of Public Health at 1-800-532-9571.

LETTER OF FULL INITIAL LEAD INSPECTION COMPLIANCE

DATE: October 18, 2011

Gabriel Fahy
16 Easton St
Allston, MA 02134**To whom it may concern:**

This letter is to certify that I inspected your property located at **50 Greenwood St.** apartment number **2** and relevant common areas, in the City or Town of **Dorchester, MA 02121** for dangerous levels of lead according to 105 CMR 460.730 of the Regulations for Lead Poisoning Prevention and Control, and determined that there were no violations of the Lead Law, Massachusetts General Laws, Chapter 111, section 197. The inspection was conducted on **10/18/2011**.

☒ **I also certify that I observed no evidence that unauthorized deleading activities may have occurred in this unit or in its associated common areas.**

Please be advised that Massachusetts law requires that only certain residential surfaces be free of lead paint. Thus, this letter does not mean that your property contains no lead paint. The premises or dwelling unit and relevant common areas shall remain in compliance only as long as there continues to be no peeling, chipping, or flaking lead paint or other accessible materials and as long as coverings forming an effective barrier over such paint and materials remain in place. The law grants you a 30-day maintenance period to repair deteriorated lead paint or detached coverings over such paint, and to clean up, during which time this Letter remains valid. The initial inspection report indicates which surfaces, if any, contain a dangerous level of lead, as well as those surfaces, if any, that was covered upon initial inspection.

Sincerely,


Daniel Welch
Inspector**I/R-3765**
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Should you have any questions about this letter, call the Department of Public Health at 1-800-532-9571.