

Addendum For Seller's Disclosure of Information On Lead-Based Paint and Lead-Based Paint Hazards as Required by Federal

ADDENDA | TXR 1906 | TREC 56-0

FITZ & CO. REAL ESTATE

Addendum For Seller's Disclosure of Information On Lead-Based Paint and Lead-Based Paint Hazards as Required by Federal Law

TXR 1906 / TREC 56-0

Contract Addenda & Related Forms

TREC effective 05/28/2026

What this form is for

To be attached to a TREC contract form if the property was built before 1978. May also be used in commercial sales of multi-family properties built before 1978. Assists seller and brokers in complying with Lead-Based Paint Hazard Reduction Act. The seller must disclose any knowledge of lead-based paint or hazards in the property, provide the buyer with copies of any records or reports pertaining to lead-based paint or hazards in the property, provide the buyer with a copy of the EPA approved pamphlet entitled, "Protect Your Family From Lead in Your Home," (see Notices, this index) and permit the buyer an opportunity to inspect the property for lead-based paint and hazards.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

A. Lead Warning Statement

"Every purchaser of any interest in residential real 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,...

B. Seller'S Disclosure

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only): ☐ (a)

Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

_____. ☐ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property. 2. RECORDS AND REPORTS AVAILABLE TO...

E. Brokers' Acknowledgment

Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e)...

F. Certification Of Accuracy

The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. Buyer Date Seller Date Buyer Date Seller Date Buyer's Broker Date Seller's Broker Date The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such...

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Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

Exclusive Right to Sell

TXR 1101

Review when: Commonly connected to Exclusive Right to Sell when the facts described for this form apply.

1-4 Family Residential Contract (Resale)

TXR 1601 · TREC 20-19

Review when: Commonly connected to 1-4 Family Residential Contract (Resale) when the facts described for this form apply.

Farm & Ranch Contract

TXR 1701 · TREC 25-17

Review when: Commonly connected to Farm & Ranch Contract when the facts described for this form apply.

Residential Condominium Contract (Resale)

TXR 1605 · TREC 30-18

Review when: Commonly connected to Residential Condominium Contract (Resale) when the facts described for this form apply.

Protect Your Family from Lead in Your Home Pamphlet

TXR 2511

Review when: The federally approved Protect Your Family from Lead in Your Home pamphlet accompanies the federal lead-disclosure process.

Use the current official form

This page explains the form; complete the current official TREC version for the transaction. Form shown in this resource: **TREC 56-0**.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fitz & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.

