

# Fort Benning Family Communities Lead-Based Paint Addendum:

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Lead

### Warning Statement

*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.*

### Lessor's Disclosure

(a) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following:

In 2005 an assessment was done by by Altec Testing & Engineering, Inc. Results of which are available upon request.

**Custer Village** - Based on sampling of homes, lead-based paint is present in exterior window trim, interior walls and on carport poles.

**Davis Hill and Bouton Heights** - Based on sampling of homes, lead-based paint was not found in random sampling but is potentially present due to the age of the buildings.

**Indianhead Terrace** - Based on sampling of homes, lead-based paint is present on interior window sills, interior steps, and front door jambs.

**East Main Post** - Sampling reports have confirmed lead-based paint is present on interior window sills and door jambs and exterior garage doors and trim on units in Iron Triangle housing, and lead-based paint is present on exterior garage doors and trim in Miller Loop, Austin Loop, Rainbow, Sigerfoos, Lumpkin and Eames housing areas. Based on the age of the buildings, lead-based paint is presumed to be present throughout East Main Post housing.

**MacDonald** - Based on sampling of homes, lead-based paint is present on living room walls, interior window sashes, and door jambs.

**Norton Village** - Based on sampling of homes, lead-based paint is present on exterior window trim.

**Perkins** - Based on sampling of homes, lead-based paint is present on exterior doors, porch columns and window sills.

(b) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing other than the following, which have been made available to Resident in the housing office at the time of the Lease signing or as an attachment to this addendum:

Environmental Baseline Survey (EBS) of the Army Residential Communities Initiative Properties at Fort Benning, Georgia (February 2005)

Phase I Environmental Site Assessment Fort Benning Military Family Housing (December 2005)

Limited Hazardous Materials Survey, Fort Benning Military Family Housing (December 2005)

#### **Custer**

Standard Procedures for Operation and Maintenance of Asbestos, Lead Based Paint & Hazardous Materials, Custer Terrace Family Housing Community (February 2007)

Lead-Based Paint Abatement Sampling, 148 A & B Arrowhead Road (August 2009)

Lead-Based Paint Abatement Sampling Clearance Report, 148 A&B Arrowhead Road (September 2009)

Post-renovation LBP Clearance Reports

#### **Davis/Bouton**

Standard Procedures for Operation and Maintenance of Asbestos, Lead-Based Paint, & Hazardous Materials, Bouton Heights/Davis Hill Family Housing Community (March 2006)

#### **East Main Post (Iron Triangle, Austin Miller Sigerfoos, Rainbow, Eames Lumpkin, White Elephants)**

Standard Procedures for Operation and Maintenance of Asbestos, Lead-Based Paint, & Hazardous Materials, East Main Post Family Housing Community (March 2006)

East Main Post Garage Door Report (Apex, 2012)

**Indianhead**

Standard Procedures for Operation and Maintenance of Asbestos, Lead- Based Paint, & Hazardous Materials, Indianhead Terrace Family Housing Community (March 2006)

Post-renovation LBP Clearance Reports

**MacDonald**

Standard Procedures for Operation and Maintenance of Asbestos, Lead-Based Paint, & Hazardous Materials, MacDonald Manor Family Housing Community (March 2006)

**Norton**

Standard Procedures for Operation and Maintenance of Asbestos, Lead-Based Paint, & Hazardous Materials, Norton Court Family Housing Community (March 2006)

**Perkins**

Standard Procedures for Operation and Maintenance of Asbestos, Lead-Based Paint, & Hazardous Materials, Perkins Place Family Housing Community (March 2006)

(c) Lessor, previously or as an attachment to this addendum, has provided Resident with the pamphlet "Protect Your Family From Lead in Your Home" or an equivalent pamphlet that has been approved by EPA for use in the state.

(d) Lessor's agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and agent is aware of its obligation to ensure compliance with lead-based paint disclosure laws.

**Acknowledgments and Certification**

(e) Lessee understands and acknowledges receipt of the information provided in this Lead Based Paint Addendum and a copy of the brochure, "Protect Your Family from Lead in Your Home" or an approved state alternative. 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.

LESSEE:

\_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Fort Benning Family Communities LLC, as Lessor

Michaels Management Services, in its individual capacity and as authorized agent for Lessor

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_