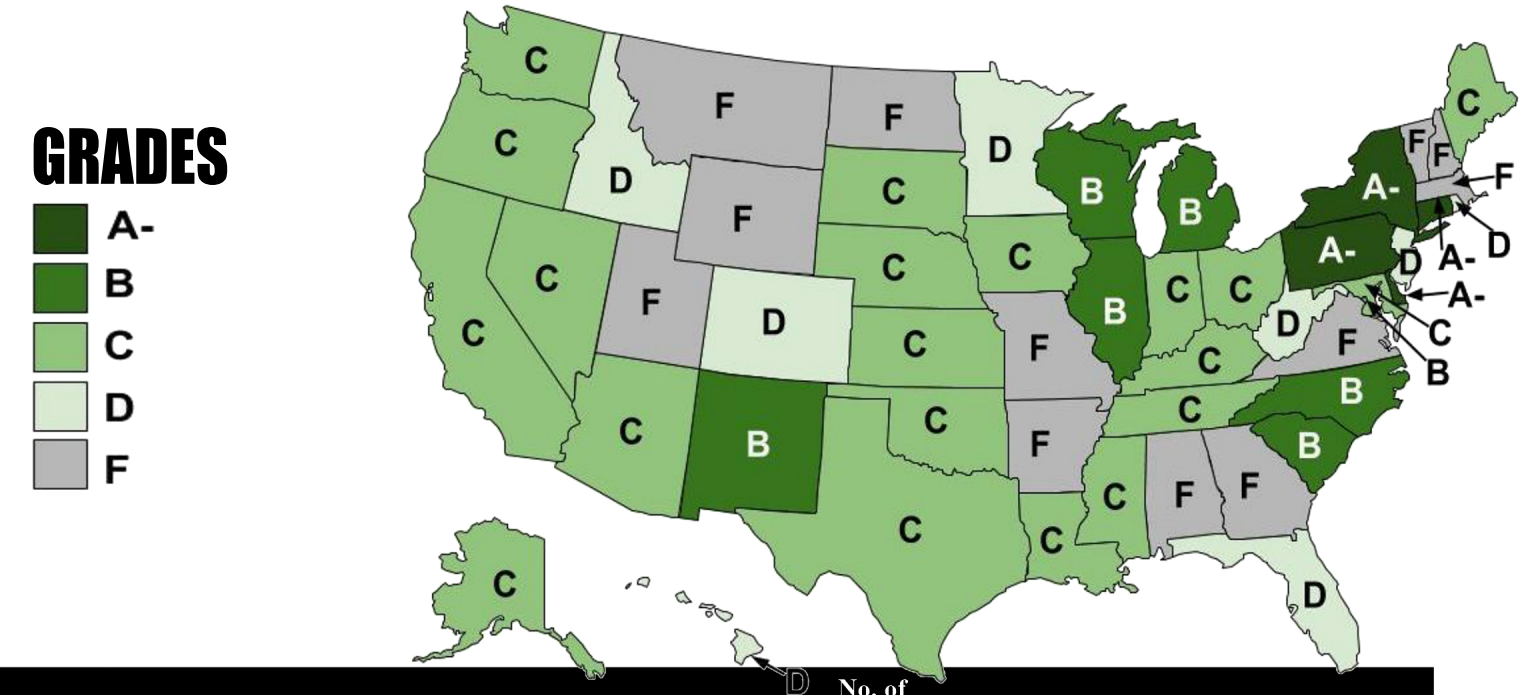



Grading the States on Disclosing Lead Pipes



Grade	Description	No. of State	States
A-	Mandatory disclosure of lead pipes. <i>Example:</i> State-required form asks, “Is lead plumbing present? If yes, state location or locations.”)	4	Connecticut Delaware Pennsylvania New York
B	Mandatory disclosure (M) of pipe material (lead not specifically addressed) or lead pipes if seller determines conditions unsafe. <i>Example:</i> State-required form asks, “Type of plumbing system: Copper/ Galvanized/Plastic/ Polybutylene/Unknown/ Other” Voluntary disclosure (V) of lead pipes. <i>Example:</i> Voluntary form asks, “Type of water supply pipes: Lead/ Galvanized Copper/ Polybutylene/ Other/ Don’t know”	7	District of Columbia (M) Illinois (M)* Michigan (M) New Mexico (V) + North Carolina (M) South Carolina (M) Wisconsin (M)* 
C	Mandatory disclosure (M) of general environmental hazards. <i>Example:</i> State required form asks, “Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon...” Voluntary disclosure (V) of pipe material (lead not specifically addressed) <i>Example:</i> Voluntary form asks, “Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, or polybutylene?”	20	Alaska (M) Arizona (V) California (M) Indiana (M) Iowa (M) Kansas (M) Kentucky (M) Louisiana (M) Maine (M) Maryland (M) Mississippi (M) Nebraska (M) Nevada (M) Ohio (M) Oklahoma (M) Oregon (M) South Dakota (M) Tennessee (M) Texas (M) Washington (M)
D	Mandatory disclosure (M) of defects and deficiencies but not specifically environmental hazards. Voluntary disclosure (V) of general environmental hazards <i>Example:</i> Voluntary form asks, “Have there ever been substances, materials, or products which may be an environmental hazard...”	8	Colorado (V) Florida (M) ♦ Hawaii (M) ♦ Idaho (M) ♦ Minnesota (V)(M) New Jersey (V) Rhode Island (M) ♦ West Virginia (V)
F	Limited or no disclosure requirements. <i>Example:</i> Disclosure only required if seller “knows the home may pose a health or safety risk to the buyer...”	12	Alabama Arkansas ♦ Georgia ♦ New Hampshire ♦ North Dakota Massachusetts ♦ Missouri ♦ Montana ♦ Utah ♦ Vermont ♦ Virginia Wyoming ♦

* Disclosure if unsafe concentrations or unsafe conditions related to lead in water pipes

+ State also has less detailed mandatory requirements

♦ Voluntary state realtor association disclosure form does address lead pipes or environmental hazards generally, but is not made public by the association

New York: A- (*mandatory disclosure of lead pipes*)
Mandatory form asks, “Is lead plumbing present? If yes, state location or locations below.”

New Mexico: B (*voluntary disclosure of lead pipes*)
Voluntary form asks, “Water pipes are: Lead/ Galvanized/ Copper/ Polybutylene/ Other/ Don’t Know.”

California: C (*Mandatory disclosure of env. hazards*)
Mandatory form asks, “Are you...aware...of any of the following substances, materials, or products which may be an environmental hazards such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property?”

Colorado: D (*Voluntary disclosure of env. hazards*)
Voluntary form asks if there are/is, “Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents, or petroleum products?”

North Dakota: F (*Limited disclosure requirements*)
Buyer Beware: The responsibility is on the buyer to investigate hazards.