

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

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, 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) X 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 (list documents below).

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

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) 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)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

_____ Seller Transferor	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

**Property being sold per public sale foreclosure - as is

Requirements when selling Residential Rental Properties Built before 1978

Why the requirements?

Lead paint and dust from lead paint are the major sources of lead exposure in children. In 1978, lead was banned in house paint. Most homes built before that year contain lead. Children and adults can be exposed to lead during renovation projects or whenever lead paint is improperly sanded, scraped or burned.



built before 1978



Requirements

Give lead education materials to buyer

Give prior to time of sale

- Essential Maintenance Practices & the Vermont Lead Law – *information sheet*

Give prior to purchase and sale agreement

- Protect Your Family From Lead in Your Home – *booklet (also required under federal disclosure)*
- Lead Hazards in Housing – *information sheet*

Give at time of sale

- Don't Spread Lead – *brochure*

Verify that

- Essential Maintenance Practices (EMP) have been completed.
- A current EMP Compliance Statement is filed with the Vermont Department of Health.

Disclose if property is currently subject to any

- Assurance of Discontinuance
- Administrative Order
- Court Order

September 2009

Essential Maintenance Practices & the Vermont Lead Law

Lead Poisoning

Lead poisoning is a serious but *preventable* health problem. Lead can cause permanent damage to children including learning disabilities, behavioral problems, decreased intelligence, and other health problems.

Adults also suffer adverse health effects from lead, including increased blood pressure, cardiovascular disease, anemia, impaired renal function, thyroid dysfunction, and cancer.

Lead in Housing

Lead paint and dust from lead paint are the major sources of lead exposure in children. In 1978, lead was banned in house paint. Most homes built before that year contain lead. Children and adults can be exposed to lead during renovation projects or whenever lead paint is improperly sanded, scraped or burned.

Over time, painted surfaces crumble into dust contaminating homes and soil. This dust or soil clings to toys, hands and objects that children normally put into their mouths, exposing them to lead. Children can also be exposed to lead by eating, chewing or sucking on lead-painted objects such as windowsills or furniture.

Lead Law

The Vermont Lead Law was passed in 1996 and updated in 2008 (18 VSA Chapter 38). The law requires that landlords of older buildings and child care facility owners take steps to help prevent children from being exposed to lead. If a residential rental property or child care facility was built before 1978, the owner of the property or the property management company is required to comply with the Vermont Lead Law. They must:

- Provide tenants with an approved pamphlet about lead poisoning prevention
- Post an approved notice asking people to report chipping or damaged paint
- Attend a training program approved by the Department of Health and ensure that anyone who performs essential maintenance practices on the property has completed the training program
- Complete essential maintenance practices annually
- Sign a compliance statement certifying that essential maintenance practices have been done and provide a copy to their tenants, insurance carrier and the Department of Health at least every 365 days

The lead law prohibits the use of unsafe work practices including removing lead-based paint by burning, using a heat gun, water or sand blasting, dry scraping, power sanding, and chemical stripping. These unsafe work practices increase the risk of lead exposure. The law requires the use of safe work practices including limiting access to work areas, using plastic dust barriers, wearing protective clothing, and misting or wetting painted surfaces or debris before disturbing it.



**DEPARTMENT
OF HEALTH**

108 Cherry Street
PO Box 70
Burlington, VT
05402-0070
healthvermont.gov

Benefits of the Lead Law

Protects children. Simple ongoing maintenance practices will prevent children from being exposed to lead

Protects property owners. Property owners in compliance with the law receive increased liability protection.

Protects workers. The lead law prohibits the use of unsafe work practices which will reduce worker exposure to lead.

Saves money. By reducing children's exposure to lead, property owners may avoid the high cost of abatement that could be required in the case of a lead-poisoned child.

Essential Maintenance Practices

Essential Maintenance Practices, which must be completed annually, include:

- Inspecting the property inside and outside
- Identifying areas where paint is in poor condition and promptly fixing it in a lead-safe way
- Verifying the installation of low-cost inserts in window wells in all wooden windows
- Removing any visible paint chips on the ground outside the building
- Performing a specialized cleaning in common areas
- Taking precautions whenever remodeling to prevent spread of lead dust

Essential Maintenance Practices Class

The essential maintenance practices class is offered around the state by trained instructors. It is four hours long and is usually free. A schedule of classes is online at leadsafevermont.org.

The class helps participants to:

- Comply with the Vermont Lead Law
- Understand the health effects of lead exposure
- Learn ways to protect children from exposure to lead
- Know how to perform Essential Maintenance Practices safely
- Identify work practices that increase the risk of causing lead poisoning

Other Resources

Childhood Lead Poisoning Prevention Program
Vermont Department of Health
800-439-8550
<http://healthvermont.gov>

Lead Hazard Reduction Program
City of Burlington
(802) 865-5323
<http://www.cedoburlington.org>

Lead Hazard Reduction Program
Vermont Housing and Conservation Board
(802) 828-3250 or 800-290-0527
<http://www.leadsafevermont.org>

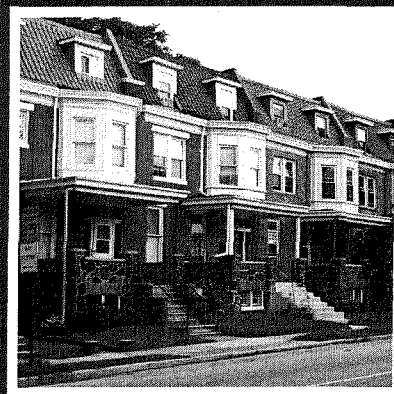
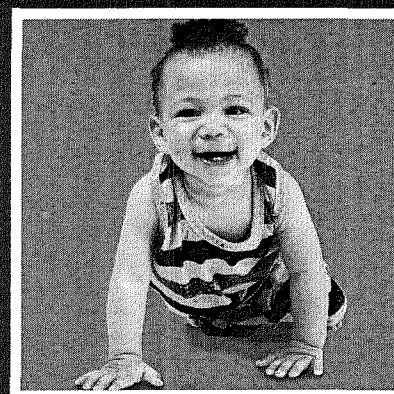
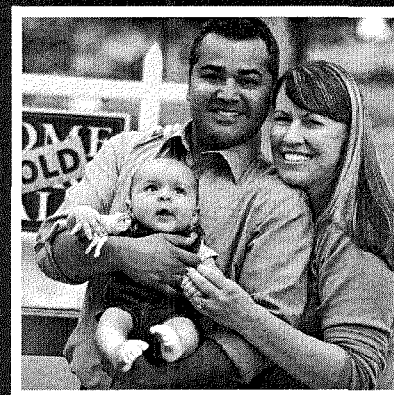
US Environmental Protection Agency
<http://www.epa.gov/lead>

June 2008

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
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Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

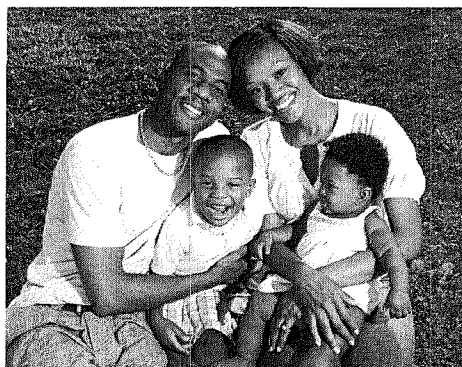
Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

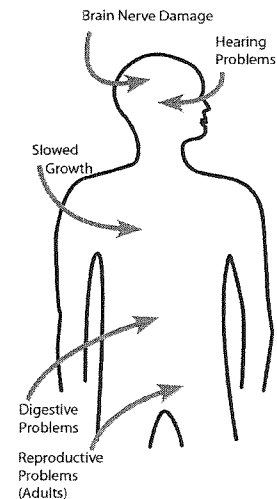
Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

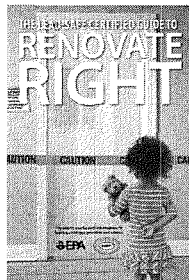
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

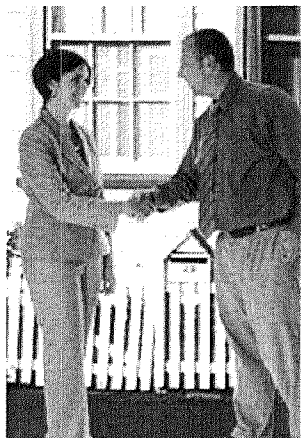
- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

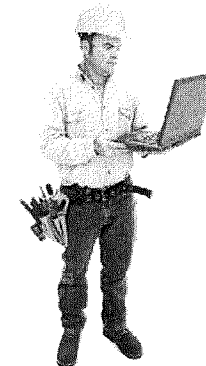
- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high-fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

Lead Hazards in Housing

Lead Poisoning

Lead poisoning is a serious but *preventable* health problem. Lead is highly toxic and can cause permanent neurological damage to children including learning disabilities, behavioral problems, and decreased intelligence.

Adults also suffer adverse health effects from lead, including increased blood pressure, cardiovascular disease, anemia, impaired renal function, thyroid dysfunction, and cancer. In addition, pregnant women are at risk for miscarriage, early delivery and low birth-weight babies. Men are at risk for decreased fertility.

Lead Paint in Housing Built before 1978

In Vermont, children are most often lead poisoned from lead dust, either by eating it when they put their hands or objects in their mouths or by breathing it in. Adults can be exposed to lead during renovation projects or whenever lead paint is improperly sanded, scraped or burned.

The most common source of lead dust is from lead paint in houses built before 1978. Lead dust is created by normal daily activities such as opening and closing doors or windows that were originally painted with lead paint. In 1978, lead was banned in house paint. Most homes built before that year still contain lead. Even when the home has been repainted since 1978, the action of opening and closing doors and windows can release lead dust from the original paint into the home.

Lead in Soil and Water

Other sources of lead hazards are soil and water. Soil may contain lead from lead paint that flakes off the outside of buildings and from car exhaust from the days of leaded gasoline. Soil may be contaminated along the side of older homes and near roadways. This soil can be tracked into the house. Even newer homes may be on lots with lead-contaminated soil. To prevent lead poisoning, children should never play in bare soil.

Drinking water may contain lead from old lead pipes, plumbing fixtures, or solder. Always run the water until it is cold to use for cooking, drinking, and making baby formula. Lead pipes should be replaced.

Vermont Law Requires Lead-Safe Work Practices

The Vermont Lead Law was passed in 1996 and updated in 2008 (18 VSA Chapter 38). The law is designed to protect children and families from lead hazards.

Under the law, all paint in pre-1978 housing is presumed to be lead-based, unless a licensed lead inspector or lead risk assessor has determined that it is lead-free. The law prohibits certain work practices and requires other work practices when disturbing more than 1 square foot of paint in pre-1978 housing.

OVER



DEPARTMENT OF HEALTH
108 Cherry Street
PO Box 70
Burlington, VT
05402-0070
healthvermont.gov

Prohibited, unsafe work practices include removing paint by:

- Open flame burning or torching
- Use of heat guns operated above 1,100 degrees Fahrenheit
- Dry scraping
- Machine sanding or grinding
- Uncontained hydro-blasting or high-pressure washing
- Abrasive blasting or sandblasting without containment and high-efficiency particulate exhaust controls

Required, safe work practices include:

- Limiting access to interior and exterior work areas
- Enclosing interior work areas with plastic sheathing or other effective lead dust barrier
- Using protective clothing
- Misting painted surfaces before disturbing paint
- Wetting paint debris before sweeping to limit dust creation

Other Sources of Lead

Children can get lead poisoning from sources other than lead paint. Many products may contain lead.

Lead in workplaces or parent's clothes from:

- Construction and renovation work
- Auto repair and work with batteries
- Plumbing
- Places where people do welding or soldering

Lead in handmade pots and dishes

- Glazed pottery, like bean pots
- Metal pots with lead solder (samovars)

Lead in products

- Toy jewelry made in other countries
- Toys made in other countries
- Imported candy, especially from Mexico
- Imported make-up and home remedies

Lead in some crafts and sports

- Stained glass
- Bullets
- Fishing sinkers

Check with the Consumer Product Safety Commission regularly for recalled products that are lead hazards. www.cpsc.gov

Resources

Childhood Lead Poisoning Prevention Program
Vermont Department of Health
800-439-8550
<http://healthvermont.gov>

Lead Hazard Reduction Program
Vermont Housing and Conservation Board
(802) 828-3250 or 800-290-0527
<http://www.leadSAFEvermont.org>

Lead Hazard Reduction Program
City of Burlington
(802) 865-5323
<http://www.cedoburlington.org>

US Environmental Protection Agency
<http://www.epa.gov/lead>

US Housing and Urban Development
<http://www.hud.gov/offices/lead/index.cfm>

June 2008

Don't Spread Lead

A Do-It-Yourself Guide to Lead-Safe
Painting, Repair, and Home Improvement

Are you working on an older house?
If you are working on a house built before 1978,
read this booklet before you start. It will help you to
protect your family from lead poisoning.



“Working lead-safe isn't hard. It's worth the effort to protect our family from lead poisoning.”

This booklet has been written for do-it-yourselfers. It is not intended for paid contractors, renovators, maintenance workers, painters, and other tradespeople.

Paid contractors who are renovating, repairing, or painting homes, child-care facilities, and many schools that were built before 1978 must comply with a new rule issued by the U.S. Environmental Protection Agency. The Renovation, Repair and Painting Rule of 2008 requires these contractors to use specific lead-safe work practices. The practices are similar to the ones described in this booklet for do-it-yourselfers but have more detailed requirements.

If you are hiring a contractor, make sure that the contractor knows about this EPA rule and will follow its requirements.

For more information about the rule, see www.epa.gov/lead/pubs/renovation.htm.

You've decided to do some work on your older home.

Maybe you are painting a room for a new baby.

Or maybe you are repairing a door that sticks.

These and similar small projects can be great do-it-yourself jobs. But if you are working in a home that was built **before 1978**, you have to work **lead-safe**.

- This booklet explains how to handle small repairs or renovations safely.
- If you are doing major repairs or renovations that may create a lot of dust – jobs like replacing windows – consider taking a training course in lead-safe work practices. Or consider hiring a qualified contractor who has been trained in lead-safe practices.
- Ask the agencies listed in the back of this booklet for information about these courses.



Why should you work lead-safe?

If the house you are fixing up was built before 1978, it may contain lead paint. Common fix-up jobs (such as painting a room or repairing a door that sticks) can create dust or paint chips that contain lead. Lead is a **poison** that is dangerous to you and your family.

When people swallow or breathe in lead dust, they can become lead poisoned. It takes only a very small amount of lead to poison someone.

Lead is especially dangerous for **children**. It can cause serious learning and behavior problems. It is very dangerous for **pregnant women** and their unborn babies. Lead can also make adults sick.

This booklet tells you how you can protect yourself and your family from lead poisoning and work lead-safe while you fix up your house.



"My parents are working lead-safe to protect our family."

How can you work lead-safe?

There are five important steps to working lead-safe:

1. Protect your family and your neighbors.
2. Prepare your work area.
3. Protect yourself from lead dust.
4. Work wet.
5. Work clean.

Following these five steps will help keep you and your family safe from lead poisoning.

Step 1. Protect your family and neighbors.

Keep your family and your neighbors away from paint dust and chips.

- Keep everyone, except for people doing the work, out of the room. Do not let anyone else in the room until the job is finished and the area is completely clean.
- Keep pets out of the room too. Pets can track lead dust or chips into other areas.
- Close all doors and windows to keep dust and paint chips away from your family and your neighbors.



"My baby and I are staying away from the room that my husband is fixing up."

Step 2. Prepare your work area.

If you are working inside the house, it's best to work on only one room at a time.

First, set up the room.

- Move furniture, rugs, curtains, clothing, toys, food, and all other movable items out of the room.
- Items that you cannot move, such as counter tops or heavy furniture, should be covered with 6-mil plastic sheeting. Use duct tape around all the edges of the sheeting to keep it securely in place.
- Close all doors, windows, and other openings in the room and cover them with 6-mil plastic sheeting. Use duct tape around all the edges of the sheeting to keep it securely in place.
- Turn off forced-air heating and air conditioning systems. Cover the air vents with 6-mil plastic sheeting and tape the sheeting securely in place with duct tape.
- Cover the floor with 6-mil plastic sheeting. Use duct tape around all the edges of the sheeting to keep it securely in place.
- Place a sticky (or tacky) pad just outside the room to trap small bits of dust and paint chips as you leave the room.

Next, put all of your supplies in the room. If you have to leave the room for supplies, you may spread lead dust outside the work area.



Supplies for working lead-safe.

Use this checklist to make sure that you have all the supplies you need to work lead-safe. You can buy these supplies at most paint, hardware, or home improvement stores.

As you put each item in the room, you can place a checkmark on the list below.

To keep lead dust from spreading, you will need:

- One or more spray bottles filled with water
- Heavy-duty (6-mil thick) plastic sheeting
- Duct tape
- Sticky or tacky pads for the floor to trap dust and paint chips

To protect yourself, you will need some safety gear:

- Safety glasses
- Disposable gloves
- Disposable hats
- Disposable shoe covers
- Disposable coveralls

To clean up, you will need:

- Two mops (with disposable mop heads) and two buckets
- An all-purpose cleaner
- Disposable rags, sponges, or paper towels
- Heavy-duty plastic bags
- A HEPA vacuum cleaner (a special vacuum cleaner that traps tiny bits of lead dust). To locate a HEPA vacuum cleaner call your state agency listed in the back of this booklet.
- Baby wipes

If you are working outside the house:

- Move outside furniture, playground equipment, toys, and other items at least 20 feet from the work area.
- Cover any items that cannot be moved with 6-mil plastic sheeting.
- Cover the ground with 6-mil plastic sheeting or weed-block cloth (if using a ladder, cut slits in the plastic or cloth to secure the feet of the ladder to the ground).
- Ask your neighbors to close their doors and windows to keep out any lead dust.
- Don't work on windy or rainy days.

Step 3. Protect yourself from lead dust.

Before you begin work, put on your safety equipment:

- Safety glasses
- Disposable gloves
- Disposable hat
- Disposable shoe covers
- Disposable coveralls
- If your work will create a lot of dust, you may need to use a respirator. Check with your doctor before you use a respirator, if your doctor approves it, use a respirator labeled N100. Follow the manufacturer's instructions.

While you are in the work area, do not eat, drink, or smoke. Do not apply cosmetics or lip balm.

Whenever you leave the work area, wash your hands and face right away.



"I put on safety equipment to protect myself from lead dust while I'm working."

Step 4. Work wet.

Many common repair activities can create dangerous lead dust. To avoid creating lead dust, you can **work wet**.

When you are working on a painted surface

Do	Don't
<p>Do fill a spray bottle with water. Use it to lightly mist the painted surface before you sand, scrape, pry, saw, or drill it.</p> <p>Do keep spraying lightly as you continue to work.</p> <p>Do spray everywhere except near electrical outlets or switches. Use a damp (not dripping) sponge or rag in these areas instead.</p>	<p>Do not <u>dry</u> sand, scrape, pry, saw, or drill a painted surface. These activities can create a lot of lead dust.</p> <p>Do not spray water near electricity.</p>
<p>After you spray the painted surface, sand or scrape it by hand.</p>	<p>Do not use power sanders or grinders.</p> <p>Do not sandblast.</p>
<p>If you use a chemical stripper, use one that is safe for people and for the environment.</p>	<p>Do not use methylene chloride. It is poisonous.</p>
<p>If you use a heat gun, use a low or medium setting (700 degrees Fahrenheit or lower).</p>	<p>Do not use a heat gun over 700 degrees Fahrenheit.</p> <p>Do not use an open flame or torch to burn off paint.</p>

After you spray the painted surface, sand or scrape it by hand.



Step 5. Work clean.

While you are working:

Keep dust and paint chips inside the work area.

Keep dust inside the work area

- Wipe your feet carefully before you leave the work area. Take off your disposable shoe covers and wipe your feet on a sticky pad.
- Wash your hands and face right after you leave the work area.
- Change your work clothes and shoes right after you finish for the day.
- Shower and wash your hair as soon as possible after you finish working.
- Wash your work clothes separately from other family laundry.

Clean up as you work.

Clean often

- If you create any dust or paint chips as you work, clean up right away.
- Use a damp rag or paper towel, and scrub hard.
- Put the dirty rag or paper towel into a plastic bag.
- When you are working outside, clean up carefully at the end of each work day, even if the project is not finished.



Step 5. Work clean (continued).

When you finish your indoor fix-up project:

First, pick up and HEPA vacuum.

- Pick up any big pieces of trash and put them in a plastic bag. Seal the bag with duct tape.
- Spray your plastic sheeting and carefully fold it inward. Put the sheeting in a plastic bag, and seal the bag with duct tape.
- Vacuum the entire room with a HEPA vacuum. (DO NOT use regular vacuums or brooms because they can spread lead dust. If you do not have a HEPA vacuum, go to the next step.)

Pick up
and HEPA
vacuum



Step 5. Work clean (continued).

Next, wash all of the surfaces in the room (even if you did not work on those surfaces).

- Fill two buckets: one with an all-purpose cleaner mixed with water, and the other with clean rinse water.
- Use disposable rags, sponges, or paper towels.
- Wash a small area, then rinse. Continue until you have cleaned the whole room. Change the water in both buckets often.
- Start with the walls. Wash from the top down. As you work downward, wash any other hard surfaces, such as counter tops.
- When you reach the floor, use two mops: one mop for washing and the other for rinsing.
- Scrub hard – do not just wipe lightly.
- Vacuum again with a HEPA vacuum cleaner. Never clean up with a regular vacuum cleaner or broom because these tools can spread lead dust.

Wash
and rinse



Step 5. Work clean (continued).

When you finish your **outdoor** fix-up project:

- Pick up any big pieces of trash and put them in a plastic bag. Seal the bag with duct tape.
- Spray your plastic sheeting or weed-block cloth and carefully fold it inward. Place the sheeting or cloth in a plastic bag, and seal the bag with duct tape.

Get rid of all of your trash:

Dispose
of trash
safely

- Put all of your dirty rags, paper towels, sponges, and mop heads into plastic bags.
- Follow your local regulations for disposal.
- Do not burn any trash that contains dust or chips.
- Dump the waste water from your cleanup activities down a toilet. Never pour waste water on the ground or into a storm drain.

How can you check your work?

When your work is finished, look carefully to see whether you have cleaned up all the dust and paint chips in the work area. If you see any dust or chips, clean the area again.

When you have finished cleaning an area, rub the surface with a baby wipe. If you see any dust on the baby wipe, clean the area again.

For a more complete check, you can take dust wipe samples and send them to a lab. The lab can tell whether you still have lead dust in your home. Contact your state agency listed on the back of this booklet to learn how to take lead dust wipe samples.

If you see
any dust
or chips,
clean
the area
again.



How can you get more information?

If you have any questions about working lead-safe, contact your state's public health agency or the other agencies listed below.

Connecticut Department of Public Health	(860) 509-7299	www.ct.gov.dph On the DPH menu, click Environmental Health. Then click Lead.
Maine Department of Environmental Protection	(800) 452-1942 (from within Maine) or (207) 287-2651	www.maine.gov/dep/rwm/lead/index.htm
Childhood Lead Poisoning Prevention Program	(207) 287-4311 (866) 292-3474	www.maine.gov/dhhs/eohp/lead/
Massachusetts Childhood Lead Poisoning Prevention Program	(800) 532-9571 (from within Massachusetts) or (617) 624-5757	www.mass.gov/dph/clppp/clppp.htm
Division of Occupational Safety	(800) 425-0004 (from within Massachusetts) or (617) 727-3982	www.state.ma.us/dos
New Hampshire Childhood Lead Poisoning Prevention Program	(800) 897-5323 or (603) 271-4507	www.dhhs.nh.gov/DHHS/CLPPP/
Rhode Island Childhood Lead Poisoning Prevention Program	(800) 942-7434 (from within Rhode Island) or (401) 222-5960	www.health.ri.gov/lead
Vermont Department of Health	(800) 439-8550 (from within Vermont) or (802) 652-0358	http://healthvermont.gov/enviro/lead/lead.aspx
Tribal Based Environmental Protection		www.tbep.net
New England Lead Coordinating Committee	(860) 570-9068	www.nelcc.uconn.edu
U.S. Environmental Protection Agency (EPA) New England Regional Lead Coordinator EPA Lead Hotline	(888) 372-7341 or (617) 918-1111 (617) 918-1524 (800) 424-LEAD (5323)	www.epa.gov/ne/eco/ne_lead
New England Lead and Asbestos Resources		http://nelar.net
U.S. Department of Housing and Urban Development (HUD)		www.hud.gov/offices/lead
U.S. Centers for Disease Control and Prevention (CDC)		www.cdc.gov/nceh/lead/lead.htm



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