

HIRING CERTIFIED LEAD PROFESSIONALS

Hire a certified lead professional to follow lead-safe work practices when: (a) abating a home, child care facility or preschool built before 1978 to address identified lead-based paint or lead-based paint hazards, or (b) disturbing paint in renovation, repair and painting projects in homes, child care facilities or preschools built before 1978.

COULD MY HOME HAVE LEAD-BASED PAINT?

The federal government banned the sale of paint containing lead for use in residential homes in 1978 to reduce children's exposure to lead. If your home was built before 1978, it may have lead-based paint on interior and/or exterior surfaces or under layers of paint. In some instances, lead-based paint may have been purchased before it was banned, stored and then used years later.

Children can live safely in a home if lead-based paint is kept intact and surfaces are kept clean. However, when painted surfaces are not properly maintained, paint can deteriorate, peel, chip, chalk or crack, becoming a hazard.

The only way to know for certain if your home has lead-based paint is to have painted surfaces tested.

HOW CAN I TEST MY HOME FOR LEAD?

There are two options available to test your home for lead: a lead-based paint inspection or a lead-based paint risk assessment. For either option a certified lead professional should be hired. If you rent your home or apartment and think it may contain lead-based paint or lead-based paint hazards (any condition resulting from deteriorating paint, which causes exposure to lead from paint, dust or soil), you should contact your landlord or tribal housing authority. If purchasing a home, real estate contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days after signing the real estate contract to check for lead.

WHAT IS A LEAD-BASED PAINT INSPECTION?

A lead-based paint inspection is an activity that tells you if your home has lead-based paint and where lead-based paint is located. A trained and certified lead inspector will inspect the paint in your home using a portable X-ray fluorescence (XRF) instrument (pictured to the right) or take small paint samples for laboratory analysis.

WHAT IS A LEAD-BASED PAINT RISK ASSESSMENT?

A lead-based paint risk assessment is an activity that tells you if your home has any lead hazards from lead in paint, dust or soil and what action to take to address those hazards. A trained and certified lead risk assessor will collect samples of deteriorated paint, dust and soil and send them to a laboratory for analysis and/or will use an XRF instrument.



WHAT SHOULD I DO IF I HAVE LEAD-BASED PAINT IN MY HOME?

A home that contains lead-based paint does not necessarily present a health risk. If lead-based paint is in good condition, owners and occupants should regularly monitor and check for deteriorating (peeling, chipping, chalking or cracking) paint. If painted surfaces are deteriorating, this may create a hazard that requires immediate attention and a certified lead professional should be hired.

HOW CAN I ELIMINATE LEAD-BASED PAINT FROM MY HOME?

Lead abatement is designed to address existing lead-based paint hazards. There are four types of lead abatement: replacement, removal, enclosure and encapsulation. Replacement and removal completely remove lead-based paint, while enclosure and encapsulation methods are applied on top of lead-based paint in good condition without removing the lead-based paint. Hire a trained and certified lead abatement contractor to perform a lead abatement. EPA requires individuals and firms who perform lead abatement projects in homes, child care facilities or preschools built before 1978 to be certified and follow specific work practices.

Renovation, Repair and Painting (RRP) projects are typically performed at the request of the property owner for aesthetic or other reasons, or as interim control actions (e.g., repairing damaged painted surfaces or planting grass to cover contaminated soil) to minimize lead hazards. Contractors who disturb painted surfaces in homes, child care facilities and preschools built before 1978 must be trained and certified and follow lead-safe work practices.

Lead abatement activities and RRP projects may sometimes look similar, but they are two separate programs that require different certifications and are regulated differently by EPA. The differences and similarities between these two activities are shown in the table below.

LEAD ABATEMENT ACTIVITIES VERSUS RRP PROJECTS			
	Lead Abatement Activities	Similar or Different	RRP Projects
Purpose	<ul style="list-style-type: none">• Address existing lead-based paint hazards	Different	<ul style="list-style-type: none">• Conduct renovations, repairs or painting to reduce lead-based paint hazards
Initiated By	<ul style="list-style-type: none">• Tribal, State or local government• Property owner's voluntary request	Different	<ul style="list-style-type: none">• Property owner's voluntary request
Certifications	<ul style="list-style-type: none">• Individuals must be trained and certified in abatement activities• Firms must be certified to conduct abatement activities	Similar	<ul style="list-style-type: none">• Individuals must be trained and certified in RRP activities• Firms must be certified to conduct RRP activities
Occupant Protection	<ul style="list-style-type: none">• Firms are required to make sure occupants are out of the home, child care facility, or preschool	Different	<ul style="list-style-type: none">• Firms are not required to make sure occupants are out of the home, child care facility or preschool• Firms must distribute EPA's <i>The Lead-Safe Certified Guide to Renovate Right</i> before starting renovation work• Occupants should not be present in the work area

WHERE CAN I LEARN MORE?

For more information, contact the National Lead Information Center (NLIC) at 1-800-424-LEAD (5323) or visit <https://www.epa.gov/lead>.