

## AFTER THE LEAD REPORT...

**"Now that I have my Lead Report, what does it mean?"  
"At What Point Do I need a Planner Project Designer?"  
Some of the most frequently asked Questions, and their Answers**

**Q.** Per TITLE X, the owner of the home I'm considering has disclosed that it contains lead paint. Where do I go from here?

**A.** Aside from the property owner actually disclosing the presence of lead paint on the property, it is important to get a copy of the actual lead inspection/risk assessment report. If the report is not available, you should arrange to have a new lead paint inspection/risk assessment completed by a State Licensed and Certified inspection company for your use.

Ideally, the lead inspection should sample one of each "testing combination" in each room or segregated area (hallway, alcove etc.) of the house. Testing combinations are determined by the component substrate, such as wood base trim, wood chair rails, doors, door casing, windows, and window casing, plaster walls, sheet rock ceilings, to name a few, and the painted surface green, orange, yellow paint, or wall paper.

Dust wipe samples, soil samples, and water samples are usually optional, but it's generally a good idea to have these done as well. These media may contain toxic levels of lead, which are more easily available to be ingested by young children.

**Q.** Do I need to be worried about my family's health?

**A.** Depending on the amount of lead, its location, and its condition, there may or may not be cause for concern. If the Lead inspection reveals that there are painted surfaces with toxic levels of lead in defective condition, or if there is lead on friction surfaces such as windows, on impact surfaces such as door jambs or on mouthable surfaces such as window sills, or the lead in dust, as analyzed in dust wipe samples is elevated, or there are high levels of lead in the soil or water, your family could be at risk, and further assessment should be undertaken. Exposure to lead should not be taken lightly.

Blood tests may be taken for family members to determine whether occupants have had recent exposure only. Other tests similar to x-rays can be performed to determine past exposure and storage in the bones. Babies' teeth can be analyzed as they fall out to determine past exposure.



**Q.** Now that I have this lengthy report detailing the extent of the lead in the house, what exactly does it mean? Is the owner responsible by law to make repairs?

**A.** There are quite a number of factors, which need to be considered. While TITLE X does not require or even address abatement issues if defective lead surfaces are identified, the State of Connecticut Department of Health Regulations do, and action is often required after a lead inspection. (Details on TITLE X and the State of CT regulations are covered in HOME-GUARD'S Newsletter - Piece Together the Lead Puzzle, Know the Differences between TITLE X, State, and Local Regulations).

If the presence of defective surfaces with toxic levels of paint has been identified and there is a child six or under living in the home, CT regulations may require that the State be notified, and the homeowner may be required to correct certain hazards. To know the exact course of action to follow, please refer to "**At what point should I consult a Planner Project Designer**" on Page 2.

**Q.** Does every bit of lead described in the report need to be addressed? If not, which areas would require the most immediate attention?

**A.** Not necessarily. If lead painted surfaces are present, and have been identified as intact or satisfactory, abatement of those surfaces may not be required. If there are defective surfaces, and there is a child under 6 residing in the house, then abatement of all defective surfaces may be required. Windows if not already replaced, are often an area of major concern, because of their friction surfaces and the propensity for them to have cracked, chipped, peeling or flaking paint. A Lead Planner Project Designer can lend major assistance at this point. **(Please refer to Page 2).**

**Q.** Am I required by law to make these repairs, or is it optional on my part?

**A.** If there is a child under six residing in the house and there are defective surfaces with toxic levels of lead paint, abatement may be required.

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**Q. What are the most effective methods of dealing with lead paint on windows and doors?**

A. Windows with or without the case trim can either have the paint stripped, or the entire window system replaced. Replacement is the most popular option, because the older windows are usually in disrepair and don't provide a high level of insulation. Overall it is more cost effective to remove and replace an old window, than to remove the paint.

Doors can either be replaced or stripped. If the door is in good condition, and has architectural value, the door can be stripped off site, and the doorjamb and casing stripped on site.

**Q. Can any handyman or general contractor do this type of work?**

A. No! Lead abatement is a regulated activity in the State of Connecticut, and must be performed by a licensed lead abatement company.

**Q. I've heard mention of removing lead paint by sanding. Wouldn't this create a good deal of dust?**

A. Yes! Open sanding of lead paint creates high levels of lead dust. Ideally, paint should either be chemically stripped, or the lead painted components removed and replaced. In certain circumstances sanding can be done with special Hepa recovery. This level of filtration is 99% efficient for most of even the smallest size lead dust particles.

**Q. How about chemical stripping of paint? When would this be a feasible option?**

A. Chemical stripping has both its benefits and drawbacks. While it's generally the preferred method for removing paint, it can be a very messy and difficult to control process. For people who are chemically sensitive, this option would not be viable.

**Q. What is meant by encapsulation? How do encapsulants work? If I employ a good latex or oil-base paint to cover the affected areas, would this give me the proper protection?**

A. Encapsulants are coatings applied as a liquid, in a cement-like compound, or as a rigid material such as gypsum board or paneling. They are made to be long-lasting barriers applied over lead paint. Typical paints such as latex and oil-based paints are not encapsulants. Connecticut State maintains a list of approved encapsulants. Products not on the list are not approved for use.

**Q. How do I decide whether to remove, replace, sand, strip or encapsulate?**

A. The decision as to what method to employ for lead abatement is best handled in consultation with a State Licensed Lead Planner Project Designer, who can review with you all of the options, available along with cost parameters.

**Q. If I decide to use an encapsulant, who decides where they should go and who applies them?**

A. Only a State Certified Lead Inspector or the Property Owner himself, may determine, through a series of highly technical visual and tape tests, the surfaces that are suitable for encapsulation. Regulations require that only State Licensed Abatement Contractors, or the actual property owner himself, apply encapsulants for lead paint control. Encapsulants can not be used on floors, stair treads and risers, or any surfaces subject to friction or impact, such as windows and doors.

**Q. Are any of these methods considered permanent solutions?**

A. The only permanent solutions are to either remove a lead painted component and replace it with a new non-lead component or to remove the paint. Most other options would not be considered permanent, and would require the development of a lead management plan for the property by a State Certified Risk Assessor.

It is important to note that when lead paint component replacement or the removal of lead paint is selected, care must be taken to first determine whether waste will be non-hazardous and disposable as construction debris, or hazardous and disposed of as lead hazardous waste. The certified inspector or contractor can perform the TCLP test to make this determination.

**Q. At what point should I consult a Lead Planner Project Designer, and what will be his exact role in resolving my problem?**

A. You should **immediately** contact a Certified Lead Planner Project Designer. While the lead inspection report only identifies the presence and level of lead, and the condition of the paint in one representative section or piece of a particular component, the planner would inventory, for example, the number of individual components needing to be addressed in each room, and determine the most appropriate abatement method for each. A combination of any or all of the steps previously outlined may be utilized in the same project.

After this design is completed, and the full scope and methods have been determined, only then can a proper estimate for the abatement project be prepared. An estimate prepared without the benefit of a Lead Project Design could be incomplete and counterproductive, as well as out of compliance with State Regulations.

Gary Stone, General Manager of HOMEGUARD is a Certified Lead Planner Project Designer, a Certified Lead Inspector/Risk Assessor, as well as a Certified Lead Abatement Supervisor. HOMEGUARD is one of a very few Lead Abatement companies with extensive experience not only in the actual abatement process, but in Project Planning and Design, and Lead Risk Assessment as well.

HOMEGUARD is the region's premier environmental contractor, licensed in Connecticut for both Asbestos and Lead Abatement.