

Scenarios:

You are showing a home built in 1902 to a family with children ages 6 months, 3 years and 6 years. The house was recently renovated and is in pristine condition – all surfaces have been repainted and windows and doors operate as intended. Are there any risks?

Paint:

As long as the paint remains intact, the risk of exposure to lead-based paint are minimal. A child may chew on a painted surface, however, such as a window sill, and thus be exposed to lead from underlying layers of leaded paint. Maintenance of painted surfaces is critical.

Dust:

Depending on how well the renovators cleaned after their work was completed, there may be lead dust left behind. A thorough cleaning with water and a mild detergent and a HEPA vacuum cleaner can make the home safe. The Lead Poisoning Prevention Program offers free clearance tests for anyone owning a pre-1978 home with children ages 6 or under. LPPP collects dust samples for analysis for lead. They also loan HEPA vacuum cleaners. In return for their services, they require that children receive a blood-lead test (which are free at the Health Department.)

Maintenance is critical. If any impact surfaces, such as doors and windows, start to stick and rub over time, lead dust may result.

If at any time the couple decides to remodel and cuts through a surface covered with lead-based paint, they can create a serious lead dust hazard. LPPP offers a Lead-Safe Work Practices class several times a year for \$50 which teaches simple, inexpensive ways to work safely with lead-based paint.

Water:

Old homes may have lead pipes, copper pipes that are soldered with lead, or galvanized pipes. Well heads may have brass fittings. All of these are a potential lead hazard. LPPP offers free water test kits for lead to families with young children, otherwise the cost is \$24. Water filters are effective in removing lead. Allowing water to run for 30-60 seconds before use can flush lead from the system. The use of cold water instead of hot for cooking or baby formula is recommended.

Soil:

Whenever possible, it is helpful to know how the yard was used in the past. Was there a radiator repair operation there? Was there an antique furniture refinishing shop? A rifle range? Might the soil be contaminated?

Soil around the house may be contaminated with old paint chips. If bare soil is covered with vegetation, it is no longer considered a hazard but it is advisable not to plant a vegetable garden where soil may contain lead. Plants and vegetables can take up the metal.

You are showing a 1920's house to a young couple with a 2 year old and a child on the way. The home needs renovations which the couple plans to do before the arrival of their second child. Are there risks?

A retired couple wants to rent your 1950's home. What are you required to tell or give them about the house? What questions may you want to ask? You learn that they babysit their grandchildren three days per week, 4 hours per day, while the children's parents are at work. Would the children be a risk? Child-occupied facility= 3 hr/day, 6 hr/week, or 60 hr/year