**Supervisor (Contractor)** is any certified or trained business entity or person who is responsible for performance of the actual abatement within a lead abatement project. For some states, supervisors (contractors) may be authorized to serve as project designers for small lead abatement projects.

**Title X** (spoken as "Title Ten") is the common name of the 1992 federal law which called for greater attention to lead-based paint hazards, and directed a shift in the national approach to make housing free from lead hazards. Notification and disclosure requirements were called for by Title X, among many other strategies for reducing lead hazards. The formal name for Title X is the "Residential Lead-Based Paint Hazard Reduction Act of 1992" (42 USC 4851 et seq.). It is Title X of the 1992 Housing and Community Development Act.
PART 2. Guide on Comparison of Lead Inspection and Risk Assessment

Under the new federal lead paint disclosure requirements, home buyers are given up to 10 days (or a different period, if they and the seller agree) to conduct a lead inspection and/or risk assessment. It is important that home buyers understand their rights and consider taking advantage of this opportunity. Buyers who decide to hire a lead service provider also need to decide whether to conduct a lead inspection and/or risk assessment. This part explains important differences between a lead inspection and a lead risk assessment, and offers general guidance as to when each of these evaluation methods is most appropriate. Specific guidance should be obtained from a trained or state certified lead service provider. This part also distinguishes these services from the conventional home inspection.

**Lead Inspection**

A lead inspection is designed to answer two questions: "Is there lead-based paint present in the housing unit?" and "Where is the lead-based paint?" Surveying an housing unit for lead-based paint is typically performed using an X-Ray Fluorescence analyzer, called an XRF. Paint or other coatings with lead levels above the established threshold is considered lead-based (see the definition for lead-based paint). The HUD Guidelines include a protocol for conducting a lead inspection. A Final Inspection Report identifies all surfaces with lead-based paint but does not provide the consumer with information about the condition of the paint, the presence of lead contaminated dust or soil, or options for controlling any hazards found.

A lead paint inspection is most appropriate for property owners who need to know where lead-based paint is located, such as in the following situations:

- People considering renovation, remodeling or demolition work that would disturb painted surfaces and may generate lead dust hazards unless proper precautions are followed;
- Home sellers desiring specific information about lead for marketing purposes;
- Home buyers or renters who want to know how much lead paint is present and its location (or who feel strongly that they want a home that contains no lead-based paint);
- Rental property owners seeking exemption from the federal lead disclosure requirements by demonstrating that a specific property does not contain lead-based paint;
• Rental property owners who might need or desire documentation about lead-based paint for insurance, financing, or other reasons; and

• Those facing a state or local requirement to abate all lead-based paint.

**Lead Risk Assessment**

A lead risk assessment identifies lead-based paint hazards. Lead-based paint hazards are conditions that can cause harmful exposures to lead, particularly for young children and pregnant women.

Risk assessors identify lead-based paint hazards by conducting a visual examination of the dwelling for signs of paint deterioration, analyzing deteriorated paint to determine if it is lead-based (e.g., sending paint chips to a laboratory for analysis or using an XRF analyzer on-site), and collecting dust and soil samples for laboratory analysis. A Risk Assessment Report identifies lead-based paint hazards found, and provides options for controlling these hazards. The HUD Guidelines provide general guidance for conducting a risk assessment.

Risk assessments may be appropriate in the following situations:

• Parents who are concerned about their child's lead exposure in their current home.

• Owners, buyers, or renters who want to know if a home has lead hazards that would likely pose a risk to their family and if so, what control options are available.

• Home sellers (lessors) who want to document the presence or absence of lead-based paint hazards in their property so as to reduce potential buyers' (renters') concerns about lead hazards.

• Owners of multi-family properties who may need a risk assessment (or a risk assessor-developed Lead Hazard Control Plan) in order to qualify for insurance or financing, or to provide additional documentation for liability purposes.

• When states or local governments require owners to conduct a risk assessment because a child living in the housing unit has an elevated blood lead level. (Note that public health department environmental investigations of children with elevated blood lead levels often involve more comprehensive evaluations than a standard risk assessment).

• Property owners who want to understand the full range of hazard control options that can be used to address lead-based paint hazards.

**Home Inspection**

Risk assessments and lead inspections should not be confused with a home inspection. Home inspectors are usually not licensed by states and most currently do not have special training in lead-based paint hazards. If home buyers are planning on getting a home inspection to check that building systems and appliances are in good working order, they may want to consider questioning prospective home inspectors’ training, qualifications, and certifications related to lead-based paint hazards.
PART 3. Guide to Questions to Ask When Purchasing Services from a Lead Service Provider

This part is intended to help home buyers and property owners purchase quality lead services.

Q. Do I want a "trained" or "state certified" (licensed) lead service provider?

A. Lead service providers may have several types of credentials and experience. For The Lead Listing, lead service providers that are "trained" must have completed a training course that uses an EPA-recognized curriculum. Lead service providers that are certified by a state lead program generally have completed a state-approved training course that uses an EPA-recognized curriculum and have met some additional criteria required for state certification to perform that lead service. For The Lead Listing, a service provider can only be listed as offering a lead service in a state that has an operational state lead certification program only if the provider holds the appropriate state certification in that state. A certificate provided by a trainer (proof of completion of training) does not mean that the individual has been state-certified.

Q. Do I need a "trained" or "state certified" (licensed) lead service provider?

A. Lead evaluation services and lead hazard control services should not be conducted by persons who are not trained. Use of state-certified lead service providers is generally required by those states that certify lead service providers.

Q. How can I locate a trained or certified lead service provider?

A. The Lead Listing can be used to locate these service providers. In addition, part 4 contains additional sources that can be used to help locate lead services or lead information. For example, you can contact the state lead office to determine if certification requirements apply. Phone numbers for all states are listed on page 12 of the EPA pamphlet "Protect Your Family From Lead In Your Home", available from the Federal National Lead Clearinghouse (1-800-424-LEAD) or, alternatively, the pamphlet can be downloaded from the Federal Lead Documents portion of The Lead Listing.

Q. How can I check on a service provider's experience and track record?
A. Ask service providers how long they have been in lead evaluation services or lead hazard control business and how many inspections/risk assessment/abatement jobs they have completed. If the service provider uses multiple crews or personnel, ask about the experience and training of the person/crew that will be assigned to your job.

Ask the service provider to provide references from their last three or more jobs. This specific request will help you determine if they have an active lead services business. For example, if the last three references were from more than six months ago, it tells you that the service provider does not have a steady/active lead services business.

When contacting references supplied by the service provider, consider asking:

- What work did the service provider complete? (This will help you determine if the work was similar and decide if the reference is useful.)
- Did the service provider complete all the agreed upon tasks?
- Was the service provider on time and within the agreed upon budget?
- If lead hazard control work was done, did they do a satisfactory clean-up? Did they pass a dust clearance test?
- If the service provider performed a lead paint inspection or risk assessment, was the final report complete and easy to interpret?
- Would you chose to hire this service provider again?
- In general terms, were you happy with the work? If not, why?
- If you were to hire this service provider again, would you do anything differently (contract terms, handling cost overruns, payment schedule, etc.)?

Q. What types of liability insurance should a service provider carry?

A. Lead service providers should carry commercial general liability insurance that specifically covers lead work. This type of insurance covers claims for property damage and personal injury that was incurred during the work. Some lead service providers may also carry errors-and-omission (E&O) insurance. E&O insurance for lead work covers claims for bodily injury or property damage resulting from following the professional advice given on lead (such as professional advice given during a lead inspection or lead risk assessment).

Q. How can I evaluate whether the service provider's proposal is sound?
A. Ask the service provider to provide you a written proposal that describes what they will do, the content of the final report, schedule, and budget. If state or local regulations specify a particular protocol (which you can find out by calling the state office listed on page 12 of "Protect Your Family From Lead in Your Home", available from the Federal National Clearinghouse at 1-800-424-LEAD) be sure the service provider will follow it. If no state or local regulations exist, ask the service provider what protocols he or she will follow. A common reference is the HUD Guidelines For The Evaluation and Control of Lead-Based Paint Hazards In Housing. All lead service providers should be familiar with these guidelines.

You can partially assess a lead inspector's or risk assessor's expertise by asking them to explain the difference between these two hazard evaluation methods (lead inspection and lead risk assessment). Partial assessment of lead hazard control service providers might be accomplished by asking them to explain the different types of lead hazard control methods available to consumers. These service providers should understand that it is not necessary to remove all lead-based paint (unless mandated by state or local requirements) that a range of hazard control methods are available. These run the gamut from short term controls (i.e., safely repairing deteriorated paint, removing lead dust, covering contaminated soil with mulch) to more long-term strategies (i.e., encapsulating or enclosing surfaces covered or coated with lead-based paint, replacing windows or other components covered or coated with lead-based paint, etc.).

Q. What can I do to be sure a lead hazard control service provider takes proper precautions to protect my family?

A. Ask what steps the lead hazard control service provider will follow to prepare the work area, control leaded dust during the project, and to clean up debris and dust when the project is completed. If the state has specific requirements, be sure they will be followed. For example, many states require that dust clearance tests be passed at the conclusion of lead abatement work. Usually this means performing clearance testing to demonstrate that lead dust levels on surfaces such as floors are below specified levels.

If no special state standards exist, ask if the HUD Guidelines will be followed. These Guidelines recommend that children and pregnant women not be in the work area or in the house if the lead hazard control work is extensive or dusty. These Guidelines also recommend dust clearance testing at the conclusion of all lead abatement work or short term lead hazard control activities, and that the dust testing be conducted by a trained person independent of the service provider performing the abatement and clean-up to avoid potential conflict of interest.

To provide the proper incentives to a lead hazard control service provider, consider making the final payment conditional upon passing dust clearance testing. If your state requires proof that clearance has been achieved, you could make the final payment conditional upon obtaining that certification and demonstrating compliance with state requirements. You might also consider adding a statement in the service contract that if the contractor fails dust clearance testing, subsequent cleaning and retesting will be paid for by the service provider.

Q. Is there a checklist that can be used to ensure that I have asked the appropriate questions during the selection of a lead service provider?

A. The following checklist should help property owners, home buyers, and renters ensure that their lead hazard evaluation or control contractor is trained, qualified, and capable of providing the service sought.
LEAD SERVICE PROVIDER CHECKLIST

Service Provider Name

Phone Number

1. Is the service provider state certified (licensed)?
   i. Is a list of the persons who will actually conduct the work provided?
   ii. Are the listed persons individually certified (licensed)?
   iii. When do the certifications (licenses) of the listed persons expire?

2. If the service provider is not state certified, have they completed training under a training course that used an EPA recognized curriculum for the service provided?
   i. Is a list of the persons who will actually conduct the work provided?
   ii. Are the listed persons trained?

3. Does the service provider have solid references from 3 recent jobs?

4. Does the service provider carry general liability or errors-and-omissions insurance with specific coverage for lead?

5. How many years of experience does the service provider have in lead work?

6. For lead hazard control work, will the purchase contract specify that a dust clearance test be passed?
   i. Will the service provider cover costs associated with failing a clearance test (recleaning and retesting)?

7. What is the schedule and budget estimate for the project?

8. What does a sample contract and final report look like?

9. Will the service provider comply with applicable state standards and/or the HUD Guidelines For the Evaluation and Control of Lead-Based Paint Hazards in Private Housing?

10. For inspectors/risk assessors, will the lab work be done by an a laboratory recognized by the EPA for lead analysis?

Back to the Consumer Reference Guide
PART 4. Guide to Other Sources of Information

Numerous other sources of information on lead are available to the consumer. Some useful documents can be downloaded directly from the Related Lead Documents Section of The Lead Listing and from the HUD Office of Lead Hazard Control web site (www.hud.gov/lea/leahome.html). Other useful contacts are:

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<th>Federal</th>
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<tbody>
<tr>
<td>HUD Office of Lead Hazard Control</td>
<td>202-755-1785</td>
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<tr>
<td>National Lead Clearinghouse</td>
<td>1-800-424-LEAD</td>
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<tr>
<td>National Lead Information Center</td>
<td>1-800-LEAD-FYI</td>
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<tr>
<td>EPA TSCA Hotline</td>
<td>202-554-1404</td>
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<tr>
<td>EPA RCRA/Superfund Hotline</td>
<td>1-800-424-9346</td>
</tr>
<tr>
<td>EPA Region 1 (CT, MA, ME, NH, RI, VT)</td>
<td>617-565-3420</td>
</tr>
<tr>
<td>EPA Region 2 (NJ, NY, PR, VI)</td>
<td>908-321-6671</td>
</tr>
<tr>
<td>EPA Region 3 (DE, DC, MA, PA, VA, WV)</td>
<td>215-597-9800</td>
</tr>
<tr>
<td>EPA Region 4 (AL, FL, GA, KY, MS, NC, SC, TN)</td>
<td>404-562-8998</td>
</tr>
<tr>
<td>EPA Region 5 (IL, IN, MI, MN, OH, WI)</td>
<td>312-886-6003</td>
</tr>
<tr>
<td>EPA Region 6 (AR, LA, NM, OK, TX)</td>
<td>214-665-7244</td>
</tr>
<tr>
<td>EPA Region 7 (IA, KS, MO, NE)</td>
<td>913-551-7020</td>
</tr>
<tr>
<td>EPA Region 8 (CO, MT, ND, SD, UT, WY)</td>
<td>303-293-1603</td>
</tr>
<tr>
<td>EPA Region 9 (AZ, CA, HI, NV)</td>
<td>415-744-1124</td>
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<tr>
<td>EPA Region 10 (ID, OR, WA, AK)</td>
<td>206-553-1200</td>
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<tr>
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<tr>
<td>Alliance To End Childhood Lead Poisoning</td>
<td>202-543-1147</td>
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<tr>
<td>National Center for Lead Safe Housing</td>
<td>410-992-0712</td>
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</tbody>
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PART 5. Guide for General Information on State Lead Programs

As of June 20, 1997, the following 20 States have operational state lead programs that actively certify (license) lead service providers:

Arkansas (AR)  California (CA)  Connecticut (CT)
Georgia (GA)  Illinois (IL)  Massachusetts (MA)
Maryland (MD)  Maine (ME) Minnesota (MN)
Missouri (MO)  New Hampshire (NH)  New Jersey (NJ)
Ohio (OH)  Oklahoma (OK)  Oregon (OR)
Rhode Island (RI)  Texas (TX)  Virginia (VA)
Vermont (VT)  Wisconsin (WI)

For these states, *The Lead Listing* lists only those service providers that either:

1. Hold a state certification in the state that certifies (licenses) companies, or
2. Have at least one employee that holds a state certification in that state.

The terms used for lead service provider titles (lead inspector, lead abatement contractor, etc.) vary greatly among the states listed above. *The Lead Listing* has attempted to minimize any potential confusion by using only four titles:

lead inspector,
lead risk assessor,
lead supervisor, and
lead project designer.

The various state certified category titles have been interpreted and placed within these four titles to ease information transfer to the consumer. The consumer should be aware that titles on state certification forms obtained from service providers may differ from the titles shown in *The Lead*...
REFERENCE GUIDE FOR CONSUMERS

PART 6. Support Documents

NOTE: The following documents are in the public domain. They may be reproduced by an individual or organization without permission.

FEDERAL REGISTER NOTICE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
24 CFR Part 35
ENVIRONMENTAL PROTECTION AGENCY
40 CFR Part 745

Lead: Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing.

AGENCIES: Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA).

ACTION: Final rule.

Download: Federal Register Adobe Acrobat File! (169k)

U.S. Department of Housing and Urban Development
"Guidance on the Lead-Based Paint Disclosure Rule"

Prepared by the Office of Lead-Based Paint Abatement and Poisoning Prevention
U.S. Department of Housing and Urban Development
Washington, D.C. 20460
and the Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
Washington, D.C. 20410

Download: Lead-Based Paint Disclosure Rule Adobe Acrobat File! (43k)

Consumer Guidance Booklet:
"Protect Your Family From Lead in Your Home"

U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410
EPA747-K-94-001
May 1995

Download: Consumer Guidance Booklet Adobe Acrobat File! (247k)
FEDERAL REGISTER NOTICE
U.S. ENVIRONMENTAL PROTECTION AGENCY
40 CFR Part 745
ENVIRONMENTAL PROTECTION AGENCY
U.S. EPA WASHINGTON, DC 20460

Lead: Requirement for Lead-Based Paint Activities in Target Housing and Child-Occupied Facilities Final Rule, August 1996

AGENCY: Environmental Protection Agency (EPA).
ACTION: Final rule.

Download: TSCA Title IV Sections 402 / 404 Final Rule Adobe Acrobat File! (247k)

Documents are in HTML and Adobe PDF Format

The documents listed on this page are in either Hypertext Markup Language (.HTML) or Adobe Portable Document Format (.PDF) format. To view a PDF document, you must download and install a copy of the Adobe Acrobat Reader, which is distributed free of charge. Versions of this software are available for the IBM, Macintosh, and Unix platforms.

Adobe Support Documents:

Adobe Acrobat Reader On-line Guide (83k)

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