



# Lead Paint Can Poison: Are Your Tenants at Risk?



## HUD WANTS YOU TO LEARN THE FACTS ABOUT LEAD SAFETY.

### Q. Where is lead paint found?

**A. Most homes built before 1978 have some lead paint.** Properties built before 1960 have the most lead paint. Lead paint can be present on any painted surface, but it is most often found on windows, trim, doors, railings, columns, porches and outside walls. Surfaces that have been repainted may have layers of lead paint underneath. A lead inspection can tell you where lead paint is located.

### Q. When is lead paint a hazard?

**A. Peeling or damaged paint is dangerous.** Lead dust can be released from peeling or damaged paint or by sanding or scraping paint in older homes. Lead dust settles on floors, window sills and other surfaces where it can get into children's mouths. Lead paint in good condition is usually not a problem.

### Q. What is the Lead Disclosure Rule and how does it apply to me?

**A. The Lead Disclosure Rule requires owners to give tenants a brochure and to provide test results and standard warning language in leases.** This must be done before a new tenant signs a lease and before an existing tenant renews a lease for properties built before 1978. Call 1-800-424-LEAD for free copies of the brochure, *Protect Your Family From Lead in Your Home*, the standard warning language and other information about the Lead Disclosure Rule.

### Q. How can I protect my tenants?

**A. It's as easy as 1, 2, 3.**

1. Keep paint in good shape.
2. Watch out for lead dust when you repair, repaint or renovate.
3. Make lead safety a habit.

**USE HUD'S SIMPLE CHECKLIST ON THE REVERSE SIDE OF THIS FACT SHEET TO PROTECT YOUR TENANTS FROM LEAD PAINT HAZARDS.**

- Most homes built before 1978 contain lead paint which, if not managed properly, can endanger young children.
- As a landlord, you can protect your tenants by keeping your property free of lead paint hazards.
- Federal law requires you to give your tenants information about lead hazards. State and local laws also apply.



## POST THIS CHECKLIST WHERE IT WILL BE SEEN AND USED.

### 1. Keep paint in good shape.

- Fix water damage from leaks and infiltration. Keep the roof in good repair and keep gutters and downspouts clear.
- Tell your tenants to report peeling paint and respond quickly when they do.
- Check for peeling paint and repair it every time you or your workers come on the property. Examine units thoroughly at turnover.

### 2. Watch out for lead dust when you repair, repaint or renovate.

- Seal off the work area by covering floors, doors, furniture, windows and vents with heavy plastic. If possible, remove furniture from the room. Keep children and pregnant women away from the work area.
- Wet down the paint before sanding or scraping to control lead dust.
- Avoid creating dust or paint chips. A power sander or grinder should have a hood to trap dust and a HEPA vacuum attachment. Do not use power washing, abrasive blasting, open flame torches, heat guns over 1100°F or paint strippers that contain methylene chloride.
- Workers should wear protective clothing. Before leaving the work area, workers should clean or remove their shoes to avoid tracking lead dust around the property.
- Roll up or fold plastic sheets to keep dust from escaping.
- Use a vacuum with a HEPA filter to clean all floors and other surfaces where dust can settle.
- Wash floors, walls and other surfaces with soap and water and rinse with fresh water.
- Dispose of debris, towels and wash cloths in heavy plastic bags. Never burn leaded debris.
- Conduct a lead dust test at the end of a job. Contact an environmental lab for a sampling kit or hire an independent lead professional. Lead dust levels should be no more than 40 micrograms per square foot on floors. If levels are higher, clean the area again, then retest.

### 3. Make lead safety a habit.

- Train your staff. Many community colleges and trade associations offer courses in lead-safe practices.
- Insist on lead-safe practices when you hire a contractor.
- Call in a certified lead expert if you or your crew do not have experience with lead hazards. Call 1-888-LEADLIST for a list of lead service providers.
- Obey the law.

## HUD WANTS EVERY CHILD TO HAVE A LEAD-SAFE HOME!

For more information on working safely with lead paint, see HUD's fact sheet, *Lead Paint Can Poison: Protect Your Family When You Repaint or Remodel*, or the booklet, *Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work*. For a free copy of each, call 1-800-424-LEAD.

For a free brochure on other home safety issues, call HUD's Healthy Homes hotline at 1-800-HUDS-FHA or visit HUD's Web site at [www.hud.gov](http://www.hud.gov). HUD is on your side.



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