

What you should know about lead paint in your home.....

Any home built before 1978 is assumed to have lead paint present unless there is proof that the property has been de-leaded with a Letter of Full De-leading Compliance. Massachusetts regulations (105 CMR 460.000 – Lead Poisoning Prevention and Control) require the removal or covering of lead paint hazards in homes built before 1978 where any child under the age of 6 years live.

Lead paint hazards include anything that can be chewed or where paint can chip. For example, windowsills, door jambs, stair treads, handrails, and railing caps.

In Massachusetts, children are screened for lead levels at the ages of nine months, 12 months, two years, and again at three years of age. If the child lives in a high-risk city/town, another screening will be required at four years of age.

Lead poisoning is a serious health issue, where it can affect the brain development, where irreversible damage can occur. Higher levels of lead can damage the kidneys and nervous system in both children and adults.

Did you know property owners are responsible for full compliance with the Lead Law?

The owner of a home or apartment built before 1978 is liable for damages to a child under age six who becomes lead poisoned as a result of the owner's failure to comply with the Lead Law and regulations. This is true in both rented and owner-occupied dwellings.

In some cases, owners may perform their own renovation or abatement work, but they must hire a licensed de-leading contractor for high risk levels of lead. To determine if you can perform the work yourself, visit <https://www.mass.gov/deleading-on-my-own> . Safety Precautions and cleanup procedures in areas undergoing de-leading are critical, since dust and debris can injure someone long after the work is complete. All occupants must be relocated from the dwelling unit while any abatement work that is not low risk is taking place.

With today's fast paced real estate market, many residents are not aware that if selling their property in Massachusetts, the new owners must receive a Property Transfer Lead Paint Notification and Certification

To determine if your property may have lead paint present, you can look it up on the state-wide database here: <https://www.mass.gov/info-details/find-your-homes-lead-history> . To find a licensed lead inspector, click here: <https://www.mass.gov/finding-and-removing-lead> . To hire a licensed de-leading company, click here for a listing: <https://www.mass.gov/orgs/childhood-lead-poisoning-prevention-program>.

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