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### ***LEAD BASED PAINT TESTING***

In 1978, the U.S. government banned the use of lead based paint for residential use. Paint with lead levels above thresholds determined by the federal government is considered "lead-based." Although some lead-based paint is found in over 80% of pre-1978 housing, its mere presence is not a hazard. Properly maintained and managed, lead-based paint poses little health risk. Lead hazards, however, pose a potential immediate risk, especially to young children and pregnant women. According to the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X," lead-based paint hazards include: deteriorated lead-based paint; lead-contaminated dust; lead-based paint on surfaces that can rub or bind; and lead-based paint on surfaces that can be mouthed by young children.

In accordance with Title X, the Federal government published regulations that require new lead disclosure activities in all residential housing built prior to 1978 before a sales contract can be binding. Real estate agents and sellers involved in home sales share the responsibility for meeting the following requirements: Sellers must disclose surfaces known to contain lead-based paint and lead-based paint hazards and provide these reports to buyers; seller must give buyers a copy of the federal pamphlet Protect Your Family from Lead in Your Home or an EPA-approved state version; homebuyers will get a 10-day period during which time they may obtain a lead-based paint inspection or risk assessment at their own expense; and sales contracts must include certain notification and disclosure language.

Homebuyers can evaluate lead problems by having a trained and qualified professional conduct either a lead-based paint inspection or risk assessment. An inspection or risk assessment. An inspection determines if painted surfaces are covered with lead-based paint by measuring the lead content in the paint with an XRF (X-ray fluorescence) machine. However, an inspection does not determine whether the paint presents an immediate hazard, nor does it suggest remedies. Risk assessments, in contrast, identify immediate lead-based paint hazards that a family would be exposed to if they moved into the house in its current condition, and they identify options to remedy any such hazards. Assessors also look for lead hazards by measuring levels in household dust and soil.

It is important to note Title X does not require purchasers to investigate lead hazards, nor does it require sellers to take any specific action to fix lead problems. Instead, it is designed to provide homebuyers with more information on lead hazards and give them the option of further investigating if lead-based paint or lead hazards exist. If a lead evaluation reveals lead-based paint or lead-based hazards, nothing in the law requires sellers or purchasers to correct the conditions or remove lead paint.

Costs for a Lead Based Paint test range from \$250-\$600.