

KEY DIFFERENCES AMONG PROFESSIONAL LEAD SERVICES


This chart explains the differences among the 3 types of professional services available to detect lead in your home - the Lead Hazard Screen, the Lead Inspection, and the Risk Assessment.


	Lead Hazard Screen	Lead Inspection	Risk Assessment
Is paint on the interior and exterior tested?	Yes, deteriorated paint only - limited number of samples taken	Yes, all painted surfaces with different painting histories	Yes, deteriorated paint or paint which may be a hazard
Is household dust tested?	Yes, at least 2 samples taken	Optional	Yes, multiple samples taken
Is soil tested?	Optional	Optional	Yes
Is tap water tested?	Optional	Optional	Optional
Are previous lead testing reports reviewed?	Yes, if available	Yes, if available	Yes, if available
Will the report help me decide if the house is safe (regarding lead) for young children and adults to live in?	Possibly	No, unless lead paint is not present	Yes
Will the report identify ways to fix lead hazards so that young children are protected?	No	No	Yes, both temporary and permanent options
What does the report contain?	Identification of lead paint hazards and recommendations for either a full risk assessment or another screen in the future	Concentrations of lead in paint for all surfaces tested, or certification that the property does not contain lead paint	Identification of lead paint hazards and options for fixing the hazards, or certification that the property does not presently contain lead hazards
What can the report be used for?	Sale of property/rental turnover	Lead abatement work Renovation Remodeling/repainting Weatherization work Sale of property/rental turnover Insurance/financing (proof of lead-free status)	Temporary and permanent options to fixing lead hazards Sale of property/rental turnover Insurance (proof of lead-safe status) Financing


Sources for the information above include *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, U.S. Department of Housing and Urban Development, June 1995 and Michigan Compiled Laws 333.5451 through 333.5477 also known as the Lead Abatement Act of 1998 and corresponding rules R325.9901 through R325.9925.


Helpful Hints in Choosing the Right Professional Lead Identification Service for Your Needs


Michigan Department of Community Health (MDCH), Lead Hazard Remediation Program


 As of September 15, 1999, it is required that any lead service be performed by a professional certified with the MDCH's Lead Hazard Remediation Program. Certified individuals have attended classroom study, passed independent examinations, and met the strict standards required by the State. To find a professional in your area, call the Lead Hazard Remediation Program at (517) 335-9390.

 A Lead Inspection must be performed by a certified Lead Inspector or Risk Assessor. A Lead Hazard Screen or Risk Assessment must be performed only by a certified Risk Assessor.


 Home Inspections are not related to Lead Inspections or Risk Assessments in any way. If your home inspector includes lead testing in their service, ask to see their State of Michigan certification card, or verify with the Lead Hazard Remediation Program that the individual is certified.


 The cost of lead services will vary from least expensive -- Lead Hazard Screen Lead Inspection Risk Assessment -- to most expensive.


 A Lead Inspection will only identify where lead paint is present. A Risk Assessment will tell you about the paint condition, the risk of exposure to children, and what can be done to fix any lead paint problems to make the home lead-safe.

 Generally, home buyers will get the most beneficial information with a Risk Assessment.

 There may be a cost-savings in having a Lead Hazard Screen instead of a Risk Assessment if the house is in good condition and was built after 1959.

 A combined Lead Inspection and Risk Assessment will provide the most comprehensive information for solutions to current lead paint problems, and potential areas of concern for future renovations.

 Paint can be tested without removing it using a hand-held instrument called an X-Ray Fluorescence analyzer. Or paint samples can be scraped off surfaces and sent to an EPA-recognized laboratory for analysis. On-site chemical color change test kits are not acceptable for use in Lead Inspections or Risk Assessments.

 In most cases, it is not necessary to remove lead paint in good condition. However, lead paint hazards (peeling or chipped paint and friction surfaces on windows) should be fixed to protect the health of young children.

 If you are concerned that your child might have been exposed to lead, talk to your doctor or local health department about having a blood lead test.

If you have a child who has recently been diagnosed with lead poisoning, contact your local health department. Staff may conduct a special type of inspection in order to find the source(s) of the poisoning. The cost may be based on your family's income, either free or a small charge.