



The Process of Finding & Fixing Lead

To find lead in your home, get a **lead inspection** and **lead risk assessment**. A lead inspection measures and identifies lead-based paint. A lead risk assessment identifies lead hazards in paint, soil, and dust. Lead hazards are defined by the United States Environmental Protection Agency.

To fix lead, you have two options: 1) **Lead abatement**; 2) **Interim controls**.

Lead Inspection

The purpose of a lead inspection is to find lead-based paint.

A certified lead inspector or risk assessor performs the lead inspection. During the lead inspection, the inspector tests all painted surfaces (i.e., windows, walls, doors, siding, etc.). To test painted surfaces, the inspector uses an XRF device. XRF stands for “X-Ray Fluorescence.”

Once the inspection is complete, the inspector writes a lead inspection report. This report details where lead-based paint is present.



Lead Risk Assessment

The purpose of a lead risk assessment is to find and identify lead hazards in paint, soil, and dust.

A certified risk assessor performs the lead risk assessment. During the lead risk assessment, the risk assessor identifies lead-based paint hazards by doing a visual assessment, using an XRF, and by collecting soil and dust samples. Soil and dust samples are sent to a lab for analysis.

Once the lab results are back, the risk assessor can confirm soil and dust hazards. The risk assessor writes a lead risk assessment report, detailing where lead-based paint, soil and dust hazards exist.



Fixing Lead



Lead Abatement

Lead abatement eliminates lead hazards in paint, soil, and dust. These methods are supposed to last for 20 years or more, unless the hazard was completely removed, then it will last forever. This time frame is based on typical use and aging of the property.

Lead abatement eliminates lead hazards by:



Removing building components coated with lead-based paint



Removing dust-lead hazards



Removing soil-lead hazards



Covering soil with durable material (e.g., asphalt or concrete)



Enclosing lead-based paint hazards



Coating lead-based paint hazards with an approved encapsulant. An encapsulant is a thick liquid used to cover lead-based paint.

Interim Controls

Interim controls are temporary measures used to control lead hazards.

These methods include:



Painting over lead-based paint hazards



Adding protection (e.g., rubber guards) over friction and impact surfaces to reduce lead-dust



Specialized cleaning to remove dust-lead hazards



Landscaping over soil-lead hazards (e.g., using grass or sod)