

PASS the MDE Required Rental Property Lead Dust-Wipe Test!

You can increase your chances of passing the Maryland Department of the Environment (M.D.E.) required Lead Paint Dust-Wipe inspection for Rental Properties in just a few simple steps.



1. Walk through your property. Look for chipped, peeling, or flaking paint ANYWHERE on your property, **inside or out**, including sheds or garages within about 75 feet of the residence. Also look for any surfaces that have been damaged by water or worn by friction. Repair these areas prior to inspection.
2. Make sure all doors open and close without sticking or rubbing. If the property has any wooden sash windows that open, make sure they open and close smoothly without causing paint flakes to fall. Clean and/or repaint the window wells of wood-sash windows, and make sure the exterior glazing is in good condition.
3. Make sure hard surface floors are smooth and clean, and carpeted floors should be recently vacuumed. If there is a basement accessible to the tenant, all the above recommendations apply.
4. Clean thoroughly. Pay special attention to floors, windowsills, and the window wells of wood-sash windows. (The well is the place just behind the sill where the bottom of the lower sash touches when the window is closed.)

If these steps are performed prior to the inspection, you should have no trouble passing the inspection and getting your Lead Paint Certificate within 1 week!

Dust Wipe Sampling: \$20.00 per sample with no site-visit charge with inspection. Over fifteen samples (in one day, any number of units) will be billed at \$15.00 each. The price includes lab costs, Lead Certificates for the owner and the tenant, and all MDE reporting. 24 - 48 hour service is available anywhere in Maryland.

ALL rooms and hallways (even if they have NO windows), require 1 sample be taken, either from a windowsill or from the floor. Any room that has wooden-sash windows must have one additional sample taken from a window well.

Example: Inspection of a typical home having 2 bedrooms, a hallway, 1 bath, a living room, dining room, kitchen, and basement (8 areas) with all replacement windows would cost \$160.00 plus \$5.00 for the MDE required field-blank sample.

Property Managers and Multi-Unit Owners can request the Fixed Price option of **\$150**.

In the event of a failed sample, re-tests of any failed samples are billed at the normal rate of \$20.00 per sample. Only the area that failed would need to be re-tested. We are available for consultations for a \$75.00 site-visit charge

We are Maryland's premier Family Owned Lead Inspection companies and have been providing Lead Paint Inspections since 2004.

For more information, and articles about the Lead Inspection Process, visit our website at mdleadinsp.com, or our Facebook page – facebook.com/mdleadinspectionsservices.