

# A RENTAL PROPERTY OWNER'S AND MANAGERS GUIDE TO MDE'S LEAD POISONING PREVENTION PROGRAM

## AND THE LEAD INSPECTION PROCESS

FOR OWNERS AND MANAGERS OF MARYLAND RENTAL PROPERTIES BUILT BEFORE 1978

Prepared by

### MD Lead Inspection Services

Maryland's Premier Family-Owned Lead Inspection Companies



TANEYTOWN

NORTH EAST  
INSPECTIONS

ELKTON



TIMONIUM

Additional copies of this document may be downloaded from our website ([mdleadinsp.com/resources](http://mdleadinsp.com/resources)), free of charge. Bound copies of this guide and tenant handouts may be ordered from our website at cost plus postage.





# MD LEAD INSPECTION SERVICES

Maryland's Premier Family-Owned Lead Inspection Companies

## LOCATIONS

Taneytown  
Kelly Home Services  
Debbie Shea  
410-446-0393

Elkton  
North East Inspections  
Michael Shea (Jr.)  
443-257-1831

Timonium  
Michael Shea (Sr.)  
443-789-8830

WEBSITE:  
[mdleadinsp.com](http://mdleadinsp.com)

EMAIL:  
[mdleadinsp@gmail.com](mailto:mdleadinsp@gmail.com)

## Who is "MD Lead Inspection Services"?

In late 2000, while pursuing an interest in investment real estate, Michael and Debbie Shea began operating a property maintenance company, primarily serving a group of investors in Northeast Baltimore (and yes, we've gotten those 3am calls for the toilet that won't flush).

During this time, several different Lead Inspectors were hired to perform the required MDE (Maryland Department of the Environment) inspections on many of these properties.

One of these companies turned out to be, shall we say, a little less than scrupulous, and in mid-2004, was discovered by MDE to have been falsifying inspections, resulting in quite a few of the Certificates being voided, and requiring that inspections be repeated.

In an effort to help the property owners avoid fines and penalties, Debbie attended training to become an accredited Maryland Lead Paint Visual Inspector. We created our first Lead Inspection company, **Kelly Home Services** in 2004, and we were able to perform the re-inspections on the units in question.

In the years since then, the business has grown dramatically, sometimes doubling in volume several years in a row. It took 10 years to complete our first 1,000 inspections, and then only 4 more years to make it to 2,000. Currently, we are well on our way to our 3,000<sup>th</sup> inspection!

In 2017, Michael became an accredited Visual Inspector, creating **InSight Inspections, Inc.**, and in 2018, Michael Jr. completed his training and became a Visual Inspector as well, founding his own company, **North East Inspections** with his wife Rachele. Together, all three companies work together under one banner, **MD Lead Inspection Services**, so no matter where you are in the state of Maryland, a quality Lead Inspection company is never far away.

If we have learned anything along the way, it is that we are primarily in an education business. Many rental owners only have a vague understanding of MDE's Lead Poisoning Prevention Program (LPPP), and what their responsibilities are under the law.

Our goal is to help Maryland Rental Property Owners understand and comply with the program, providing safe housing to families, while maximizing the profitability of their investment.

### Purpose of this Guide

Over the last 15 years of conducting Lead Paint Inspections in Rental properties across the State of Maryland, we have had occasion to answer many of the same questions repeatedly – often from the same clients. We came to realize that, although MDE has a number of documents on their website (as well as the annotated code of Maryland, known as COMAR), they are often difficult to search, or have unclear titles. We came to believe that having a handy printed reference with many of the answers in one place might be a valuable asset to the rental property owner or manager (and it doesn't hurt that we will now have the ability to reference our own publication as a reference!)

While the information in this guide was as accurate as possible at the time of production (July, 2019), changes to the law, interpretations of the law, and imprecise language within the law make it impossible to warrant that this guide is a definitive document. It is, as stated, a Guide. Anytime you, as a property owner or manager has questions not covered by this guide, PLEASE contact the good folks at MDE.

## Contents

### Page

1. Why LPPP?
3. Different Types of Inspections
  - Lead-Free
  - Limited Lead Free
  - Full Risk Reduction
8. Seasonal (Winter) Waivers
10. What Do I Do Next?
11. Modified Risk Reduction Inspection
13. MDE Documents Introduction
14. Summary of Compliance Requirements
15. Summary of Owners Rights and Responsibilities
18. Lead Law Poster (2015)
20. The EPA's "Protect Your Family From Lead in Your Home"
38. MDE's "Notice of Tenants' Rights"
42. Sample of "Notice of Defect/Notice of Elevated Blood Lead level"
43. Sample tenant sign-off sheet
44. Responsibilities of an Inspector
45. MD Lead Inspection Services Tip Sheet



# Why LPPP (Lead Poisoning Prevention Program)?

## Important Facts

An “affected property” is any Maryland residential rental property constructed before 1978.

In 1993, over 14,000 children were found to have elevated blood lead levels—and that was BEFORE standardized mandatory testing of all children.

Lead-Based Paint Inspections are the primary method of reducing Lead Poisoning in children.

By 2004 (the year that Lead Inspections became mandatory), the number of Lead Poisoned children under 6 years old had dropped to 1,811.

In 2017 (the last year for which figures are available) even after mandatory testing of all children was instituted, the number of Lead Poisoned children was reduced to 288. That’s a 98% reduction in 14 years.

Maryland’s goal is that there will be ZERO lead poisoned children.

## History of the Law

The health hazards of lead have been understood for centuries, but it is only in the late 20<sup>th</sup> and early 21<sup>st</sup> century that an effort has been made to restrict the use of lead in paint and to manage the housing in which that paint has been used. In order to prevent causing serious harm to developing children (especially children under 6 years old), pregnant and nursing women, workers, and indeed all people, the use of lead in paint was completely banned in the United States in 1978.

In the early 1990’s, a public health crisis was becoming evident – a huge number of Maryland’s children were struggling with developmental challenges, and as some of these children were tested an alarming statistic emerged. In 1993 alone, **over 14,000** of the children that were tested across Maryland showed dangerously high blood lead levels (BLL), above 10 µg/dl (micrograms per deciliter). This elevated blood lead level can cause developmental disabilities in children by affecting the brain, nervous system, heart, and the red blood cells. Some of the potential effects of Lead Poisoning include anemia, high blood pressure, learning disabilities, heart attack, stroke, kidney disease, depression, brain damage, hallucinations, brain swelling, coma, and even death.

While evaluating the cause of so many poisoned children, it was discovered that the primary source of lead exposure was from the deterioration of poorly maintained painted surfaces in housing, causing the creation and spread of lead-containing dust. In an effort to reduce the risk of lead exposure (primarily to children and pregnant/nursing mothers), the Lead Poisoning Prevention Program (LPPP) was created, and in 1994 the Reduction of Lead Risk in Housing law was enacted. In its early days, the program was voluntary and only affected residential rental properties constructed before 1950. It also included a cap on potential liability for the property owners who chose to participate. In the late 1990’s the program became mandatory for a percentage of an owners’ units, gradually increasing until in 2004, 100% of units were required to participate.

Further changes in the law include the court-ordered removal of the cap on liability for owners (ca. 2012), and the addition of all residential rental units constructed through 1977 (2015).

Did you know? Owners are required to use MDE Accredited MMRP's (Maintenance and Repaint Supervisors) to perform any work that could potentially disturb Lead-Based Paint in a rental unit (built before 1978)?

A property owner can become an MMRP to gain the knowledge to perform Lead-Safe repairs to their rental units.

A number of childhood lead poisoning cases have come from contractors and workers who have brought significant amounts of lead home on their clothes

Between the Lead-Based Paint Inspection program, and the contractor/worker training programs, Maryland has reduced the number of Lead-poisoned individuals more than any other state!

Did you know?  
There is NO safe level of lead in the blood.  
Lead accumulates in the marrow of the bones, and without medical chelation, can take 30 years or more to even partially leave the body.

In addition to the tragedy of having tens of thousands of youth that would never likely reach their full potential, the economic costs of lead poisoning run into the hundreds of millions of dollars.

### **Not Just an Inspection Program**

The LPPP is more than just an Inspection program however - MDE also develops and oversees the methods used by the contractors and workers that perform maintenance and repairs in Maryland residential rental properties built before 1978.

The MMRP (Maintenance and Repaint Supervisor) and Lead Worker accreditations were created to give contractors and workers the training they needed to be able to work on affected properties in a "Lead-Safe" manner.

MDE requires that anytime work is performed on an affected property that disturbs a painted surface (scraping, patching, wall/ceiling repairs, replacing doors or windows, etc.), an MMRP needs to oversee the work to ensure that all repairs are done in a manner that contains the spread of lead-containing dust.

Many of our clients have become Maintenance and Repaint Supervisors to allow them to perform repairs to their own properties, where otherwise they would have to hire specialized contractors. Due to the limited number of MMRP's and the high demand for their services, it is not uncommon for it to take months to schedule needed repairs **(and those repairs tend to cost more than with non-MMRP contractors).**

Presently, there are no plans to cancel the program, indeed, there will be strengthened enforcement in an effort to completely eliminate childhood lead poisoning. MDE is actively working with cities, towns, and municipalities across the state to try to find non-compliant owners and negligent/dishonest inspectors. In fact, any properties that are listed on the state's Department of Assessment and Taxation Database (public records) as "Non-Owner Occupied" are subject to scrutiny as potential rentals.

Upcoming changes to the law (July 2020) include reducing the action level for blood lead from 10 µg/dl to 5 µg/dl (micrograms per deciliter), an even more stringent standard.



# MD LEAD INSPECTION SERVICES

Maryland's Premier Family-  
Owned Lead Inspection  
Companies

## LOCATIONS

Taneytown  
Kelly Home Services  
Debbie Shea  
410-446-0393

Elkton  
North East Inspections  
Michael Shea (Jr.)  
443-257-1831

Timonium  
Michael Shea (Sr.)  
443-789-8830

WEBSITE:  
[mdleadinsp.com](http://mdleadinsp.com)

EMAIL:  
[mdleadinsp@gmail.com](mailto:mdleadinsp@gmail.com)

## Different Types of Inspections

Depending on the age and condition of your property, there are 2 main types of inspections – **Lead-Free** or **Full Risk Reduction**.

The **Lead-Free inspection** uses an extremely specialized (and very expensive – currently about \$30,000) piece of equipment called an XRF (x-ray fluorescence) gun. This device is used to test **EVERY** painted or stained surface on the property, both interior and exterior. It can detect the presence of lead up to 3/8" deep, so it's not enough to merely cover lead-painted surfaces, they must be completely stripped of paint/stain, physically removed from the property, or covered to a depth of at least 1/2 ". Often, owners neglect to consider components such as interior stairs, doorframes, floors, painted joists (in basements, typically), etc., as well as exterior stairs, fire escapes, porches, cornice, soffit, fascia, and permanent exterior structures such as fences, sheds/garages, and play equipment.

A sub-type of the Lead-Free inspection is the **Limited Lead-Free** inspection. For this type of inspection, only interior surfaces are tested with the XRF gun, but **ALL** exterior surfaces **MUST** be free from chipping, flaking, peeling, chalking, or damaged paint, and the painted components must be structurally sound, with no rotten or broken wood, water-damage, etc.. Additionally, the exterior of the property must be visually re-inspected every 2 years prior to the anniversary date of the original inspection to maintain the certification.

The Lead-Free and Limited Lead-Free inspections tend to be quite expensive, sometimes running up to \$1,000 because of the cost of the equipment and the amount of time it takes to perform the inspection (it can take half a day or more, depending on the size of the property).

The benefits of the Lead-Free and Limited Lead-Free inspections are:

- If the property passes, there is no further need for the property to be re-inspected (except the exterior review in the case of the Limited Lead-Free inspection, as noted above)
- It is no longer necessary to register with MDE and renew the registration every year.



An example of a handheld XRF Analyzer. An XRF gun contains a radioactive isotope that must be serviced every 18 months, at a cost of about \$3,000. The technicians that use them to inspect your rental must possess a Federal "Radioactive Materials Handling" license and must wear a radiation dosimeter while using or handling the analyzer.

It is worth considering that, since the use of Lead-Based Paint was gradually eliminated between 1950 and 1978, if a property was constructed in the 1970's, the chances of it containing Lead-Based Paint are fairly small, and the Lead-Free inspection may be the best option.

- There are no document distribution requirements, as there are with the Full Risk Reduction inspection (see below).
- The results of the testing are immediate – there is on-site determination of pass/fail.
- In the event of any component failing, a detailed report of the results is given, allowing the property owner an opportunity to decide whether it makes sense to remedy the affected components, or to step back to the less restrictive Full Risk Reduction inspection.

The potential disadvantages of the Lead-Free and Limited Lead-Free inspections are:

- If the property does not pass, and it is not feasible to make corrections to the failed components, the inspection still must be paid for, resulting in a potentially large financial outlay, and then still needing to schedule a Full Risk Reduction inspection prior to unit occupancy.
- The cost of a Lead-Free inspection is significantly more than a Full Risk Reduction (otherwise known as a "Dust-Wipe" inspection). The cost of our Full Risk Reduction inspection (we only charge for the number of samples taken) usually ranges between \$125 and \$225, depending on the number of samples (NOTE: For our clients who own or manage many properties, we offer a "\$150 Fixed-Price" plan. This gives you the ability to know exactly what your Lead Inspection cost will be).

Although home Lead-Test Kits are available, they do not detect Lead the same way that professional inspections do, and are nowhere near as reliable. However, if a property was constructed in the 1970's and an owner is trying to determine if it is worth attempting a Lead-Free inspection (without performing significant reconstruction), the use of one of these types of kits can give a rudimentary estimation of whether or not there is a significant amount of Lead in the property, and what the likelihood is of passing a Lead-Free inspection. The likelihood of a property built in the 1970's having Lead-





Tools of the Dust-Wipe trade!

Did you know?  
Stains often contained Lead as well as paints!

The most common areas to fail a Dust-Wipe test are wooden-sash windowsills/wells, and basement floors. Pay particular attention to cleaning these areas well.



Yes, as inspectors, we KNOW this is NOT Lead-Based paint – but it still must be corrected before an inspection can proceed.

based paint is small because Lead-based paint began to be phased out in the 1950's.

In the case of older properties, particularly those constructed prior to the 1970's, the complete elimination of all Lead-based paint can be enormously expensive, often requiring the complete gutting of a property, inside and out, and replacing all painted components. In an effort to provide Lead-Safe but affordable rental housing, the **Full Risk Reduction Inspection** was designed.

Like asbestos, the mere presence of Lead in a property is not a problem. Lead only becomes a health hazard as it begins to deteriorate into dust, which can be inhaled (from the air we breathe) or ingested (as the dust settles onto surfaces that subsequently contaminate our food, drink, toys, clothes, or hands). Lead-based paint that is in good repair does not pose a health risk. The key is to remove dust by cleaning thoroughly on a regular basis.

Some of the primary sources of Lead-contaminated dust include: doors rubbing, old wood-sash windows going up and down, weather damage (especially on old wood-sash windows), wall/ceiling damage (from water damage or activities like hanging pictures with nails), patching/sanding painted surfaces, any types of construction work, and (in basements especially) the gradual sifting of dust down through old hardwood floors into the spaces below. Bringing Lead-dust in from outside the property (cross-contamination) on tools, toolboxes, clothes, and materials brought from another site is also common.

The Full Risk Reduction inspection consists of 2 parts – the Visual Review and the Dust-Wipe Sampling.

The first part, the Visual Review, consists of visually studying the entirety of the subject property/unit. In the words of MDE themselves, **“there can be NO chipping, flaking, peeling, chalking, or damaged paint anywhere on the property, inside or outside, including sheds, garages, or other outbuildings within about 75 feet of the residence. Additionally, painted surfaces MUST be in good repair, not broken or water-damaged, or in any condition which could cause the paint to become compromised”**.

This means that ALL paint on the property must be in good condition, and in the words of one of our trainers, **“ALL means ALL!”** Yes, it means that even the



Though certainly not visible from the street, defects like this will prevent the inspection from proceeding



Radiators and the wall behind them are often overlooked when making paint repairs.

paint on those hard-to-reach places like painted roofs, cornices, concrete foundations and steps, basement windows, and porches **MUST** be in good shape. By law, again in official language (courtesy of Mr. Christopher Corzine, Assistant Attorney General of the State of Maryland), **“All paint on a property constructed prior to 1978 is presumed to be Lead-based paint, and as such, MUST be free from defects or any conditions which could cause it to deteriorate”**.

One benefit of this type of review is that it doesn't take a genius or years of training to figure out what damaged paint looks like. In fact, anyone with an eye for detail can take a critical look at their property and determine if it is ready for the Full Risk Reduction inspection. If you see damaged or flaking paint, it's not ready! It's that simple.

The second part of the Full Risk Reduction inspection is the Dust-Wipe Sampling procedure.

For this part of the inspection, a cloth wipe (very similar to a baby-wipe but designed specifically for Lead Dust-Wipe Sampling) is used to wipe one measured area in every room of a rental unit (excluding common areas), either from the floor or from a windowsill, at the inspector's discretion. In any room of the unit that has wood-sash windows (the sash is the part that slides up and down), one additional sample needs to be taken from one window well in that room (the window well is that area just behind the sill, where the sash touches down when it is closed). The window well sample can be avoided if the window has been permanently fixed closed (screwed, nailed, or caulked), but all paint on the window, both inside and out, must be in good condition, as well as the glazing that keeps the windowpane in place.

These samples are placed in 50ml test tubes and sent to a lab for analysis. There are specific thresholds of maximum allowable Lead levels for the different surfaces tested: On floors, the amount of lead must be below 40  $\mu\text{g}/\text{sq. ft.}$  (micrograms per square foot). For windowsills, the amount must be below 250  $\mu\text{g}/\text{sq. ft.}$ , and for window wells, the amount must be below 400  $\mu\text{g}/\text{sq. ft.}$

Since wood-sash windows are the single greatest cause of failures when sampling (because they are the most common source of Lead-contaminated

There are grants and loans available to help make certain repairs to rental housing. Check MDE's website for details –

<https://mde.maryland.gov/programs/LAND/LeadPoisoningPrevention/pages/rentalowners.aspx>.

A note on vacuuming – since Lead molecules are so small, they pass right through the filter of a typical vacuum cleaner. The only way to keep from spreading Lead-dust all over the work area when vacuuming is to use a vacuum with a HEPA filter – though hard to find in the past, these are commonly available at most retail stores now.



Seeing the chips in this window well is an indicator that the glazing on the exterior of the window is in poor shape. These chips would also prevent the inspection from proceeding (and even if an inspector were to collect a sample there, it is almost a certainty that the sample would not pass).

dust), we highly recommend replacing these windows wherever economically possible. However, if your property is in any type of historic district, check with local zoning or community authorities before replacing the windows.

In preparation for Dust-Wipe Sampling, the most important step is to clean the unit thoroughly. Since the sampling process is simply an analysis of the dust to see how much lead is present, the most effective preparation is to make sure there isn't any dust for the wipe to pick up!

If one (or more) of the samples does not meet the standards required, the owner has 30 days to make any necessary corrections (cleaning, repainting, or covering a surface) and get the area(s) re-tested. It is not necessary to repeat the entire inspection, only the failed area(s) need to be re-tested.

Once all samples have passed, the inspector has 10 days to submit a copy of the Certificate and all associated paperwork to MDE. The inspector will also send 2 copies of the Certificate and associated paperwork (one for the owner and one for the tenant) to the owner/manager.



# MD LEAD INSPECTION SERVICES

**Maryland's Premier Family-  
Owned Lead Inspection  
Companies**

## LOCATIONS

Taneytown  
Kelly Home Services  
Debbie Shea  
410-446-0393

Elkton  
North East Inspections  
Michael Shea (Jr.)  
443-257-1831

Timonium  
Michael Shea (Sr.)  
443-789-8830

WEBSITE:  
[mdleadinsp.com](http://mdleadinsp.com)

EMAIL:  
[mdleadinsp@gmail.com](mailto:mdleadinsp@gmail.com)

## Seasonal (Winter) Waivers

As noted in the previous section about the different types of inspections, when performing a Lead Dust-wipe Inspection on a rental unit, we are required to assess the condition of ALL of the paint on the unit, both interior and exterior, BEFORE we can proceed with the Dust-Wipe Sampling process.

The State of Maryland understands that during the cold winter months, it's often not practical or wise to perform exterior repairs and painting, so MDE has created the 'Seasonal (or Winter) Waiver'.

If there is compromised paint on the exterior of the property and it is between November 1st and March 31st, it may be possible to delay exterior repairs until warmer weather using a 'Seasonal Waiver'.

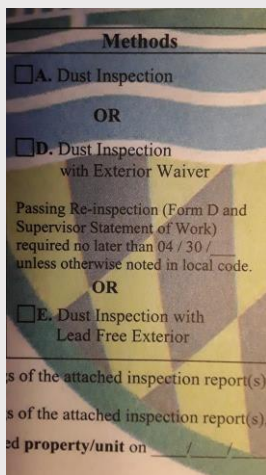
A Seasonal Waiver can only be obtained through your local municipality or County code-enforcement agency, and requires that all repair work be performed and signed off by professionally trained and MDE accredited personnel (Maintenance and Repaint Supervisor).

This is where many property owners begin to have problems - although the State of Maryland maintains a database of accredited contractors or 'Maintenance and Repaint Supervisors', it has been our experience over the years that many of the accredited individuals are too busy, not interested in new clients, do not return calls, have full voice mailboxes, or are out of business - leaving only a few good companies to perform a HUGE amount of work each year. Way too often, our clients have had difficulty finding an accredited contractor that could perform the work in time to clear the waiver (Seasonal Waivers MUST be cleared by April 30<sup>th</sup>, or the Certificate expires and the inspection must be repeated once the work is done).

Here are a few ways to help prevent this from happening to YOU!

1. Check on the condition of the exterior of your property quarterly throughout the year - or have it done for you. Pay particular attention to those hard-to-see, hard-to-reach areas. Those are the places most likely to be neglected - and yes, even that wood trim high up behind the gutter or on the side where you can't get a ladder has to

Many contractors who work every day in people's homes are not aware that there is a separate accreditation required to allow them to work on Maryland rental properties. When selecting a contractor, ask them for their Maryland ID or accreditation number – if they are not sure what that is, they probably do not have the correct accreditation.



To clear a Waiver, the MMRP contractor must complete two ORIGINAL copies of MDE's document "Supervisor's Statement of Work" that describes what work was performed and provide them to the inspector. The inspector must then visit the property to visually ensure that all damaged paint has been repaired. The inspector is then responsible to notify MDE and the municipality of the clearance of the Waiver.

Visit MDE's website at <https://mde.state.maryland.gov/Programs/LAND/LeadPoisoningPrevention/Pages/leadcontractors.aspx> for an up-to-date list of Lead Abatement contractors

be free from damaged paint. Make repairs while they are still SMALL repairs - it doesn't take long for little issues to become big ones.

2. As much as possible, have all exterior woodwork covered with aluminum or vinyl (or replaced with vinyl/PVC). These surfaces will be zero-maintenance moving forward.
3. Wooden-sash windows are the components most likely to need work. If it's not possible to replace them due to either cost or historic restrictions, make sure to take a good look at them a couple of times a year at least - spring and fall, when the clocks change is a good time, not too hot or cold, and you still have time to make repairs before the weather becomes unpleasant. Look closely at the glazing of this type of windows – if the glazing is cracked or broken, that is considered damaged paint.
4. If you MUST use the Seasonal Waiver, begin seeking an accredited contractor as soon as possible, even if you can't have the work done right away. Many of these firms are scheduling work weeks or even months out, and you will want to get on their books sooner rather than later - this also gives you the time to get multiple quotes, so you can be sure you are getting the best value.
5. IMPORTANT! Make sure your contractor has the proper credentials! Often we have had clients who have had work performed on their property only to find out that the company had the Federal EPA accreditation, but not Maryland's Maintenance and Repaint Supervisor (MMRP) training - while these programs are very similar, the EPA accreditation can't be used to clear a waiver - and the property will have to be reinspected. We LOVE to perform inspections, but it is a waste of the owners' time and money to have the repair work performed quite well, but then have to repeat the inspection anyway.
6. We are working hard to develop a list of contractors that we feel comfortable recommending. If you need this type of service, visit our website's resources pages at <https://mdleadinsp.com/resources>, or call/email us. We update our resources often, but we may have contacts that have not been included yet.



## MD LEAD INSPECTION SERVICES

As a courtesy, we have included the required documents and a sample sign-off sheet in this guide, beginning on page 20. Additional copies are available as a free download from our website, or as bound copies at \$3.50 per copy to cover production and postage.

Maryland law requires the distribution of these documents, and in the event of any sort of tenant/landlord dispute, a judge can require evidence that the tenants were provided with these documents.

We **STRONGLY** recommend that you read these documents, as they provide your tenants with specific rights AND they educate your tenants about your responsibilities as a landlord regarding paint maintenance in your rental units.

## What Do I Do Next?

The process can be summarized briefly. If you own a property that was built prior to 1978 and you intend to use it as a rental, here's what you need to do.

1. Decide which type of inspection is most appropriate – Lead-Free or Full Risk Reduction.
2. If you don't think your property will pass a Lead-Free inspection (see pages 3 – 6), register your property with MDE. If this is your first rental property in the program, you will need to call MDE at 410-537-4199 to register the property and get a 'Tracking Number'. You should have your Tracking Number prior to inspection. If you already have a Tracking Number, you can add additional properties online.
3. Follow the steps outlined on pages 5 – 7 of this guide to ensure your property is ready for inspection.
4. Schedule an inspection – we recommend a thorough cleaning as close as possible to the inspection date to maximize your chances of passing.
5. Once you have passed the Lead Paint inspection (and any other inspections required by your municipality), you can rent your property.
6. At the time of Lease-signing, give your tenants copies of the MDE document "Notice of Tenant's Rights" and the EPA's brochure "Protect Your Family From Lead in Your Home", and have the tenant sign for these documents.
7. Every other year, on the anniversary of the lease, provide your tenants with these documents and have the tenant sign for them again.
8. If you are made aware of defective paint in your rental unit, do not delay. The State of Maryland requires that you make any repairs within 30 days, and MAY have other requirements as well (See "Modified Risk Reduction inspection" on page 11).



# MD LEAD INSPECTION SERVICES

Maryland's Premier Family-  
Owned Lead Inspection  
Companies

## LOCATIONS

Taneytown  
Kelly Home Services  
Debbie Shea  
410-446-0393

Elkton  
North East Inspections  
Michael Shea (Jr.)  
443-257-1831

Timonium  
Michael Shea (Sr.)  
443-789-8830

WEBSITE:  
[mdleadinsp.com](http://mdleadinsp.com)

EMAIL:  
[mdleadinsp@gmail.com](mailto:mdleadinsp@gmail.com)

## Modified Risk Reduction Inspections

Consider these two scenarios:

1. OK, so you've done everything "by-the-book", and your tenants seem to be happy – and then you receive a Certified letter that informs you that the tenant has discovered some damaged paint somewhere in their unit.

**OR**

2. You receive a notice that a child or pregnant woman who lives in your unit has been tested and found to have Elevated Blood Lead levels (EBL) of 10µg/dl (micrograms per deciliter of blood) or greater.

What are your responsibilities now?

Under Maryland law, these two scenarios are called "triggering events". Notice of either situation requires a rental property owner to take specific steps to ensure that the tenants are not subject to Lead-based paint hazards.

In scenario 1, the owner or his agent or contractor must visit the property and determine the size and scope of necessary repairs. If repairs can be completed within 24 hours **AND** there are **NO** children under 6 or pregnant women in the property, work can be performed by an accredited Maintenance and Repaint Supervisor (MMRP) in a Lead-Safe manner while the tenants continue to occupy the unit (but they can NOT be allowed to enter the room where the work will be performed until after the work is complete and a Modified Risk Reduction inspection is performed).

If the necessary repairs will take longer than 24 hours, or in the case of Scenario 2, the owner must provide for the temporary relocation of the tenants to a Lead-Free dwelling or another dwelling that has met the Full Risk Reduction inspection standard until the repairs are completed.

Additionally, certain treatments must be performed **(or verified to be still in effect)** by the MMRP, and include the following:

If you are issued a “Notice of Defect/Notice of Elevated Blood Lead Level”, do not delay! You have 30 days to make necessary repairs and have the unit re-tested.

It can be difficult to find an MMRP who can make repairs within 30 days, so many of our clients have become MMRP's themselves, so they can either perform repairs themselves, or oversee the work performed on their properties by others.

The training to become an MMRP takes 2 days and requires an application to MDE. The accreditation must be renewed every 2 years by taking a 1-day refresher course and submitting a renewal application to MDE.

- A separate verification that ALL interior and exterior surfaces are free from chipping, peeling, or flaking paint
- The dwelling unit is free from any structural defects that could cause paint to chip, peel, or flake
- ALL interior windowsills have been repainted, replaced, or encapsulated (unless tested by XRF to be Lead-Free)
- All window wells are capped with vinyl, aluminum, or other MDE approved material in order to make them smooth and cleanable (unless tested by XRF to be Lead-Free)
- The top sash of non-replacement windows must be fixed (screwed, nailed, or caulked) except where specifically prohibited by local code
- Doors have been re-hung (as necessary) to prevent painted surfaces from rubbing together
- Kitchen and bathroom floors are overlaid with smooth, water-resistant material
- The unit must be free from visible dust, debris, or residue, and HEPA vacuuming and detergent-washing must be done in rooms where repairs have been made

After performing these treatments, the MMRP must sign off on these treatments using the “Supervisor's Statement of Work” and provide **2 original copies** of this document to the inspector.

After repairs, a Modified Risk Reduction inspection must be performed by an accredited Visual Inspector including Dust-Wipe testing and verification that the above treatments have been completed. The tenants may not re-occupy the unit until the sampling has been completed successfully, and the Certificate has been issued to the owner/manager and MDE.





For those of you who enjoy details...

# MDE Documents

In their own words...

(don't say we didn't warn you...)

1. Summary of Compliance Requirements
2. Owners Rights and Responsibilities
3. Lead Law Poster
4. Protect Your Family From Lead in Your Home
5. Notice of Tenant's Rights
6. (also) Sample Tenant Sign-off Sheet



# FACTS ABOUT: MARYLAND'S "LEAD LAW"

## SUMMARY OF COMPLIANCE REQUIREMENTS

The Maryland Department of the  
Environment

### RESIDENTIAL RENTAL PROPERTIES

Title 6, Subtitle 8, of the Environment Article, Annotated Code of Maryland, and ("Act") was enacted to reduce the incidence of lead poisoning while maintaining affordable rental housing. The Maryland Department of the Environment (MDE) was given the authority to enforce the provisions of the Act. Currently, compliance is mandatory for rental dwelling units built prior to 1978, regardless of renovation history.

#### **COMPLIANCE REQUIRES THE FOLLOWING:**

1. **REGISTRATION WITH MDE:** Owner [must register](#) all rental dwelling units within 30 days of acquisition and renewed on or before December 31 each year. Registration includes the payment of \$30 per rental dwelling unit.
2. **DISTRIBUTION OF TENANT EDUCATIONAL INFORMATION:** All tenants must be provided with the "[Notice of Tenants Rights](#)," and "[Protect Your Family from Lead in Your Home](#)" brochures and a copy of the current inspection certificate upon inception of the tenancy and every two years thereafter.
3. **MEET THE RISK REDUCTION STANDARD:** All rental properties subject to the Act are required to be [lead inspected](#) by an MDE accredited lead paint inspector upon the occurrence of certain triggering events. The lead inspector will issue a Lead Paint Risk Reduction Certificate and all supporting documentation, summarizing the findings of their inspection. The Accredited lead paint inspector will submit a copy to MDE and provide two copies to the owner. The owner should keep one copy for their records and give one to their tenant.
  - A. **MEET FULL RISK REDUCTION STANDARD AT EACH CHANGE OF OCCUPANCY IN A UNIT.** All properties subject to the Act are required to pass an inspection for lead contaminated dust, performed by an MDE accredited inspection contractor, prior to every change in occupancy. In order to pass the inspection, **the property must be free of defective paint on the interior and exterior of the property.**
  - B. **MEET THE MODIFIED RISK REDUCTION STANDARD UPON NOTICE.** Within 30 days of being notified in writing of either paint defects in a property or that a child under 6 years of age or pregnant woman has a blood lead elevation of 10 micrograms per deciliter or more the owner is required to:
    1. Provide for the permanent relocation of all tenants to a property that is certified lead free or in compliance with the full risk reduction standard; or
    2. Temporarily relocated all tenants while all necessary work is performed and obtain a passing modified risk reduction certificate prior to the tenants moving back into the property.
4. **USE TRAINED WORKERS, ACCREDITED SUPERVISORS AND CONTRACTORS.** All work performed to meet a risk reduction standard must be performed by persons/companies who have been trained and/or accredited by MDE.

#### **CERTAIN PROPERTIES MAY BE EXEMPT FROM THE ACT IF:**

- The property is a hotel, motel or similar seasonal or transient facility; or
- The property has been lead paint tested by a MDE-accredited inspector and has issued a "Lead Free" or "Limited Lead Free" certificate. Any report submitted to the Department certifying a unit as "Lead Free" or "Limited Lead Free" shall include a processing fee of \$10 per unit.

**For more information visit our website at [www.mde.state.md.us/lead](http://www.mde.state.md.us/lead)**

1800 Washington Boulevard | Baltimore, MD 21230-1718 | [www.mde.state.md.us](http://www.mde.state.md.us)  
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258



Larry Hogan, Governor | Boyd K. Rutherford, Lt. Governor | Ben Grumbles, Secretary  
LPPP 1/2015



# **Lead Poisoning Prevention Program**

## **SUMMARY OF OWNER RIGHTS AND RESPONSIBILITIES**

ENVIRONMENT ARTICLE TITLE 6 SUBTITLE 8

REDUCTION OF LEAD RISK IN HOUSING

---

### **I. PURPOSE**

- Reduce childhood lead poisoning.
- Maintain affordable housing

### **II. SCOPE**

- Participation is mandatory for a rental dwelling unit built before 1978 (“Affected Property”).
- Exemptions are allowed for:
  - Hotel, motel or seasonal rentals
  - Housing certified Lead Free by MDE accredited inspector

### **III. FEES**

- For properties built before 1978 - \$30 per unit, per year
- Any report submitted to the Department certifying a unit as Lead Free shall include a one-time processing fee of \$10 per unit

### **IV. REGISTRATION**

- Required for rental properties built before 1978.
- Register on MDE form with unique Owner Identification number (MDE Tracking Number)
- Registration renewal is required annually on MDE form
- Changes in ownership and property management must be reported within 30 days

### **V. REQUIREMENT TO MEET FULL RISK REDUCTION STANDARD**

- An Owner of an Affected Property is required to meet Full Risk Reduction Standard at every change in occupancy. An Owner shall meet the Full Risk Reduction Standard by:
  - Passing the test for lead-contaminated dust, provided that that any chipping peeling, or flaking paint has been removed or repainted on interior and exterior of the Affected Property.
  - Verifying compliance by submitting a report to MDE from an independent accredited lead paint visual inspector or accredited lead paint risk assessor. The report shall include the passing inspection certificate with all required attachments.

### **VI. REQUIREMENT TO MEET THE MODIFIED RISK REDUCTION STANDARD**

- An Owner of an Affected Property is required to meet the Modified Risk Reduction Standard on an Affected Property within 30 days of receiving:
  - An Elevated Blood Lead Level Notice that a child under six or a pregnant woman who resides in the Affected Property has an elevated blood lead (EBL) level of 10 micrograms or more per deciliter of blood;

OR

- A Notice of Defect from any source that the Affected Property contains a defect, such as chipping, peeling or flaking paint.
- An Owner shall meet the Modified Risk Reduction Standard by:
  - Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, Owner provides for the temporary relocation of tenants to a lead-free dwelling unit or another dwelling unit that has meet the a risk reduction standard;

OR

- Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect Owner ensures that the subject Affected Property passes a test for lead contaminated dust and by performing the following lead hazard reduction treatments;

1. Interior and exterior painted surfaces are free of chipping, peeling or flaking paint;
2. The dwelling unit is free of structural defects that could cause the paint to chip, peel, or flake;
3. All interior windowsills where lead-based paint or untested paint exists have been repainted, replaced or encapsulated with vinyl, metal or other material, in a manner and under conditions approved by MDE;
4. All window wells where lead-based paint or untested paint exists are smooth and cleanable and have been capped with vinyl, aluminum or other material, in a manner and under conditions approved by MDE;
5. Subject to federal, State or local fire code standards, all non-replacement and untreated windows have the top sash fixed to eliminate the friction caused by the movement of the top sash;
6. All doors have been rehung as necessary to prevent friction of lead painted surfaces;
7. All kitchen and bathroom floors are overlaid with a smooth, water resistant covering; and
8. The unit is free of all visible dust, debris, or residue.

AND

- Verifying compliance by submitting a report to MDE from an independent accredited lead paint visual inspector or accredited lead paint risk assessor. The report shall include a signed statement from the accredited supervisor overseeing the performance of the lead hazard reductions treatments and the passing inspection certificate with all required attachments.

VI. **TRAINED WORKERS, ACCREDITED SUPERVISORS, OR CONTRACTORS**

- All lead hazard reduction treatments must be performed by an accredited supervisor/contractor or by a trained worker under the supervision of an accredited supervisor.

VII. **DISCLOSURE ON SALE**

- At or prior to a contract of sale being executed the owner must disclose to prospective buyer any obligation to perform Risk Reduction Treatments not yet performed that have been triggered by turnover, Notice of defect, or Notice of EBL that will not be performed prior to transfer.

NOTE: This is in addition to any disclosure requirements contained in the Federal law commonly known as Title X, section 1018 of the Residential Lead Based Paint Hazard Reduction Act of 1992.

IX. **MDE ENFORCEMENT**

- Department has authority to:
  - Order compliance;
  - Perform spot checks; and
  - Assess civil penalties against inspectors, supervisors and owners for noncompliance.



1800 Washington Boulevard | Baltimore, MD 21230-1718 | [www.mde.state.md.us](http://www.mde.state.md.us)  
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Larry Hogan, *Governor* | Boyd Rutherford, *Lt. Governor* | Ben Grumbles, *Secretary*

Created 02/2015 Page 2 of 2



# ATTENTION!

## REGISTRATION NOW OPEN

Do you own rental properties  
constructed prior to 1978?

If so, Maryland's lead laws  
may apply to you.



### WHAT:

Effective January 1, 2015, all residential rental properties constructed prior to 1978 must comply with Maryland's Lead Risk Reduction in Housing Act.\* The law requires rental property owners to:

1. Register all their rental dwelling units every year with the Maryland Department of the Environment (MDE). The cost of registration is \$30;
2. Have lead paint inspections prior to changes in tenancy; and
3. Distribute specific lead risk educational materials.

### WHO:

Owners of rental properties constructed prior to 1978.

### WHY:

- Protect your tenants and yourself from health risks. The change in Maryland's lead law aims to reduce lead poisoning cases linked to homes built before 1978 and to help eliminate childhood lead poisoning in Maryland.
- The use of lead paint was prohibited in 1978, however, reports in recent years have shown that a significant percentage of new childhood lead poisoning cases are linked to homes built from 1950-1978. This law previously applied to properties built before 1950.
- Without certification and by not following approved practices, property owners can face fines and potential lawsuits.

### WHEN & WHERE:

Register or renew your property now through January 1, 2015 at:

[www.mde.maryland.gov/LeadRegistration](http://www.mde.maryland.gov/LeadRegistration)

### QUESTIONS:

Questions on registering your property can be directed to [mde.leadreg@maryland.gov](mailto:mde.leadreg@maryland.gov).

# MDE's (Maryland Department of the Environment's) "Notice of Tenant's Rights", And The EPA's "Protect Your Family from Lead in the Home"

With receipt page



Kelly Home Services Debbie Shea 410-446-0393	North East Inspections Michael Shea Jr. 443-257-1831	InSight Inspections Inc Michael Shea Sr. 443-789-8830
--	--	---

Additional copies of these documents may be downloaded from our website ([mdleadinsp.com/resources](http://mdleadinsp.com/resources)), free of charge.  
Bound copies may be ordered at cost plus postage by sending an email request to [mdleadinsp@gmail.com](mailto:mdleadinsp@gmail.com).



---

# Protect Your Family From Lead in Your Home

---



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

December 2012



## Are You Planning to Buy or Rent a Home Built Before 1978?

---

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Lead Gets into the Body in Many Ways

---

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

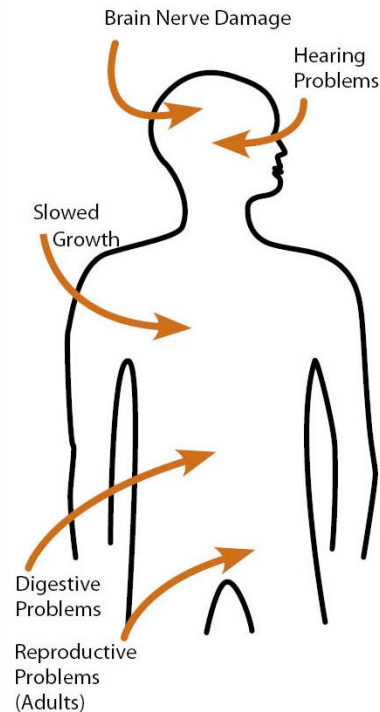
---

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

**In children, exposure to lead can cause:**

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.



Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

**In adults, exposure to lead can cause:**

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems

- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

---

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

---

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

---

<sup>1</sup> “Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>2</sup> “Lead-containing paint” is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

---

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

---

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

---

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://www.epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>1</sup>

---

<sup>1</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.



## What You Can Do Now to Protect Your Family

---

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

### Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

---

**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

## Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

---

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much leadcontaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

To learn more about EPA's requirements for RRP projects visit [epa.gov/getleadsafe](https://www.epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

---

**While paint, dust, and soil are the most common sources of lead, other lead sources also exist:**

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>1</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.

---

<sup>1</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

- Folk remedies, such as “greta” and “azarcon,” used to treat an upset stomach.

## For More Information

---

### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA’s Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/lead](http://epa.gov/lead) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC’s website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to leadbased paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the tollfree Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

---

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact

U.S. EPA Region 1

5 Post Office Square, Suite 100, OES 05-4

Boston, MA 02109-3912

(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands) Regional Lead Contact

U.S. EPA Region 2

2890 Woodbridge Avenue

Building 205, Mail Stop 225

Edison, NJ 08837-3679

(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact

U.S. EPA Region 3

1650 Arch Street

Philadelphia, PA 19103

(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee) Regional Lead Contact

U.S. EPA Region 4

AFC Tower, 12th Floor, Air, Pesticides & Toxics

61 Forsyth Street, SW

Atlanta, GA 30303

(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact

U.S. EPA Region 5 (DT-8J)

77 West Jackson Boulevard

Chicago, IL 60604-3666

(312) 886-7836

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact

U.S. EPA Region 6

1445 Ross Avenue, 12th Floor

Dallas, TX 75202-2733

(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact U.S. EPA Region 7

11201 Renner Blvd.

WWPD/TOPE

Lenexa, KS 66219

(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact U.S. EPA Region 8 1595 Wynkoop St.

Denver, CO 80202

(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada) Regional Lead Contact

U.S. EPA Region 9 (CMD-4-2)

75 Hawthorne Street

San Francisco, CA 94105 (415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington) Regional Lead Contact

U.S. EPA Region 10

Solid Waste & Toxics Unit (WCM-128)

1200 Sixth Avenue, Suite 900

Seattle, WA 98101

(206) 553-1200

## Consumer Product Safety Commission (CPSC)

---

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### **CPSC**

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772 [cpsc.gov](http://cpsc.gov) or  
[saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

---

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### **HUD**

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

---

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

---



# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



## ***Lead Poisoning Prevention Program***

### **Notice of Tenants' Rights**

Department of the Environment

---

#### **INTRODUCTION**

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1950, register and annually renew registration of their properties with Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program, and provide tenants with lead educational materials. This Notice of Tenant's Rights also provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

**Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)**

---

#### **I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1950, WHAT DO I NEED TO KNOW?**

In order to be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the Maryland Department of the Environment (MDE) and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Full Risk Reduction certificate prior to you moving into the property

#### **DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?**

Yes. The property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

---

#### **ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?**

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department will inform the property owner of the obligation to meet the **Modified Risk Reduction Standard**.



The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect that there are structural defects and/or chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1950 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children. The property owner will have 30 days to satisfy the Modified Reduction Standard after receipt of a written Notice of Elevated Blood Lead Level or Notice of Defect.

## HOW OWNER

## DO I TELL THE PROPERTY

---

### ABOUT STRUCTURAL DEFECTS and/or THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?



You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form.” A sample copy of the form is attached on page 42. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested** or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.

Once the property owner receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

---

### HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner provides for the temporary relocation of tenants to a lead-free dwelling unit or another dwelling unit that has meet the full risk reduction standard;

OR

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractors accredited by MDE to perform lead abatement work.

---

### SHOULD MY FAMILY STAY IN THE HOME WHILE REPAIRS ARE BEING MADE?

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.

**You must allow the property owner to enter your home to do the treatments.**

The property owner is required to have the home inspected to verify the Modified Risk Reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

**WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO MY NOTICE?**

**1. Make a Referral**

If you have given your landlord a written Notice of Defect or Notice of EBL and no repairs have not been completed, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect or Notice of EBL, along with any verification of receipt you may have.



**2. Rent Escrow**

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's Lead Laws.

An escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

**3. Rent Protection**

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1950, the landlord must

state that they are currently registered with Maryland Department of the Environment and provide the certificate number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's complaint.

#### **4. Retaliatory Eviction**

It is unlawful for your landlord to evict you for complaining about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions, and shall be void. It is also against the law for the property owner to evict you because there is someone in your home found to have a high blood lead level.

If you have any questions about the Maryland Lead Law, visit: [www.mde.state.md.us/lead](http://www.mde.state.md.us/lead) or call the Lead Hotline at 410-537-4199 or tollfree at 1-800-776-2706, or TTY 1-800-735-2258.

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

Land Management Administration • Lead Poisoning Prevention Program

1800 Washington Boulevard, • Suite 630 • Baltimore, Maryland 21230-1719

410-537-3825 • 800-633-6101 x3825 • [www.mde.state.md.us](http://www.mde.state.md.us)

**Notice of Defect/Notice of Elevated Blood Level**

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

To: \_\_\_\_\_ From: \_\_\_\_\_  
 Name of Property Owner Your Name  
 \_\_\_\_\_  
 Property Owner Address Your Address  
 \_\_\_\_\_  
 City, State, Zip City, State, Zip  
 \_\_\_\_\_  
 Phone

Property Subject To This Notice: \_\_\_\_\_

**THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:**

\_\_\_ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; **and/or**

\_\_\_ The following defects require your attention:

**The following areas contain peeling, chipping, flaking paint that is accessible to a child:**

- |                 |                 |                    |                 |
|-----------------|-----------------|--------------------|-----------------|
| ___ Living Room | ___ Bathroom    | ___ Hallway        | ___ Door Frame  |
| ___ Dining Room | ___ Front Porch | ___ Stairway       | ___ Windows     |
| ___ Kitchen     | ___ Bedroom     | ___ Exterior Walls | ___ Other _____ |

**The following areas contain structural defects:**

- |                 |                 |                    |                 |
|-----------------|-----------------|--------------------|-----------------|
| ___ Living Room | ___ Bathroom    | ___ Hallway        | ___ Door Frame  |
| ___ Dining Room | ___ Front Porch | ___ Stairway       | ___ Windows     |
| ___ Kitchen     | ___ Bedroom     | ___ Exterior Walls | ___ Other _____ |



**Other Hazardous Conditions:**

\_\_\_\_\_

PROPERTY OWNER / MANAGER SIGNATURE

I, \_\_\_\_\_ owner / manager of the above-noted property (circle one) hereby acknowledge receiving this Notice of Defect / EBL.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NORTH EAST INSPECTIONS**

**TANEYTOWN                      ELKTON                      TIMONIUM**

**410-446-0393                      443-257-1831                      443-789-8830**  
**DEBBIE SHEA                      MICHAEL SHEA JR.                      MICHAEL SHEA**  
[MDLEADINSP.COM](http://MDLEADINSP.COM)                      [INFO@MDLEADINSP.COM](mailto:INFO@MDLEADINSP.COM)

Pursuant to Maryland law, every landlord/property owner who owns residential rental property constructed prior to 1978 is required to distribute the EPA’s pamphlet “Protect Your Family From Lead in Your Home”, and MDE’s “Notice of Tenants Rights” at the time that the property is occupied and every 2 years thereafter, and the tenant is required to acknowledge receipt of these pamphlets by signing for them.

This signature page is an acknowledgement that, as a tenant living in one of these affected properties, you have received the pamphlets described above.

Address: \_\_\_\_\_ Unit: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

*MD Lead Inspection Services has been providing lead inspection services for Maryland Rental Property owners, landlords, and property managers since 2004.*



## What are the responsibilities of the Inspector?

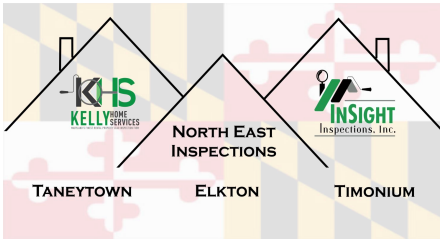
When you schedule a Lead Inspection, there are several things you can expect.

1. The Inspector must notify MDE of the date and time that they are going to visit your property, and they are required to give MDE at least 24 hours' notice.
2. If the Inspector gets to your property and finds **ANY** chipping, flaking, peeling, chalking, or damaged paint or even damaged surfaces that might cause the paint to be compromised (such as water damage on a ceiling or behind a rain gutter), he/she can **NOT** take any samples. They **WILL** check the rest of the unit and notify you of all areas that they see that need to be repaired before the inspection can continue.
3. Samples are taken from the Inspector's choice of location (floor or windowsill), and it is not permissible for the owner to "clean a spot first". When there are painted wooden-sash windows in a room, a sample **MUST** be taken from **ONE** window well in that room (unless the windows are permanently prevented from opening).
4. Once the samples are taken, they are sent to a lab for analysis. When the report has been returned to the Inspector, he or she has 10 days to forward those results and all associated paperwork to MDE.
5. If a sample fails, the Inspector is required to give the owner 30 days to perform repairs and/or cleaning and then have the room retested. If the retesting can not be completed within that time frame, a FAILED Certificate must be sent to MDE.
6. If all samples pass, the Inspector should have the Certificate and paperwork to the owner in a timely fashion – certainly within a week.
7. MDE requires that Inspectors keep all records for at least 4 years. In our experience, owners and managers often have need of their documents five or even ten years after an inspection. We keep all records for 15 years. If an owner ever needs a copy of a Certificate or their results, we can produce those records within 24 hours.

*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](http://mdleadinsp.com), or our Facebook page – [facebook.com/mdleadinspectionsservices](https://facebook.com/mdleadinspectionsservices).**





## **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) 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 window sill 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.

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.

**\$150 fixed-price plans are available for our multi-unit clients who prefer consistent expenses.**

For more information, and articles about the Lead Inspection Process, visit our website at [mdleadinsp.com](http://mdleadinsp.com), or our Facebook page – [facebook.com/mdleadinspectionsservices](https://facebook.com/mdleadinspectionsservices).

## Testimonials

*This is the best lead inspection company in my opinion. I would not use anyone else. They come right away when I need them and have never made unreasonable requests. They are professional, friendly and pleasant folks to deal with and we have had them inspect all of our apartments for many years.*

**Rental Property Owner - Lyndi M., Westminster, MD**

*Excellent service, I have used their services for years with lead paint inspections, very nice and easy to deal with. Would highly recommend, you won't go wrong!*

**Rental Property Owner - Jeff W., Taneytown, MD**

*Mike and Debbie are great people to work with. They always accommodate my schedule and have made the lead testing process so easy. They are always quick to respond to my emails and phone calls as well. I would not think to use anyone else to test any of our properties.*

**Rental Property Owner/Manager - Richard C. Westminster, MD**

*I have used Mike & Debbie's Services for several years, and I find that they are very customer friendly and easy to set up a schedule with. They will always be the one that I call for my tenant turn overs for lead compliance. Thanks to you both for your service.*



**Rental Property Owner/Manager - Allen T., Hagerstown, Maryland**

*Great people, great professionalism, great work!! We have been using them for over a decade!!! Highly recommend!!!*

**Rental Property Owner - Katie B., Dundalk, Maryland**

*I have been managing rental properties for the past 16 years and during that time period I have dealt with MD Lead Inspection Services on many occasions when it came to lead paint testing and questions. I use them exclusively because of their excellent service, helpful advice, reasonable pricing, and their knowledge of the lead paint laws. In addition, Mike and Debbie are also very pleasant to deal with. Thanks, guys, for a great working relationship.*

**Rental Property Manager - Rick H., Eldersburg, Maryland**

*I've worked with this company for a little while. They are very friendly, communicate very well and are highly recommended by me and many others.  *

**Contractor - Jeff S., Taneytown, Maryland**

-Thanks to all of you for sharing your kind words! – Michael & Debbie Shea-