



SCHAEFER NEWS

Vol. 1 Issue 1

1-800-345-2776

Winter 1997

Lead Safe Homes



Well, it's been about a year now since the new lead disclosure laws have gone into effect. The results appear to be somewhat negligible.

The mad rush to have homes tested by certified lead-based paint testing companies during the inspection process has not come to pass as many had predicted. The pertinent information given to home buyers during their purchase has caused an elevated concern among only a small percentage of home buyers.

There are several reasons for this. Home buyers have proven they act with more reason than fear concerning this subject. The cost of lead testing can be quite expensive for many. This has resulted in home buyers taking a good look at the facts before spending their hard-earned money.

The fact is that any home built before 1978 has the potential to have lead-based paint. The conclusion many have come to is this: "Why pay three to four hundred dollars to have a house tested when you know the probable outcome?" Since it is not a lead free house that buyers should be looking for, but rather a lead safe house, proceeding with the assumption that the house has lead in it is a much less expensive way to go. The goal then becomes to find out if it is a lead safe house and how to maintain it in that condition. "Lead safe" does not mean "lead free," it simply means that the lead in the home is not in a condition to be a hazard under normal conditions.

Lead-based paint is a hazard which requires


abatement if there is a child living in the home who is six years old or younger and the paint is in a defective state. It is also hazardous if, when intact, it is creating lead dust (through rubbing or normal wear). The only time lead-based paint in good condition is considered a hazard is when a child six years or under is living in the home who already has a high blood level of lead.

So, the question for many has changed from "Do I have lead-based paint?" to "How can I take care of my house that probably contains lead-based paint so it is not a hazard to my family?"

The answer to this question is that in most cases a home owner can maintain a lead safe home, but it does take a little effort to educate oneself properly in the correct procedures.

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Another reason some buyers have chosen to forgo a certified lead test is this: If a test is done and hazardous conditions are found, it is reported to the proper government agencies and abatement will be required if a child under six lives in the home. Rather than going this route, some home buyers have chosen to educate them-selves on how to make renovations to the home in a safe manner, eliminating the hazardous condition. Sometimes this can be done at less cost than the inspection itself and there are no future lead disclosures which will need to be made at the time of resale.

Although this may be an effective way to handle lead-based paint for a handy home owner, there are certainly those who should rely on the professionals who will conduct a certified lead-based paint evaluation. Those who feel up to the task should definitely become well informed before attempting renovations in areas which may contain lead-based paint.

Much of the information dealing with renovations and remodeling can be found in a pamphlet

distributed by the EPA called "Reducing Lead Hazards When Remodeling Your Home" EPA 747-R-94-002.

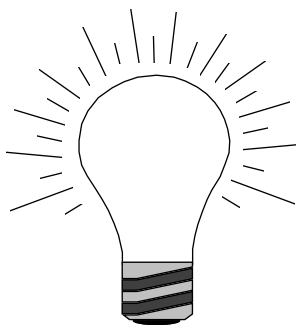


For those older homes which do or may contain lead-based paint, there are ways to help maintain it in a safe condition. The best way is to paint surfaces before they become deteriorated. The above EPA pamphlet describes the proper procedure for this.

It has been found that lead dust is responsible for many lead hazardous found in homes. This is because dust cannot be detected as easily as chipping and peeling paint. It is normally caused by the abrasion or friction of window sashes and doors as they open and close. Eliminating or reducing this hazard can be accomplished by cleaning the surfaces of these areas on a regular basis with high phosphate automatic dishwashing detergent. Tri-sodium phosphate detergents or lead-specific cleaning products can also be used and are found in some paint and hardware stores. Remember: When in doubt, call a professional.

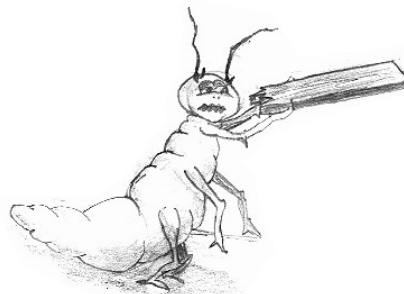
H o m e F u n

Remodeling tip of the month:



1. screw into socket.
2. flip switch

When will they learn to call Schaefer?



Yes sir, no termites in this house, nope, not a one!

