

With your application, please include:

- Government-issued photo ID
- Recent paystub showing year-to-date pay
- \$500 Security Deposit
- \$40 Per Adult Application Fee
- Document showing your Social Security Number or ITIN Number

## Dale Terrace Apartments

Apartment: \_\_\_\_\_

Move-In Date: \_\_\_\_\_

Monthly Rent: \_\_\_\_\_

Parking Requested: Yes ☐ No ☐

## APPLICATION FOR APARTMENT

Dale Terrace Apartments LP, the owner of Dale Terrace Apartments, 720 West County Road B, Roseville, Minnesota, requests information to determine whether you qualify for an apartment. The information provided by you in this application will be an important part of the decision whether to rent to you. By completing this application, you represent and agree that: (1) the information provided by you in this application is true and correct; (2) the information provided by you is complete and includes all places you have lived or worked during the last two years; and (3) we may rely on this application in deciding whether or not to rent an apartment to you. If any of the information provided by you is determined to be false or misleading, we will have the right to reject your application or evict you if a lease has been signed.

**Dale Terrace Apartments charges a non-refundable application fee of \$40.00 per applicant. You also need to pay the \$500.00 security deposit for the apartment at the time your application is submitted. Please pay the application fee and security deposit by separate checks, each made payable to Dale Terrace Apartments LP.**

Your application is subject to our review and approval. We may check your credit, criminal background, income, rental history, and other information prior to approving or rejecting your application. We do not use a tenant screening service, but we do use third-party companies for the purpose of running credit and criminal background checks.

If we reject your application, the security deposit will be refunded within 7 days, but the application fee will not be. If your application is approved and you decide not to sign a lease, neither the security deposit nor the application fee will be refunded.

**All leases are for a term of one year. Other than exceptions required by law, no pets are permitted.** You may separately rent basement parking, subject to availability. We are a fair housing provider and grant equal opportunity to all persons.

Name: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Last First Middle

SSN or ITIN: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Cell No. \_\_\_\_\_

Other Persons to Occupy Apartment: Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
 Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
 Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Each occupant 18 years or older, including any spouse or partner, must complete a separate application.

**We require rental and income history for the past two years. If you have lived in or worked at more than two places in the last two years, please provide additional rental or income history information.**

Present Address: \_\_\_\_\_  
Street Address Apartment No. City State Zip Code

Current Rent: \_\_\_\_\_ Length of Residency: \_\_\_\_\_ Landlord: \_\_\_\_\_  
 Email/Fax No. \_\_\_\_\_ Telephone No. \_\_\_\_\_

Previous Address: \_\_\_\_\_  
Street Address Apartment No. City State Zip Code

Previous Rent: \_\_\_\_\_ Length of Residency: \_\_\_\_\_ Landlord: \_\_\_\_\_  
 Email/Fax No. \_\_\_\_\_ Telephone No. \_\_\_\_\_

Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
Street Address Suite No. City State Zip Code

Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Supervisor/Human Resources Director: \_\_\_\_\_ Telephone No. \_\_\_\_\_

(For purposes of verifying employment and salary)

Monthly Wage or Salary: \$ \_\_\_\_\_ **A copy of a current paystub or a W-2 is helpful in verifying income.**

Previous Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
Street Address Suite No. City State Zip Code

Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Supervisor/Human Resources Director: \_\_\_\_\_ Telephone No. \_\_\_\_\_

(For purposes of verifying employment and salary)

Monthly Wage or Salary: \$ \_\_\_\_\_

Other Sources of Income and Assets (Optional): \_\_\_\_\_

(It is not necessary to provide this information if total income outside your wage or salary is less than \$5,000 per year or total assets are less than \$25,000. You are encouraged to provide this information if your individual monthly wage or salary is less than three times the monthly rent.)

Checking/Savings Account: Bank: \_\_\_\_\_ Account Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City State Zip Code

Have you ever been convicted of a crime other than a driving citation? ☐ Yes ☐ No

Have you ever been evicted or asked to move from an apartment? ☐ Yes ☐ No

If Yes to Either Question, Please Explain: \_\_\_\_\_  
\_\_\_\_\_

Car (Model and Year) \_\_\_\_\_ License No. \_\_\_\_\_ State \_\_\_\_\_

Emergency Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Street Address Apartment No. City State Zip Code

Relationship: \_\_\_\_\_ Telephone No. \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

How did you hear about Dale Terrace Apartments?

- ☐ Friend; Resident ☐ Rent.com ☐ Apartments.com ☐ Facebook/Craigslist  
☐ Website ☐ Drive By ☐ Newspaper ☐ Other \_\_\_\_\_

Please indicate below how you want the security deposit and/or application fee, as applicable, returned to you if we reject your application or do not review your application. If you do not make a selection below, the security deposit and/or application fee will be mailed to your present address, as provided by you on this application.

- ☐ Mail to Present Address ☐ Destroy Check(s) ☐ Hold for Retrieval at Property

Federal law requires the following disclosures:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Dale Terrace Apartments has knowledge of lead-based paint on the following painted surfaces in the apartments and common areas of the property: (a) living room wall; (b) hallway wall; (c) hallway radiator; and (d) stairway railing. The only reports or records Dale Terrace Apartments has pertaining to lead-based paint and/or lead-based paint hazards in the apartments or property are a lead-based paint testing report prepared by Applied Environmental Sciences, Inc., copies of which have been provided to applicant. Since the apartments and property were built prior to 1978, other lead-based paint and/or lead-based paint hazards may exist in the apartments or property.

Applicant acknowledges that applicant has received copies of: (a) the pamphlet Protect Your Family from Lead in Your Home; and (b) lead-based paint testing report prepared by Applied Environmental Sciences, Inc.

By signing this application, you agree that: (1) Dale Terrace Apartments LP, Dale Terrace Apartments, and Otness Management Company, its managing agent, are authorized to contact credit bureaus, government agencies, law enforcement authorities, employers, landlords, lenders, banks, and other parties to obtain additional information and to verify the accuracy of the information provided by you; and (2) all agencies, authorities, employers, landlords, lenders, banks, and other parties are authorized to release all information requested by Dale Terrace Apartments LP, Dale Terrace Apartments, or Otness Management Company.



Signature

\_\_\_\_\_

Printed Name

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

## DALE TERRACE APARTMENTS APPLICATION PROCESS



**Thank you for your interest in living at Dale Terrace Apartments.** For the benefit of everyone, we carefully screen all applications. Below is a summary of our application process. Please read this summary if you have any questions about whether you qualify for an apartment.

1. **Completed Application; Fees:** We do not begin our review of an application until we have received: (a) an application which has been completely filled out and signed; (b) a government-issued ID for our review; (c) a check or money order for the application fee; and (d) a check or money order for the security deposit. Please also provide a recent paystub and a document showing your Social Security number or ITIN number. Everyone 18 years or older who intends to live in an apartment must fill out and sign a separate application.

2. **Qualification Standards:** Applicants need to earn a certain number of “points” to qualify for an apartment. An application is rejected if the applicant falls below what we consider to be the minimal acceptable standard. The information we consider in reviewing an application is as follows:

**Credit:** Ideally, an applicant has 2 years of credit history (e.g. credit cards, loans, checking account) where all accounts have been paid on time. **An application is automatically rejected if there are unpaid judgments or unpaid collections over a minimal amount.** However, we ignore judgments, unpaid collections, and bankruptcies that relate to medical expenses, business failure, foreclosure, student loan debt, or fraud. A bankruptcy is acceptable if good credit was re-established after the bankruptcy and more than 6 months have passed since the bankruptcy filing. **The lack of credit history is not a problem if income and/or rental history are strong.**

**Income:** Applicants should have monthly income of 3 times monthly rent. We can work with monthly income of as little as 2 times monthly rent if credit history and income history are strong. In making these calculations, we combine the income of all applicants for the apartment. **We include all forms of verifiable, legal income, including wages, salaries, child support, public assistance, disability payments, alimony, social security benefits, and pensions.**

**Rental:** Applicants should have 2 years of rental history without problems reported by prior landlords. Ownership of a house or condominium is usually a substitute for rental history. A foreclosure is usually not a problem if there is also positive rental history. **The lack of rental history is not a problem if income and/or credit history are strong.**

**Criminal Convictions:** Criminal convictions are evaluated in accordance with evolving legal standards. Our assessment is based on the nature, severity, and time of the criminal conviction.

**Many applicants are approved with less than 2 years of credit, income, or rental history.** Some weakness in one category is acceptable if the application is strong in other areas (e.g. no rental history is acceptable if credit and/or income histories are strong). We consider the lack of rental or credit history to be preferable to poor rental or credit history.

3. **Roommates; Guarantors or Co-Signers:** While each application is reviewed separately, a strong application will strengthen a weaker application from a roommate. If an application for an apartment is rejected, the applications of all roommates are also rejected. We accept guarantors/co-signers if the guarantor/co-signer lives in the Minneapolis-St. Paul metropolitan area and has strong income and credit. Guarantors/co-signers are accepted only in situations where the income of the applicants is insufficient.

4. **Lease Terms.** All leases are for a term of one year. **Other than exceptions required by law, no pets are permitted.** If you have questions about lease terms, you may look at a copy of our lease form.

5. **Ask Questions:** If you have any concerns about whether you qualify for an apartment, please discuss the issue with us. We may be able to work with you to clear up certain problems. It is to your benefit to be completely honest and open.

6. **Time:** It usually takes two or three business days to process an application if all necessary information has been provided.



APPLIED ENVIRONMENTAL SCIENCES, INC.

8441 Wayzata Blvd. □ Suite 103 □ Minneapolis, MN 55426

LEAD-BASED PAINT TESTING

At

720 COUNTY ROAD B  
ROSEVILLE, MINNESOTA 55113

Applied Environmental Sciences, Inc. (AES) was retained by LJM Group to perform lead paint analysis of an apartment building located at 720 County Road B in Roseville, Minnesota. AES was asked to analyze three painted surfaces in five apartment units and ten painted surfaces in the common areas. The caretaker at the apartment building picked the apartment units included in the paint testing. All tests were taken with a Niton XL Spectrum Analyzer XRF instrument.

This lead-paint sampling is not a full lead inspection.

The sampling was conducted on August 11, 2006.

The results of the lead-paint testing are as follows:

- AES tested a total of twenty-five (25) painted surfaces for lead. Four (4) surfaces tested above the Occupational Safety and Health Administration (OSHA) guideline of 0.0 milligrams of lead per square centimeter of surface (mg/cm<sup>2</sup>). None of these surfaces tested above the Minnesota Department of Health (MDH) and Housing and Urban Development (HUD) guideline of 1.0 mg/cm<sup>2</sup>. No lead was detected in the remaining twenty-one (21) surfaces tested (0.0 mg/cm<sup>2</sup>). See attached table for complete listing of all XRF results.
- Surfaces found to contain lead-based paint should not be cut, scraped, sanded, or otherwise disturbed without implementing adequate precautions.

I - METHODS

AES used a Niton XL portable XRF spectrum analyzer (serial number U 286) for all lead-based paint testing. The Niton XL measures lead L-shell and K-shell electron emissions when exposed to a Cadmium 109 source. An algorithm program is used by the Niton XL to analyze the L-shell and K-shell electron emissions to determine the concentration of lead in the paint. Tests were typically conducted until the XRF gave a low error reading of  $\pm 0.1$  mg/cm<sup>2</sup>. L-shell readings are independent of the substrate and provide the first results of lead concentration. K-shell readings are carried out simultaneously and are used to verify the L-shell results. The Niton XL's sensitivity level is sufficient enough to consider a reading of 0.0 mg/cm<sup>2</sup> as containing no lead.

AES was asked to analyze three painted surfaces in five apartment units. The apartment units included in the lead paint testing were not picked by AES. Each paint sampled in the building was given a number in chronological order.

II - LEAD STANDARDS

THE MINNESOTA DEPARTMENT OF HEALTH (MDH) has established lead paint guidelines for residential properties. These guidelines are designed to protect children and

pregnant women who are vulnerable to the effects of lead exposure. MDH "regulates" paint with 1.0 milligrams of lead per square centimeter or more of paint surface as measured by an XRF analyzer.

THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) standards apply to any employee disturbing (creating dust or fumes) materials covered with lead-based paint. OSHA regulates lead as an airborne contaminant. Airborne concentrations during disturbance will vary with both the concentration of lead paint and with the operation (manual demolition, sanding, etc.). OSHA requires the contractor to show proof that the operations disturbing lead-based paint in any concentration will not exceed the action level of 30 µg/m<sup>3</sup> or the Permissible Exposure Limit (PEL) of 50 µg/m<sup>3</sup>.

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) has established guidelines concerning lead-based paint which apply only to Federal housing. The established HUD guideline for lead-based paint is 1.0 milligrams of lead per square centimeter or more of paint surface as measured by an XRF analyzer.

III - DISCUSSION

The lead paint testing was limited to the five apartment units and the common areas that AES was directed to screen. AES was asked to analyze three painted surfaces per apartment unit and ten painted surfaces in the common areas. AES tested a total of twenty-five (25) painted surfaces for lead. Four (4) surfaces tested above the Occupational Safety and Health Administration (OSHA) guideline of 0.0 milligrams of lead per square centimeter of surface (mg/cm<sup>2</sup>). None of these surfaces tested above the Minnesota Department of Health (MDH) and Housing and Urban Development (HUD) guideline of 1.0 mg/cm<sup>2</sup>. No lead was detected in the remaining twenty-one (21) surfaces tested (0.0 mg/cm<sup>2</sup>).

If these results are used by a contractor to comply with the OSHA Interim Lead in Construction Standard (29 CFR 1926.62), lead-based paint results below the MDH guideline of 1.0 mg/cm<sup>2</sup> are not automatically exempted from the Standard. The contractor must evaluate the potential for lead dust or fume generation from all activities which will disturb paint containing any quantity of lead.

It is not AES' responsibility to determine whether or not any place of employment, working condition, or practice complies with all Federal, State, or Local laws, regulations or standards pertaining to safety and health.

Conducted and Report Prepared by:

Mark Meier, Lead Inspector # 753

Report Reviewed by: Pat DiBartolomeo, CIH, CSP

F06-430.pca

Phone 763-545-5510 □ Fax 763-545-7883 □ www.aesmn.com

APPLIED ENVIRONMENTAL SCIENCES, INC.  
LEAD-BASED PAINT SURVEY FIELD NOTES

Proj. # 06 - 490  
Inspector: MM  
Client: JLM Group  
Location: 720 Hwy 121B

Page: 1 of 1  
Date: 8/12/06  
Building: Dale Packer

Unit	Sample	Room Name	Substrate	Condition	Color	Reading	Notes
1st	1	Living Room	Wall	D	I	Wh	0.1 ± .1 UNIT 203
	2						
	3	Bed Room					0.0 ± .07
	4	Bed Room	Door	W	I	Stain	0.0 ± .01
	5	Bed Room	Door Trim				0.0 ± .01 UNIT 213
	6	Bed Room	Door Jamb				0.0 ± .01
1st	7	Living Room	Baseboard	W	I	Stain	0.0 ± .01 UNIT 105
	8	Bed Room					0.0 ± .01
	9	Bed Room					0.0 ± .01
	10	Bed Room	Window Trim	W	I	Stain	0.0 ± .01 UNIT 107
	11	Living Room	Door Trim				0.0 ± .11
	12		Door (Screen)				0.0 ± .01
	13	Kitchen	Cabinet	W	I	Tan	0.0 ± .02 UNIT 106
	14	Bathroom					0.0 ± .01
	15		Ceiling	D	I	Wh	0.0 ± .01
1st	16	Hallway	Wall	D	I	Tan	0.01 ± .14 1st Floor Hall
	17		Chair Rail	W	I	Stain	0.0 ± .01
	18		Door	W	I		0.0 ± .1
	19		Railing	M	I	Tan	0.01 ± .03
	20	Stairway	Railing			Blk	0.02 ± .02 Main Door
	21		Window	M	I	Blk	0.0 ± .11
2nd	22	Hallway	Wall	D	I	Wh	0.0 ± .08 2nd Floor
	23		Baseboard	W	I	Stain	0.0 ± .01
	24		Chair Rail	W	I		0.0 ± .1
	25	Stairway	Ceiling	D	I	Wh	0.0 ± .01 Main Door
	-	Calibration	Surface	-	-	-	1.1 ± .1
	-		Blank	-	-	-	1.0 ± .2
							±
							±
							±

Substrate:  
M= Metal P= Plaster C= Concrete T= Tile  
W= Wood D= Drywall S= Stucco O= Other

Condition:  
I= Intact C= Cracked P= Peeling  
CH= Chalking WD= Water Damage F= Fritting I= Impact

**Otness Management Company**

7242 Metro Boulevard, Suite 100

Edina, Minnesota 55439

Phone: (952) 927-0612

Fax: (952) 373-4800

office@otness.com

**AUTHORIZATION AND RELEASE**

Dale Terrace Apartments LP, Dale Terrace Apartments, and Otness Management Company, its managing agent, are authorized to contact credit bureaus, government agencies, law enforcement authorities, employers, landlords, lenders, banks, and other parties to obtain additional information and to verify the accuracy of the information provided by me in connection with an application to rent an apartment. All agencies, authorities, employers, landlords, lenders, banks, and other parties are authorized to release all information requested by Dale Terrace Apartments LP, Dale Terrace Apartments, or Otness Management Company.

Signature

\_\_\_\_\_

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

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



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# Protect Your Family From Lead in Your Home

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United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

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

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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 lead-based 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).



## **Simple Steps to Protect Your Family from Lead Hazards**

### **If you think your home has lead-based paint:**

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.



# Lead Gets into the Body in Many Ways

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## **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.

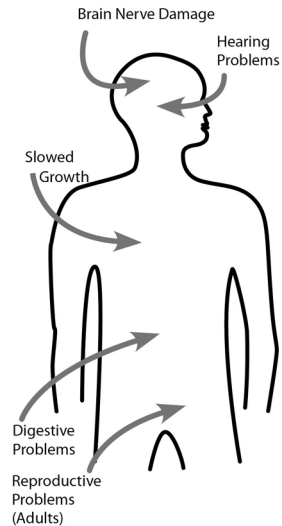
# Health Effects of Lead

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**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

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**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

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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).

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<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

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**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

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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

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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://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</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

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**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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.



## Reducing Lead Hazards

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**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

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**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

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](http://epa.gov/lead), or call 1-800-424-LEAD.

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

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**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 lead-contaminated 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.

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

## Other Sources of Lead

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**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](http://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>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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<sup>4</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).

## For More Information

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### **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 lead-based 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 toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

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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)**

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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)**

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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/)

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# **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).