

## What You Can Expect from a Lead Paint Inspection

### What is a Lead Paint Inspection?

According to Michigan law (MCL 333.5451-5477), a Lead Paint Inspection is: “a surface-by-surface investigation to determine the presence of lead paint and the provision of a report explaining the results of the investigation.” A Lead Paint Inspection will test all painted components, such as windows, walls, doors, siding, etc. to show if that component contains lead paint, and determine how much lead is in the paint. This information is useful if work is done or paint is disturbed on components that contain lead paint.

The Lead Inspection Report does not show if the house or apartment is lead-safe. The Lead Inspection Report only shows if lead paint is present. It does not show the presence and location of lead paint hazards. A Risk Assessment identifies lead hazards and makes recommendations for removing lead paint hazards. A Risk Assessment is a separate service. A Lead Paint Inspection and Risk Assessment may be done together, but are not always done together (See the “What You Can Expect from a Lead Paint Risk Assessment” information sheet). Either a Lead Paint Inspection or Risk Assessment can be used to satisfy the lead disclosure requirements for real estate transactions.

### Who can Do a Lead Paint Inspection?

Only a person certified by the Department of Health and Human Services (MDHHS) – Healthy Homes Section (HHS) as a lead inspector or a risk assessor can do a Lead Paint Inspection. A real estate home inspector **cannot** do a lead inspection unless he is certified by the State as a lead inspector or risk assessor. Persons certified by the State of Michigan are issued a card containing the person’s picture, name, certification number, and expiration date. The certification status of people can be checked by calling (517)335-9390 or toll-free (866)691-LEAD. This information is also listed on the HHS website at [www.mi.gov/leadsafe](http://www.mi.gov/leadsafe) or an individual can be verified at [www7.dleg.state.mi.us/free](http://www7.dleg.state.mi.us/free).

### What Areas in the Home Will Be Tested for Lead?

The individual must test the following locations for the presence of lead paint:

- In a house each interior and exterior building component that has, or may have had, a distinct painting history must be tested, except components that can be documented to have been replaced after 1978.
- In a multifamily housing structure, day care center, preschool or kindergarten classroom, each component that has a different painting history, as stated above must be tested, and also in every common area (such as hallways, stairways, cafeterias, gyms, etc), except for components that have been replaced after 1978.

### How is a Lead Inspection Performed?

The individual conducting the Lead Paint Inspection must use lead sampling methods or instructions that are approved by the U.S. Department of Housing and Urban Development (HUD) and/or the U.S. Environmental Protection Agency (EPA). The regulations listed below may be found at [www.hud.gov/lead](http://www.hud.gov/lead) and [www.epa.gov/lead](http://www.epa.gov/lead), or you may contact MDCH - Healthy Homes Section.

- HUD publication, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Version 2012)*.
- EPA publications, *Lead-based Paint Activities Training and Certification Rule, & Lead Hazard Standards*

Building components that are painted, shellacked, varnished, and stained may have lead in them and must be tested for a Lead Inspection. Painted furniture, soil, and water may be tested if requested.

Paint chips, dust, and soil samples must be tested for lead by a laboratory approved by the EPA through the National Lead Laboratory Accreditation Program (NLLAP). Labs can be found at the EPA website: [www.epa.gov/lead/pubs/nllaplist.pdf](http://www.epa.gov/lead/pubs/nllaplist.pdf) or by contacting the National Lead Information Center at (800)424-LEAD.

According to State and Federal law, lead detection test kits cannot be used on paint, dust or soil to determine lead content for a Lead-Based Paint Inspection. These kits include swabs, sticks or liquid drops that turn color when they come in contact with lead-containing surfaces.

### What Does a Lead Inspection Report Contain?

The individual conducting the inspection must prepare an inspection report. The report must include all of the following information:

- Each testing method, device and sampling procedure used for paint analysis, and, if used, the serial number of any x-ray fluorescence (XRF) lead testing device.
- Specific locations of each painted component tested for the presence of lead paint.
- The results of the inspection in units of measure that match the type of sampling method used. See the tables below for the units of measure.

Michigan law states, the Lead Inspection Report must be given to the person who contracts for the inspection and a report must be delivered within 20 business days. The lead inspector must keep a copy of the report for a minimum of three years.

The Lead Inspection Report will list locations tested for lead and the results of the testing. The results will be in numbers with units of measurement; the units are different for paint, dust, soil and water. EPA and HUD regulations define lead-based paint and lead-based paint hazards with the values and units of measurement defined in the table below:

<b>Table 1: Lead Hazard Levels for Soil and Water</b>	
<b>Material Tested</b>	<b>Considered hazardous if lead is present at or above these levels</b>
Bare soil (child play areas)	At or above 400 parts per million (ppm) of lead in the soil
Bare soil (other areas)	At or above 1200 ppm of lead
Water	equal to or more than 15 parts per billion (ppb) of lead in water

<b>Table 2: Lead Hazard and Clearance Levels for Dust</b>	
House dust (floors)	At or above 40 micrograms of lead per square foot of sampled area (ug/ft <sup>2</sup> )
House dust (window sills)	At or above 250 ug/ft <sup>2</sup> of lead
House dust (window troughs)	At or above 400 ug/ft <sup>2</sup> of lead

<b>Table 3: Definitions of Lead-Based Paint</b>	
Paint tested by an X-Ray Fluorescence (XRF) analyzer	equal to or more than 1.0 milligrams per square centimeter (mg/cm <sup>2</sup> ) of lead on the sampled surface
Paint tested by paint chip analysis	equal to or more than 0.5% (one half of 1 percent) lead by dry weight, or equal to or more than 5,000 parts per million of lead in paint (ppm)

### Contact Information

Complaints about improper work practices can be made by calling the Healthy Homes Section (HHS) at (866)691-5323 or (517)335-9390. Names of those making complaints will not be released.

The HHS website address is [www.michigan.gov/leadsafe](http://www.michigan.gov/leadsafe).

**NOTE: this document is intended for homeowner education. Complete information about Michigan lead laws and rules is available at the website listed above.**

Mailing address: MDHHS - Healthy Homes Section, P.O. Box 30195, Lansing, Michigan 48909