

What You Can Expect from a Lead Risk Assessment

What is a Risk Assessment?

According to Michigan's lead laws (MCL 333.5451-5477), a Risk Assessment is defined as *an on-site investigation to determine the existence, nature, severity, and location of a lead-based paint hazard, and the provision of a report by the individual conducting the risk assessment explaining the results of the investigation and options for reducing lead-based paint hazards*. A Risk Assessment is designed to determine if a housing unit is lead-safe or not for young children (six years of age and under), and what should be done to fix any lead paint hazards found. A Risk Assessment will not identify all lead painted surfaces in a housing unit.

Who can Perform a Risk Assessment?

Only a person certified by the Department of Community Health as a Risk Assessor can conduct a Risk Assessment. A home inspector can provide this service only if the individual has this certification. A person should be able to present a card from the Lead Hazard Remediation Program indicating that he or she is certified as a Risk Assessor. The card shows the expiration date of the certification. The certification status of the individual can also be verified by contacting the Program at (517)335-9390 or toll-free (866)691-LEAD. In addition, this information is listed on the Program's website at www.mdch.state.mi.us/dch/lead.

How is a Risk Assessment Performed?

The Risk Assessor should conduct a visual inspection of the housing unit, day care center, preschool or kindergarten class to locate the existence of deteriorated paint, assess the extent and causes of the deterioration, and evaluate other potential lead

paint hazards.

The Risk Assessor should collect background information regarding the physical characteristics of the property, and use patterns of the residents that may cause lead paint exposure to young children.

The individual should collect soil samples and have them analyzed for lead from the following locations:

- Outside areas where bare soil is present.

- Outside areas within several feet of the structure or unit where bare soil is present.

In a single-family home, the Risk Assessor should test each surface that has deteriorated paint for lead if the surface is determined to be in poor condition, and to have a different painting history. The individual should also test any other surface for lead if the surface is determined to be a potential lead paint hazard, and to have a different painting history. Other surfaces may include friction surfaces of windows and impact surfaces on doors and door frames.

In a single-family home, the individual should collect dust samples from the window and floor in all living areas where young children are most likely to come in contact with dust.

In multifamily housing structures, the Risk Assessor should test each painted surface that has deteriorated paint and a different painting history. The individual should also test any other surface for lead if the surface is determined to be a potential lead paint hazard, and to have a different painting history. Other surfaces may include friction surfaces of windows and impact surfaces on doors and door frames.

In multifamily housing structures, the Risk Assessor should collect window and floor dust samples in the following locations:

- Common areas close to the building or unit being assessed.

- Other common areas in the building or unit where the individual determines that young children are likely to come in contact with dust.

In day care centers, preschools or kindergarten classrooms, the Risk Assessor should

test each painted surface that has deteriorated paint and a different painting history. The individual should also test any other surface for lead if the surface is determined to be a potential lead paint hazard, and to have a different painting history. Other surfaces may include friction surfaces of windows and impact surfaces on doors and door frames.

In day care centers, preschools or kindergarten classrooms, the Risk Assessor should collect window and floor dust samples in the following locations:

- Each room, hallway, or stairwell used by young children.
- Other common areas in the building where the individual determines young children are likely to come in contact with dust.

The Risk Assessor 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 current references are the following, which can be obtained from the Lead Hazard Remediation Program:

HUD publication, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

EPA publication, *Guidance on Residential Lead-Based Paint, Lead-Contaminated Dust, and Lead-Contaminated Soil*.

EPA publication, *Residential Sampling for Lead: Protocols for Dust and Soil Sampling*, report number EPA 747-R-95-001.

American Society for Testing and Materials (ASTM) publication, *Standard Practices for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques*, standard number E1727.

ASTM publication, *Standard Practices for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques*, standard number E1728.

Paint, dust and soil are required to be tested for a Risk Assessment. Water testing is optional and can be requested.

Paint chips, dust, and soil samples must be analyzed for lead by a laboratory approved by the EPA. These can be identified by contacting the National Lead Information Center at (800)424-LEAD, or by visiting the American Industrial Hygiene Association's website at www.aiha.org.

According to Michigan law, lead detection test kits cannot be used on paint, dust or soil to determine lead content for a Risk Assessment. These kits include swabs, sticks or liquid drops that turn color when they come in contact with lead-containing surfaces.

What Does a Risk Assessment Report Contain?

The risk assessor must prepare a Risk Assessment report. The report must include all of the information below. A model report of a combination lead inspection/risk assessment can be obtained from the Lead Hazard Remediation Program office, listed at the end of this document.

Date of the Risk Assessment.

Address of the property.

Date the housing unit or structure was built.

Apartment number, if applicable.

Name, address, and telephone number of the owner(s).

Name, signature, and certification number of the Risk Assessor conducting the assessment.

Name, address, and telephone number of the company employing the Risk Assessor conducting the assessment, if applicable.

Name, address, and telephone number of each laboratory conducting analyses of collected samples.

Results of the visual inspection.

Testing method and sampling procedure used for paint analysis.

Specific locations of each painted component tested for lead.

Results from on-site testing, and, if used, the serial number of any x-ray fluorescence lead testing device.

All results from the laboratory analysis of collected paint, soil, and dust samples.

Any other sampling results.

Any background information regarding the physical characteristics of the property and use patterns of the residents that may cause lead paint exposure to young children.

To the extent that they are used as part of the Risk Assessment, the results of any previous inspections or analyses for lead paint or hazards.

A description of the location, type, and severity of identified lead paint hazards and any other potential lead hazards.

A description of temporary and/or permanent options to fix each lead paint hazard found, and a priority for fixing each hazard from the most serious to the least. If the use of an encapsulant paint or physical barrier (siding or paneling) is recommended, then the report should recommend a maintenance and monitoring schedule for these solutions.

According to Michigan law, the Risk Assessment report must be provided to the property owner who contracts the service. The individual conducting the Risk Assessment must keep a copy of the report on file for a minimum of three years.

The Risk Assessment report will be helpful in deciding whether the housing unit is lead-safe for young children to live in. For Risk Assessments of day care centers, preschools or kindergarten classrooms, the report can be used to determine safety for young children to occupy these facilities during the day. A Risk Assessment can also be done to satisfy a real estate transaction.

The Risk Assessment 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 Table I.

TABLE I: Hazardous Lead Levels and Units of Measurement	
Material Tested	Hazardous Lead Levels
Paint (XRF lead analyzer)	equal to or more than 1.0 milligrams of lead per square centimeter of sampled surface area (mg/cm ²)
Paint chip	equal to or more than 0.5% lead by dry weight or equal to or more than 5,000 parts of lead per million parts of paint chips (ppm)
Bare soil (child play areas)	equal to or more than 400 parts of lead per million parts of soil (ppm)
Bare soil (other areas)	equal to or more than 1200 ppm of lead
House dust (floors)	equal to or more than 40 micrograms of lead per square foot of sampled surface area (ug/ft ²)

House dust (window sills)	equal to or more than 250 ug/ft ² of lead
House dust (window troughs)	equal to or more than 400 ug/ft ² of lead
Water	equal to or more than 15 parts of lead per billion parts of water (ppb)

Additional Information

Complaints about improper work practices can be filed by calling the Lead Hazard Remediation Program staff toll-free at (866)691-LEAD or (517)335-9390.

The Program's website address is www.mdch.state.mi.us/dch/lead.

The mailing address is Lead Hazard Remediation Program, P.O. Box 30195, Lansing, Michigan, 48909.