

Real Estate Intelligence

Keeping you up to date with useful real estate news and intelligence

Brought to you by
Justin Bevins

Complying With Lead Laws

Before anyone knew better (pre-1980), much of the paint used in homes contained lead. The paint would eventually chip or crumble and the resulting dust caused serious health issues, especially for children and pregnant women. Lead-based paint has been used both inside and outside of homes, most notably on windows, baseboards, trim and doors. Many layers of lead-based paint have been disturbed through the years during remodeling or home repair and it's necessary for anyone selling a home to be aware of this.

The Environmental Protection Agency issued a report revealing that lead can affect children's brains and developing nervous systems, resulting in reduced intelligence, learning disabilities and behavioral problems. In a study released by the Department of Health, about 75% of all homes built before 1978 contain some lead-based paint. It's estimated that more than 38 million homes in the U.S. still contain lead paint.

So, a chief concern of anyone buying or selling a house should address the possibility of lead paint in the home. It's vital that anyone dealing with paint in older homes treat it as a hazardous material. Real estate agents and their sellers are required to disclose the presence of known lead paint and lead hazards during the sale or rental of housing.

The same holds true for renovation and remodeling contractors, who are required to warn customers of the hazards of lead paint. Last year, the first federal regulation on the remodeling industry was enacted concerning this important hazard.

To ensure that all lead paint is removed safely and effectively, the EPA's "Lead: Renovation, Repair and Painting" rule governing the work of professional remodelers was published in the Federal Register on Earth Day, April 22, 2010. The law requires that anyone who is paid to renovate a home built before 1978 be trained and/or certified to follow lead paint safety practices. The rule lists prohibited work practices, including open-torch burning, high-heat guns and high-speed equipment such as grinders and sanders unless equipped with a HEPA filter. It also requires a cleaning inspection after the work is completed.

For homeowners who are unsure about their homes, sometimes it's easier to replace windows, doors, or woodwork than it is to remove the lead-based paint. This way, all traces of any paint will have been removed from the home. Agents know that there's no question that a home is worth more if they can say for certain that it contains no lead paint. So for peace-of-mind, deal with all lead paint issues as soon as possible.

31730 Railroad Canyon Rd., Ste. 4 Canyon Lake, CA 92587

Justin Bevins, REALTOR®, BRE #01407424
tel 951-326-0521 fax 951-244-2293 email Justin@BevinsGroup.com

www.BevinsGroup.com



If your property is currently listed with a real estate broker, please disregard this notice. It is not our intention to solicit the offerings of other real estate brokers. Equal Housing Opportunity. Download updated market reports, neighborhood statistics, and even request a free market valuation for your home at www.BevinsGroup.com