



EPA LEAD BASED PAINT RULES AND REGULATIONS

Because Realtors® need to educate both buyers and sellers about the new EPA regulations that recently went into effect here is a quick overview:

Lead is a toxic metal that was used for many years in products found in and around our homes, emitted into the air from motor vehicles, industrial sources, and lead can enter drinking water from plumbing materials. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk.

Most Common Sources of Lead Poisoning:

- Deteriorating lead-based paint
- Lead contaminated dust
- Lead contaminated residential soil

A positive selling point for a home is to market it as **Lead Free** after being inspected and tested by a trained professional. Camelot Home Inspections uses a range of methods when checking your home, including:

- Visual inspection of paint condition and location.
- Lab tests of paint samples.
- Surface dust tests.

Note: studies suggest that home test kits for lead are not always accurate.

According to the EPA, Cleveland has a documented high incidence of lead poisoning in young children, well above national and state averages, and a high incidence of known risk factors.

If work is required, standards are in place for certifying

lead-based paint professionals to ensure the work is done safely, reliably, and effectively. Lead-safe Certified Renovators can be found at <http://www.leadfreekids.org/leadRes.html>

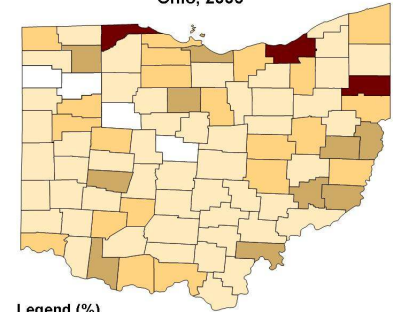
Additional information sources:

<http://www.epa.gov/lead>
<http://www.leadfreekids.org/index.html>

Realtor FAQs and Webinars:

http://www.realtor.org/government_affairs/lead_paint_main

Lead Poisoning Prevention Branch
Case Rate* by County
Ohio, 2006



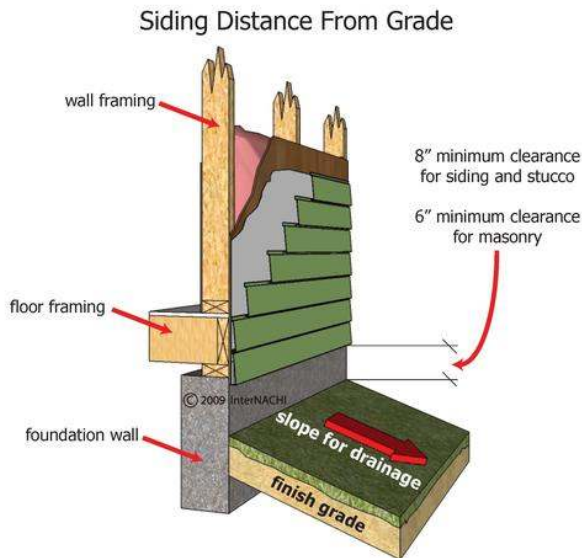
Legend (%)

- <0.1
- 0.1 - 1.2
- 1.3 - 2.0
- 2.1 - 2.8
- 2.9 - 6.1

*Case Rate = # children <6 years old with confirmed EBLL >10 µg/dL, divided by # children <6 years old tested for BLL.

Poor Drainage is Home's #1 Enemy

Water is the home's #1 enemy. To improve drainage, you may have to install / repair the roof gutters and/ or downspouts. Be sure that the land around the home is properly graded to **divert water away from the structure**; this will help to reduce the possibility of water intrusion into the home.



Advise your client to inspect this area of their property now, as it will save us ALL time and negotiations later!

HOME INSPECTION NIGHTMARES!



Now, that really is a throne

Basement toilet seat is approximately 48" above the floor. Hand rails are recommended.

Courtesy of the ASHI Reporter



Berry Picking

When you pick your own berries, do not try to fill a deep bucket – the weight of the berries on top will damage the one on the bottom. Instead, fill lots of small containers, or pick right into a low-sided tray or shallow basket.

Expanding Frosting

When you buy a container of cake frosting from the store, whip it with your mixer for a few minutes. You can double it in size. You get to frost more cake/ cupcakes with the same amount. You also eat less sugar and calories per serving.

Squirrel Away!

To keep squirrels from eating your plants, sprinkle your plants with cayenne pepper. The cayenne pepper doesn't hurt the plant and the squirrels won't come near it.

