

SIMPLE STEPS TO KEEP YOUR PRE-1978 RENTAL PROPERTY LEAD-SAFE

Protect your investment and avoid
fines with maintenance.



As a landlord, there are simple and affordable steps you can take to reduce your tenant's risk of lead exposure and keep your property safe and legal, if it was built before 1978. You are required to tell your tenants of any known lead-based paint or hazards and to give them a copy of the booklet *Protect Your Family from Lead in Your Home*.

Sources of Lead

Most people are exposed to lead hazards in their homes either from lead paint, dust, or soil outside the home. See QR code on the next page.

In homes built before 1978, regular maintenance and a few simple upgrades can go a long way towards reducing lead hazards in rental properties.

Pro Tips For Lead-Safe Properties

Keep painted surfaces in good condition: Regularly inspect walls, doors, windows, stairs, and floors for any peeling, cracking, or chipping paint, and make repairs promptly.

Prevent damage and friction with items such as:

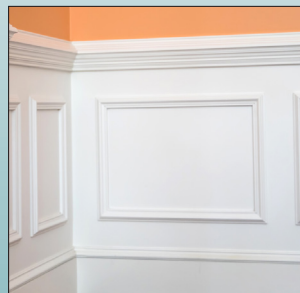
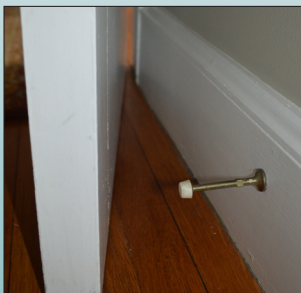
- Door stoppers
- Wainscoting, bead-board, or durable wall panels
- Protectors on furniture legs
- Keep paint fresh on older painted stairs and floors, or cover them with carpet or vinyl flooring

The best treatment for lead poisoning is prevention.

Safe Housing = Safe Children

Housing is the main source of lead poisonings of Maine children.

79% of Maine children with elevated levels of lead in their blood live in housing with lead paint hazards.



Repair, renovate, and remodel safely: Assume lead paint is present in any property built before 1978, unless a certified lead inspection confirms otherwise. Hire a certified contractor (or get certified) through EPA's Renovation, Repair, and Painting (RRP) Program to use lead-safe work practices that reduce and contain dust.

Address old windows: Windows in older homes can be a major source of lead dust due to the friction created when they are opened and closed. Consider replacing old windows when possible. If replacement isn't an option, reduce friction and dust by replacing window stops and parting beads. Remove paint from edges of sashes before repainting. Work on window sashes off site whenever possible. Replacing windows could also save you money on utilities and increase your property value.

Conduct maintenance between renters: Take advantage of turnover periods to inspect, repaint, and make any necessary upgrades.

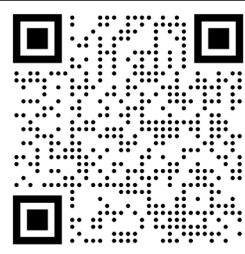
Hire a professional to inspect your property: Their report will include options for controlling, reducing, or eliminating lead hazards.

Limit access to work areas: If you can't finish a job right away, be sure to clean up the area before letting others in. Keep pregnant people and children away. It's safest for them to stay out of the building while work is happening.

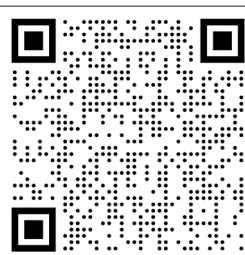
Include tenant reporting in the lease: Include language in the lease that requires tenants to notify you immediately if they see any chipping, peeling, or damaged paint.

Maintain the outside: Cover bare soil with mulch, grass, shrubs, or pavers.

Find the source: When you find lead in a home, the Maine CDC can help you to identify the specific sources and guide you on how to safely remove the lead.



Find Maine Lead
Professionals Near You



Read the *Protect
Your Family
From Lead Paint*
handout

**Questions? Call the the Maine CDC Childhood Lead Poisoning Prevention Program , 207-287-4311 or
Maine Department of Environmental Protection Lead Program, 1-800-452-1942 or 207-287-2651**



CASE STUDY

Chris and Monica bought an older home, built back in the 1950s, with plans to live on one side and rent out the other. They were excited to start a family soon and wanted to make sure their home was safe for everyone, especially young kids. They knew older homes often have lead paint, and while they didn't get a lead inspection before buying, they assumed their property had lead paint.

Before starting any renovations, Chris and Monica reached out to the Maine Department of Environment Protection to find a licensed lead abatement contractor and other resources to understand what needed to be done to make their property lead-safe. By renovating safely when the property was empty, they protected their future family and their tenants from lead poisoning, and they made a solid investment in their rental property. Regular inspections, timely repairs, and clear communication with their tenants keep their rental property in good condition and everyone safe and healthy.

maine.gov/healthyhomes

