

LEAD INSPECTION SERVICES



Engineering Client Success

Lead is a naturally occurring metal that has been used in building materials along with hundreds of other man-made products. Poisoning by inhalation or ingestion of lead-containing dusts may lead to a wide range of adverse health effects in adults and children.

The primary sources of lead exposure in buildings are:

- Dust from deteriorating lead-based paint,
- Dust from disturbance of lead-containing paints during renovation

Since the 1980's, the EPA has been instrumental in reducing environmental lead exposures by phasing out lead in gasoline, reducing allowable lead levels in drinking water and industrial air emissions, and limiting its use in paint.

TEC also fills an important role by providing non-destructive lead-paint testing utilizing the latest X-ray Fluorescence (XRF) technology. The XRF allows



trained and certified technicians to quickly determine the presence and location of lead-containing paints.

At times, acquisition of paint chip samples is also necessary to further characterize lead concentrations in paints.

The key lead inspection services provided by TEC include the following:

Pre-renovation/Pre-demolition Paint Testing

The OSHA Construction Standard for Lead regulates worker exposures to lead-containing dusts generated during renovation and demolition activities. Painted surfaces that will be disturbed must be tested for the presence of lead. When lead-containing materials will be disturbed, OSHA specifies specific protective measures, including training, exposure monitoring and PPE (respirators) under certain circumstances.

Lead-Based Paint Inspections/Surveys

Areas of elementary and preschool buildings meeting the EPA definition of a "Child Occupied Facility" must be tested for lead before any paint disturbance activities. This requirement also applies to public and private housing meeting the EPA criteria. Testing for lead will provide contractors with the needed information to implement appropriate engineering and work practice controls to minimize generation and spread of lead-containing dusts. Contractors must have taken EPA-approved training to perform work in child occupied facilities. Post-construction clearance testing is usually by dust wipe sampling and comparison of results with EPA/HUD guidelines.

Lead Risk Assessments for Child Care Licensing

In order to obtain licensing through state agencies, child care facilities must undergo a lead risk assessment. This involves an inspection to determine the condition of painted surfaces. Any deteriorated surfaces are tested by XRF for lead based paint (lbp). Deteriorated lbp must be repaired (stabilized) in order to complete the risk assessment.

Risk assessments also include sampling settled dust on floors and in window troughs. Elevated lead levels on these surfaces must also be remediated.