

Basic Considerations when Selecting a Lead-based Paint Consultant or Contractor

Before a property owner or homebuyer starts looking for a lead-based paint service provider, he or she must first understand what kinds of services are available.

Abatement permanently (20 years or more) controls a lead hazard to limit exposure to harmful levels of lead. Abatement includes strategies such as component replacement, paint removal, encapsulation, or permanently covering bare lead-contaminated soil. Specialized cleaning precedes clearance testing, which is always performed at the end of an abatement project to ensure that dust left behind does not contain excessive levels of lead. A certified inspector who cannot be an employee of the abatement contractor conducts the clearance testing.

Supervisor (Contractor) is any certified entity or person who is responsible for performance of the actual abatement within a lead abatement project.

Renovation is the modification of any existing structure, or portions thereof, that results in disturbance of painted surfaces, unless that activity is performed as part of an abatement. Renovation includes, but is not limited to: the removal or modification of painted surfaces or painted components, the removal of large structures (such as walls, ceilings, large surface re-plastering or major re-plumbing); and window replacement.

Home inspection is what many buyers of homes for resale obtain to determine if building systems (such as heating and plumbing) are in good working order, and to identify structural problems (such as roof leaks) or other defects (such as peeling paint). A home inspection should not be confused with a lead inspection or a lead risk assessment.

Lead consulting services are performed to evaluate the presence of lead in a structure. Types of lead consulting services include lead inspections and lead risk assessments. These services are performed by certified inspectors and risk assessors.

Lead inspection is an evaluation performed by a lead inspector or risk assessor to determine the presence or absence of lead-based paint on painted or coated surfaces. A lead inspection is a surface-by-surface investigation designed to answer two general questions: Is lead-based paint present; and, if present, where is the lead-based paint? Lead inspections are generally performed using an XRF (X-Ray Fluorescence) analyzer, or by collecting paint samples and sending them to an EPA-recognized laboratory for lead analysis. A Final Inspection Report identifies all surfaces with lead-based paint but does not provide the consumer with information about the condition of the paint, the presence of lead contaminated dust or soil, or options for controlling any hazards found. In order to be exempt from the VT Essential Maintenance Practices, your building must have an extensive, surface by surface inspection that indicates no lead paint present.

Lead risk assessment is an evaluation performed by a certified risk assessor to identify lead hazards from deteriorated paint, dust, and bare soil and to identify options to control the lead hazards. You should ask

the contractor or consultant to provide you a written proposal that describes what they will do, the content of the final report, schedule, and budget.

The following checklist should help property owners, home buyers, and renters ensure that their lead hazard evaluation or control contractor is trained, qualified, and capable.

Lead Service Provider Checklist

- Service provider name.
- Telephone number.
- Certification numbers and copy of lead license.
- When does the certification (licenses) of the listed persons expire?
- Does the service provider have solid references from 3 recent jobs?
- Have you checked enforcement history with the VT Department of Health?
- Does the service provider carry general liability and/or errors-and-omissions insurance with specific coverage for lead?
- How many years of experience does the service provider have in lead work?
- For lead abatement, will the contract specify that a dust clearance test be passed?
- Will the service provider cover costs associated with failing a clearance test (recleaning and retesting)?
- What is the schedule and budget estimate for services?
- What does a sample contract and final inspection, risk assessment or abatement report look like?

We recommend that you obtain at least three bids from any category that you might hire from. You may choose to have the inspector/risk assessor consultant assist you in getting the bids and hiring of the abatement contractor. You may choose to have the consultant just handle the whole thing. Also, you can choose to do the hiring yourself, which may reduce any conflict of interest issues.

In general, conflicts of interest relate to the potential for self-gain usually, but not always, of a fiscal nature. A potential or actual conflict of interest exists when commitments and obligations are likely to be compromised by a person's other interests or commitments, especially economic, particularly if those interests or commitments are not disclosed.

State program staff can assist you in providing information regarding on-file compliance enforcement actions on lead consultants and contractors. We can also explain the abatement process and answer any other questions you may have. Call 1-800-439-8550 for information.

Lead Entities and Consultants

On the following pages are lists of:

- **Lead Consulting Entities (Companies)**
- **Individual Lead Consultants**
- **Lead Abatement Contractor Entities (Companies) – Target Housing**
- **Lead Abatement Contractor Entities (Companies) - Superstructures**
- **Lead Laboratories**

They have been certified in accordance with the Vermont Regulations for Lead Control. Certified firms and individuals must be used to perform lead based paint related services in Vermont. If you have any questions, please refer to the Vermont Regulations for Lead Control or call the Lead Regulatory Program at (802) 863-7236 or in Vermont (800) 439-8550.

* **Lead abatement** means the removal of lead-based paint and lead contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, and the removal or covering of lead contaminated soil.

Lead Consultant Contractor Entities (Companies)

These are consulting companies who are licensed and may employ one or more of the following disciplines – Inspector, Risk Assessor and/or Project Designer.

Absolute Resource Associates 124 Heritage Ave, #16 Portsmouth, NH 03801 603-436-2001	Atlas Technical Consultants 51 Knight Lane, PO Box 1486 Williston, VT 05495 802-862-1980	Clay Point Associates Inc PO Box 1254, 25 Bishop Ave Ste B-2 Williston, VT 05495-1254 802-879-2600
Evergreen Environmental PO Box 668 Stowe, VT 05672 (802) 239-4696	TRC Environmental Corporation 21 Griffin Road North Windsor, CT 06095 860-298-6280	

Lead Abatement Contractor Entities (Companies) – Target Housing

These are companies licensed to perform abatement removal for the following types of structures – Target Housing (pre-1978 housing and childcare facilities), Public and Commercial Buildings.

Alderson Inc PO Box 484, 266 Pine St Burlington, VT 05402 802-660-8899	Alpine Environmental Inc 275 Billerica Rd, Ste 2B Chelmsford, MA 01824 (978) 250-2740	Environmental Hazards Management PO Box 785, 378 Boyer Circle Williston, VT 05495 (802) 862-4537
Environmental Restoration LLC 1666 Fabick Drive Fenton, MO 63026 (636) 227-7477	Global Compass Inc 1085 Center Street Ludlow, MA 01056 (413) 244-9624	Heritage Environmental Projects PO Box 4185 Burlington, VT 05406 (802) 860-2900
J.M. Environmental LLC 31 Lafayette St Rutland, VT 05701 (802) 282-7674	Jettison LLC PO Box 147, 143 Central St Woodsville, NH 03785 (603) 243-0505	Northstar Contracting Group 3318 Highway 365, Box 242 Nederland, TX 77627 (409) 886-3959

NRC East Environmental Services INC 19 National Drive Franklin, MA 02038 (508) 966-6000	PRISM Response LLC DBA Alloy Group 4000 Triangle Lane, Ste 160 Export, PA 15632 (724) 325-3330	Rosow Building & Renovations 111 Baker Brook Road Williamsville, VT 05362 (802) 380-9635
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Lead Abatement Contractor Entities (Companies) - Superstructures

These are companies licensed to perform abatement removal for the following types of structures – Superstructures and Commercial Buildings (steel structures such as bridges, tanks and/or industrial abatement).

Alpine Environmental Inc 275 Billerica Rd, Ste 2B Chelmsford, MA 01824 (978) 250-2740	Catamount Environmental Inc PO Box 160, 60 Higley Hill Rd Wilmington, VT 05363 (802) 464-2754	Environmental Hazards Management PO Box 785, 378 Boyer Circle Williston, VT 05495 (802) 862-4537
Geronimo Painting Co PO Box 418 Lisbon, OH 44432 (330) 424-4504	Global Compass Inc 1085 Center Street Ludlow, MA 01056 (413) 244-9624	Monoko LLC 760 Bayshore Dr Tarpon Springs, FL 34689 (727) 940-3244
Northstar Contracting Group 3318 Highway 365, Box 242 Nederland, TX 77627 (409) 886-3959	NRC East Environmental Services 19 National Drive Franklin, MA 02038 (508) 966-6000	Omni Environmental PO Box 1002, 5-7 Delaware Dr Salem, NH 03079 (603) 458-2060
PRISM Response LLC DBA Alloy Group 4000 Triangle Lane, Ste 160 Export, PA 15632 (724) 325-3330	Tri-State Painting Inc 612 W Main Street, Unit 2 Tilton, NH 03276 (603) 286-7657	Utility Service Co Inc 535 Gen Courtney Hodges Blvd Perry, GA 31069 (478) 987-0303
Vermont Protective Coatings PO Box 256, 2598 Franklin St Brandon, VT 05733 (802) 247-3237		

Lead Laboratories

These are laboratory providers who are licensed to provide one or more of the following lead analytical services for soil samples, dust wipes and paint chips.

Accurate Analytical Testing 30105 Beverly Rd Romulus, MI 48174 (734) 629-8161	Aerobiology Laboratory Assoc 22 Cummings Park Woburn, MA 01801 (781) 935-3212	Con-Test, A Pace Analytical Laboratory 39 Spruce Street East Longmeadow, MA 01028 (413) 525-2332
EMSL Analytical Inc 200 Route 130 North Cinnaminson, NJ 08077 (800) 220-3675	Environmental Hazards Services 7469 Whitepine Road N Chesterfield, VA 23237 (804) 275-4788	Schneider Laboratories Global 2512 W Cary Street Richmond, VA 23220-5117 (804) 353-6778
Scientific Analytical Institute Inc 4604 Dundas Drive Greensboro, NC 27407 (336) 292-3888		