

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)**
- **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.

ATC Group Services, LLC - 171 171 Commerce Street P.O. Box 1486 Williston, VT 05495 (802) 862-1980	Clay Point Associates, Inc. P.O. Box 1254 Williston, VT 05495-1254 (802) 879-2600	Crothers Environmental Group, LLC 29 Duncan Road Morrisville, VT 05661 (802) 888-1936
Evergreen Environmental Health & Safety P.O. 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. P.O. Box 484 266 Pine Street Burlington, VT 05402 802-660-8899	Alliance Property Management, Inc. 3 Old Pump Road Jericho, VT 05465 (802) 899-3400	Dec-Tam Corporation 50 Concord Street North Reading, MA 01864 978-470-2860
Environmental Hazards Management, Inc. P.O. Box 785 Williston, VT 05495 (802) 862-4537	Envirovantage, Inc. 629 Calef Highway Epping, NH 03042 (603) 679-9682	Green Valley View, LLC 5867 Shelburne Road Shelburne, VT 05482 (802) 557-5180
Heritage Environmental Projects, Inc. P.O. Box 4185 Burlington, VT 05406 802-860-2900	JM Environmental 31 Lafayette Street Rutland, VT 05701 (802) 282-7071	Northstar Contracting Group, Inc. 401 S. Second Street Everett, MA 02149 617-389-8880
Skyline Engineers Company 17 Quinn Road Ashburnham, MA 01436 (978) 342-5333	Techtron Environmental, Inc. P.O. Box 5597 Essex Junction, VT 05453 (802) 878-9776	

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).

Catamount Environmental, Inc. P.O. Box 160 Wilmington, VT 05363 (802) 464-2754	Dec-Tam Corporation 50 Concord Street North Reading, MA 01864 978-470-2860	Environmental Hazards Management, Inc. P.O. Box 785 Williston, VT 05495 (802) 862-4537
Envirovantage, Inc. 629 Calef Highway Epping, NH 03042 (603) 679-9682	Marcel A. Payeur, Inc. 113 Otis Allen Road Sanford, ME 04073 207-324-0786	Modern Protective Coatings, Inc. P.O. Box 119 61 Robinson Road Hudson, NH 03051 (603) 594-3722
Monoko, LLC 1037 Peninsula Avenue Tarpon Springs, FL 34689 (727) 940-3244	Morvan Painting Corporation 379 Frost Road Northfield, VT 05663 (802) 485-6433	Northstar Contracting Group, Inc. 401 S. Second Street Everett, MA 02149 617-389-8880
Techtron Environmental, Inc. P.O. Box 5597 Essex Junction, VT 05453 (802) 878-9776	The Aulson Company, LLC 49 Danton Drive, Ste. 201 Methuen, MA 01844 (978) 688-9100	Vermont Protective Coatings, Inc. P.O. Box 256 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.

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