

What you
should
know!

The law

You are required by federal law to tell people who rent property from you if the property has lead-based paint hazards. Property owners must give tenants a copy of the booklet, *Protect Your Family From Lead in Your Home*.

You are required by Wisconsin law to provide tenants with the booklet, *Renovate Right*, before conducting any renovation work on a child-occupied residence built before 1978.

If a child living in your property has high levels of lead in his or her blood, Wisconsin law gives local health officials the right to inspect for lead-based paint and the right to require you to remove the paint hazards within 30 days.

Wisconsin law also grants tenants certain rights if health hazards such as lead prevent them from staying in a rental property. Your local health department will work with you for everyone's safety.

It is against the law for a property owner to evict, harass or threaten a tenant because of complaints about a housing condition such as lead.



Wisconsin Department of Health Services
Division of Public Health
Childhood Lead Poisoning Prevention Program
P44535B (05/10)

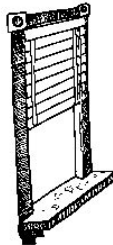
Lead cleaning tips



If you can, use a HEPA vacuum (with special filters) to clean up lead chips and paint dust. Focus on areas such as window wells and floors below windows. Ask your health department where you can purchase or find a HEPA vacuum on loan.



Wet dust or wet mop wood or vinyl floors and vacuum carpets often to control for lead dust. Wash dust rags separately from other laundry or throw away.



If mini-blinds in windows are not marked "lead-free," replace them with other window coverings.

For more information:

Call your health department or the Wisconsin Childhood Lead Poisoning Prevention Program at (608) 266-5817. Check out our website at dhs.wi.gov/lead.

RENTAL PROPERTY OWNERS

LOOK OUT FOR LEAD

Was house or apartment

- Built before 1950?
- Built before 1978 and having renovation or repainting done?

Do you have tenants
with children under the age of 6?



Why you should care about lead

Most homes and apartments built before 1978 have lead-based paint or varnish. Lead can harm children.

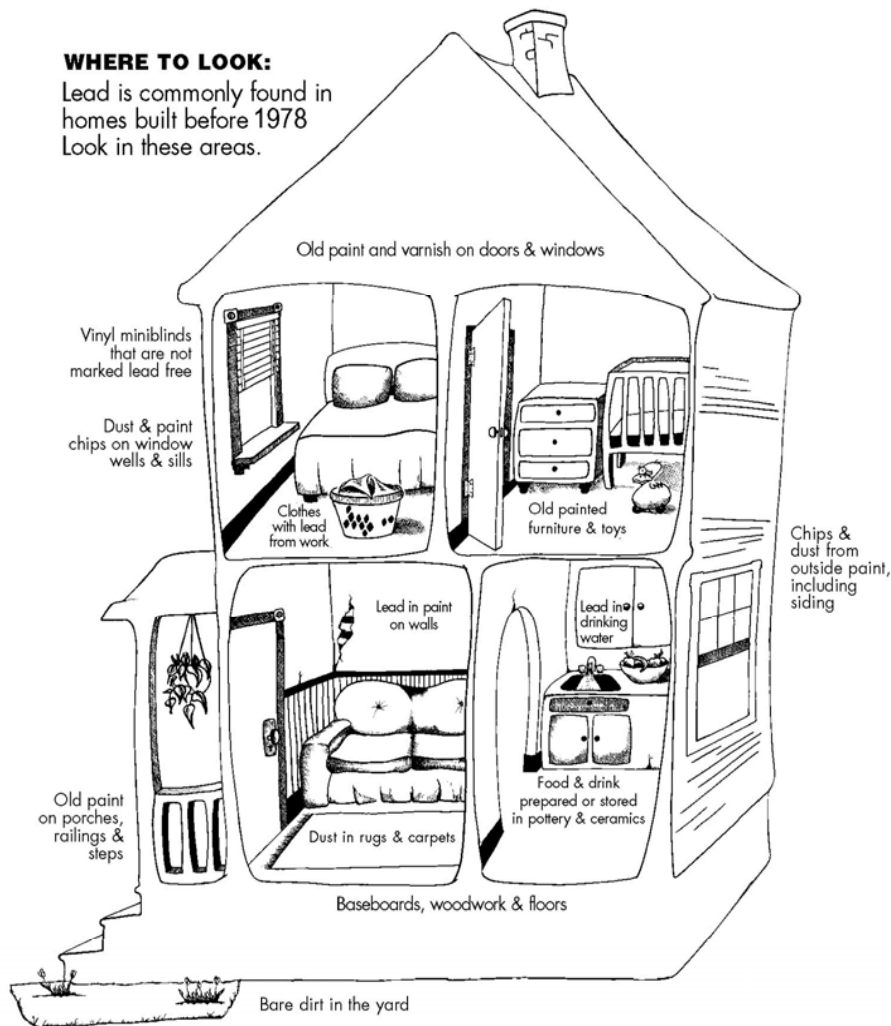
Children under six years old can be poisoned by dust and chips from lead paint. If they play near windows or other places with worn out or damaged paint, they can get dust on their fingers and toys. When they swallow lead dust it can cause illness. It can also cause problems with learning, growth and behavior that can affect their entire life.

If a child in a rental property has lead poisoning, you, as an owner, will be required to fix the lead hazards.

Apartment & Rental Property Owners: Protect your tenants, your property & your income

WHERE TO LOOK:

Lead is commonly found in homes built before 1978
Look in these areas.



Lead paint is often found inside a house on surfaces that rub together or get bumped like windows, floors, stairs and doors. Damage to paint on these surfaces can create lead dust and paint chips. Lead is also common in kitchen and bathroom walls, woodwork and ceilings. Outside walls, porches, columns, railings, windows and doors are often covered with lead paint.

Get your **free** copy of the U.S. government booklet, *Lead Paint Safety: A Field Guide for Painting, Home Maintenance and Renovation Work*: Call 800/424-LEAD (English and Spanish). Or visit our website, dhs.wi.gov/lead, for more information.

What you can do

Most homes built before 1978 have paint or varnish with lead in them. You can do some things right now to reduce the danger. If your tenants report peeling paint, assume it is lead. To ease your mind, have your property tested. Fix the hazards before children get poisoned. Then each time your property has a new tenant you have the chance to make it even safer.

Long-term protection

Anyone who maintains property should learn how to safely prevent and reduce lead problems.

The safest method to repair serious problems is to use certified lead abatement contractors. To find out about becoming certified or obtain a list of certified contractors, call (608) 261-6876.

To find out more about lead poisoning, call the Wisconsin Childhood Lead Poisoning Prevention Program at (608) 266-5817. You can also get information from this website, dhf.wi.gov/lead, or by calling your health department.

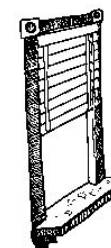
Short-term methods

Turnover maintenance. The best time to prevent and correct lead problems is when a unit is not occupied. Thorough cleaning and repairing damaged paint can make a big difference. Follow the "Lead cleaning tips" in the next column and on the back of this brochure.

Other suggestions:



1. Do not dry scrape, power sand, power wash or burn old paint. These methods can cause greater lead problems. Use wet scraping or wet sanding to prepare for repainting.



2. Clean window sills inside and out. Use paper towels with soap and warm water to wash dust and paint chips from window wells, sills and woodwork. Rinse well.



3. Make flat surfaces smooth and easy to clean. Surfaces that are rough, pitted or porous trap dust and are harder to clean. Recoat hardwood floors with polyurethane. Replace or recover worn out linoleum. Cover hard-to-clean places with sheet metal, contact paper, duct tape or linoleum.



4. Bare soil near old buildings is likely to have lead in it. Cover bare soil with gravel, mulch or sod. Plant grass or bushes so children will not play in the dirt.