



PROFESSIONAL PROPERTY MANAGEMENT OF NORTHERN VIRGINIA, INC.

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Lead-Based Paint – Repairs/Renovations (Contractors & EPA Protocols)

On April 22nd, 2010, the EPA enacted regulations with regard to repairs & renovations in any property built in 1978 or earlier. The law requires all painting contractors to be certified in the procedures and protocols for the renovation or repair of any surface that was previously painted with a lead-based paint. These procedures and protocols must be followed when disturbing an interior area greater than 6 square feet or an exterior area greater than 20 square feet. Scraping, sanding, cutting and/or removal of an area greater than the square footages listed above require the contractor to follow the guidelines as put forth by the EPA regulations.

Professional Property Management's preferred vendors are certified in these protocols and have accepted all responsibility and any liabilities that may result in non-adherence to the EPA regulations.

The new law requires all properties built in 1978 or earlier must be tested for lead-based paint prior to beginning any renovations. The required testing will add approximately \$90-\$135 to the cost of the job. If the testing produces a positive result, the costs for the repairs/renovations will be significantly greater than current standard pricing and will be reflected in the proposal.

If you have any questions with regard to this matter, please feel free to visit the EPA Web Site for additional information. <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf>

Sincerely,

Professional Property Management