VERMONT
DEPARTMENT OF HEALTH

Basic Considerations when Selecting a Lead Consultant or Contractor

Before a property owner or homebuyer starts looking for a lead 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 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 Abatement Contractors**
- **Lead Consulting Companies**
- **Lead Consulting Individuals**
- **Lead Laboratories**

They have been certified in accordance with the Vermont Regulations for Asbestos Control. Certified firms and individuals must be used to perform lead based paint related services in Vermont. If you have any questions, please call the Environmental Health 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 Abatement Contractor Companies **(Target Housing, Public Buildings, Commercial Buildings)**

Alderson, Inc. P.O. Box 484 Burlington, VT 05402 (802)660-8899	DEC-TAM Corporation 50 Concord Street North Reading, MA 01864 (978)470-2860	Env. Hazards Management, Inc. P.O. Box 785 Williston, VT 05495 (802) 862-4537
Envirovantage DBA Lead Source 629 Calef highway Epping, NH 03042 (603)679-9682	Heritage Env. Projects, Inc. P.O. Box 4185 Burlington, VT 05406 (802) 860-2900	JM Environmental 31 Lafayette Street Rutland, VT 05701 (802) 773-1103
Lighthouse Env. & Construction P.O. Box 566 Shelburne, VT 05482 (802) 236-2453	LVI Env. Services, Inc. 401-S Second Street Everett, MA 02149 (617) 389-8880	Techtron Env., Inc. P.O. Box 5597 Essex Junction, VT 05453 (802) 878-9776

Lead Abatement Contractor Companies **(Superstructures and Commercial Buildings)**

Amstar of Western New York 825 Rein Road Cheektowaga, NY 14225 (716)204-9755	Catamount Environmental, Inc. P.O. Box 160 Wilmington, VT 05363 (802) 464-2754/(800) 639-3021	DEC-TAM Corporation 50 Concord Street North Reading, MA 01864 (978)470-2860
Envirovantage DBA Lead Source 629 Calef Highway Epping, NH 03042 (603)679-9682	LVI Env. Service, Inc. 401-S Second Street Everett, MA 02149 (617) 389-8880	Marcel A. Payeur, Inc. 113 Otis Allen Road Sanford, ME 04073 (207) 324-0786
MARCOR Remediation, Inc. 246 Cockeysville Road P.O. Box 1043 Hunts Valley, MD 21030 (410) 785-0001	Modern Protective Coatings, Inc P.O. Box 119 Hudson, NH 05051 (603)594-3722	Morvan Painting Corporation 379 Frost Road Northfield, VT 05663 (802) 485-4011
Techtron Environmental, Inc. P.O. Box 5597 Essex Junction, VT 05453 (802) 878-9776	VT Protective Coatings Box 256 Brandon, VT 05733 (802) 247-3237	

Lead Consultant Contractor Companies **(Lead Consulting Services consists of Inspections, Risk Assessments and Project Designs)**

ATC Associates, Inc. P.O. Box 1486 Williston, VT 05495 (802) 862-1980 **(Inspectors, Risk Assessors, Project Designer)**	Clay Point Associates, Inc. P.O. Box 1254 Williston, VT 05495 (802) 879-2600 **(Inspectors, Risk Assessor)**	Environmental Compliance Services 65 Millet Street Richmond, VT 05477 (802)434-4500 **(Inspector)**

Individual Lead Consultants

John P. Madigan K-D Associates, Inc. 1350 Shelburne Rd, Suite 209 South Burlington, VT 05403 (802) 862-7490 **(Inspector)**	Matthew Trieber Atkinson Street Environmental 28 Atkinson St. Bellows Falls, VT 05101 (802)463-1312	

Lead Consultants Associated with a Contractor

Env. Hazards Management, Inc. Ken Morton P.O. Box 785 Williston, VT 05495 (802) 862-4537 **(Inspector, Risk Assessor)**	Heritage Env. Projects, Inc. James T. Pierson P.O. Box 4185 Burlington, VT 05406 (802) 860-2900 **(Inspector, Risk Assessor, Project Designer)**	

Lead Laboratories

AMA Analytical Service Inc. 4475 Forbes Boulevard Lanham, MD 20706 (301)459-2640 **soil, dust, paint**	Con-Test Analytical Laboratory 39 Spruce Street East Longmeadow, MA 01028 (413) 525-2332 **soil, dust, paint**	EMSL Analytical, Inc. 3 Cooper Street Westmont, NJ 08108 (609) 858-4800 **soil, dust, paint**
Environmental Hazards Services 7469 White Pine Road Richmond, VA 23237 (804)275-4788 **soil, dust, paint**	Proscience Analytical Services, Inc. 22 Cummings Park Woburn, MA 01801 (781) 935-3212 **soil, dust, paint**	Schneider Laboratories, Inc. 2512 West Cary Street Richmond, VA 23220-5517 (804) 353-6778 **soil, dust, paint**