

# HIGHPOINT-ON-THE-HUDSON-OWNERS, INC.

2727 Palisade Avenue | Riverdale NY

## APPLICATION FOR PURCHASE

**Return to:** **Highpoint-On-The-Hudson-Owners, Inc.**  
c/o Garthchester Realty  
440 Mamaroneck Avenue  
Suite S-512  
Harrison, NY 10528  
Attn: Adele Frutkin

### INSTRUCTIONS

1. Please complete all sections of the application. If a section is not applicable to you, so state.
2. Applicant must provide **one (1)** copy of the following documents prior to the Board considering the application. ***Please do not bind, staple or print double-sided. DO NOT include any applicant photos.***
  - a. fully completed application with all attached forms signed.
  - b. a signed copy of your last two (2) years Federal tax returns with all schedules attached up to and including Schedule E. Also, a copy of all W-2's submitted with the tax return, as well as last two pay stubs.
  - c. Most recent two months copies of latest bank and investment account statements. Only submit relevant pages with opening and closing balances.
  - d. two (2) personal letters of reference and two (2) professional letters of reference for each applicant.
  - e. letter of reference from your present employer stating annual salary and length of employment.
  - f. letter of reference from current landlord or managing agent.
  - g. fully executed contract of sale, together with any riders thereto.
  - h. a copy of your bank mortgage commitment if financing is being obtained.
3. The application, documents and a non-refundable application fee, payable to Garthchester Realty, in the sum of Four Hundred and Fifty (\$450.00) Dollars **plus** One Hundred and Fifty (\$150.00) Dollars **per person** (for a credit check) must accompany your application. These fees are non-refundable.
4. A check payable to Highpoint-On-The-Hudson-Owners, Inc. in the amount of One Hundred and Fifty (\$150) dollars as an application fee.
5. The Board reserves the right to request additional information prior to considering your application.
6. By submitting this application for the Board's consideration, you are representing that all statements contained therein are true to the best of your knowledge and are authorizing the Board to verify all statements, including the Board obtaining a current credit report.
7. Where there is more than one Applicant, the information requested is to be answered by all Applicants.
8. The Applicant(s) and all persons to reside at the residence will be required to attend a personal interview with the members of the Admissions Committee of the Board of Directors prior to the committee's moving on the application.

Upon Approval a **Move-In Deposit** of **\$2,000.00** is required and made payable to: **Highpoint on Hudson Owners Inc.**  
*Deposit is refundable after the completion of the move-in process Please note that \$500 will be withheld if the move or delivery goes past the allotted time..*

**\*NO APPLICATIONS ACCEPTED ON FRIDAYS AFTER 12PM.**

**ACCEPTANCE OF AN APPLICATION DOES NOT CONSTITUTE APPROVAL BY THE BOARD**

# HIGHPOINT-ON-THE-HUDSON-OWNERS, INC.

## APPLICANT OVERVIEW

APPLICANT 1 NAME: \_\_\_\_\_

APPLICANT 2 NAME: \_\_\_\_\_

SELLER 1 NAME: \_\_\_\_\_

SELLER 2 NAME: \_\_\_\_\_

APARTMENT: \_\_\_\_\_ SHARES: \_\_\_\_\_

PURCHASE PRICE: \_\_\_\_\_

DOWN PAYMENT: \_\_\_\_\_

MORTGAGE AMOUNT: \_\_\_\_\_

MONTHLY PAYMENT: \_\_\_\_\_

CASH PURCHASE: YES NO (CIRCLE ONE)

TOTAL LIQUID  
ASSETS AFTER CLOSING: \_\_\_\_\_

NUMBER OF OCCUPANT(S): \_\_\_\_\_

NUMBER OF VEHICLE (S): \_\_\_\_\_

DOES APPLICANT WISH TO PARK IN GARAGE? \_\_\_\_\_ YES \_\_\_\_\_ NO

HOW MANY VEHICLES TO BE PARKED IN GARAGE \_\_\_\_\_

	APPLICANT	SELLER
AGENCY:	_____	_____
BROKER NAME:	_____	_____
PHONE NUMBER:	_____	_____
E-MAIL:	_____	_____
ATTORNEY:	_____	_____
PHONE NUMBER:	_____	_____
E-MAIL:	_____	_____

# HIGHPOINT-ON-THE-HUDSON-OWNERS, INC. SHAREHOLDER APPLICATION

Apartment Number: \_\_\_\_\_ Number of Shares: \_\_\_\_\_

## APPLICANT 1

Applicant Name: \_\_\_\_\_

Applicant Current Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email Address \_\_\_\_\_

Phone \_\_\_\_\_ Cell Home Work (Circle One)

Phone \_\_\_\_\_ Cell Home Work (Circle One)

Current Residence (Check One)

Rent \_\_\_\_\_ Own \_\_\_\_\_ Other (Explain) \_\_\_\_\_

If Rent, Landlord Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Years at Current Address: \_\_\_\_\_

If less than 2 years, previous address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## APPLICANT 2

Applicant Name: \_\_\_\_\_

Applicant Current Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email Address \_\_\_\_\_

Phone \_\_\_\_\_ Cell Home Work (Circle One)

Phone \_\_\_\_\_ Cell Home Work (Circle One)

Current Residence (Check One)

Rent \_\_\_\_\_ Own \_\_\_\_\_ Other (Explain) \_\_\_\_\_

If Rent, Landlord Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Years at Current Address: \_\_\_\_\_

If less than 2 years, previous address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**PERSONAL INFORMATION:**

List names and ages of all individuals expected to occupy the apartment.

NAME	RELATIONSHIP	AGE

**NUMBER OF PETS \_\_\_\_\_**

Unless expressly waived by the Corporation's Board of Directors in writing, all individuals expected to occupy the apartment must be present at the time of the applicant's interview with the Board of Directors.

**EMPLOYMENT DATA (Applicant 1)**

Current Employer \_\_\_\_\_ Position/Title \_\_\_\_\_

Address \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ to \_\_\_\_\_ Current Salary \_\_\_\_\_

Phone # \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

**COMPLETE IF EMPLOYED IN CURRENT POSITION FOR LESS THAN TWO (2) YEARS:**

Previous Employer \_\_\_\_\_ Position/Title \_\_\_\_\_

Address \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ to \_\_\_\_\_ Previous Salary \_\_\_\_\_

Phone # \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

**(Applicant 2)**

Current Employer \_\_\_\_\_ Position/Title \_\_\_\_\_

Address \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ to \_\_\_\_\_ Current Salary \_\_\_\_\_

Phone # \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

**COMPLETE IF EMPLOYED IN CURRENT POSITION FOR LESS THAN TWO (2) YEARS:**

Previous Employer \_\_\_\_\_ Position/Title \_\_\_\_\_

Address \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ to \_\_\_\_\_ Previous Salary \_\_\_\_\_

Phone # \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

## FINANCIAL DATA

Source of down payment and settlement charges: \_\_\_\_\_

### THESE QUESTIONS APPLY TO ALL APPLICANTS

*If a "yes" answer is given to a question in this column, explain on separate sheet.*

	<b>Applicant 1</b>	<b>Applicant 2</b>
	<b><u>Yes or No</u></b>	<b><u>Yes or No</u></b>
Do you have or have you had any outstanding judgements?	—	_____
In the last 7 years, have you declared bankruptcy?	—	_____
Have you had property foreclosed upon or given title or deed in lieu thereof?	—	_____
Are you a co-signer or guarantor on any debt?	—	_____
Are you a party in a lawsuit?	—	_____
Are you obliged to pay alimony? child support, or separate maintenance?	—	_____
Is any part of the down payment borrowed or gifted?	—	_____

### DESCRIBE OTHER INCOME

**If downpayment is borrowed or gifted, please submit a notarized statement from donor with gift or repayment terms.**

*NOTICE: Alimony, child support or separate maintenance income doesn't need to be reported if the applicant (s) chooses not to have it considered as a basis for paying maintenance charges:*

	<b>Monthly Amount</b>
_____	\$ _
_____	\$ _
_____	\$ _

### DETAILS OF PURCHASE

- a. Purchase Price\*
- b. Total closing cost (est.)
- c. Total (a + b)
- d. Amount of financing
- e. Other financing
- f. Amount of cash deposit
- g. Cash reqd. for closing

If applicable, explain other financing. \_\_\_\_\_

**\*Copy of Contract of Sale to be submitted with this application**

Estimated closing date: \_\_\_\_\_



**GROSS MONTHLY INCOME**

ITEM	APPLICANT 1	APPLICANT 2	TOTAL
Base Income			
Overtime			
Bonuses			
Commissions			
Dividends/Interest			
Net Rental Income			
Other Income (specify) *			
<b>TOTAL</b>			

\*Other Income (specify): \_\_\_\_\_

**MONTHLY EXPENSES**

ITEM	PRESENT	PROPOSED
Rent/Maintenance		
Mortgage Payment		
Homeowners Insurance		
Real Estate Taxes		
Mortgage Insurance		
Co-op/Condo/HOA Assessments		
Auto Loans/Leases		
Installment Loans/Credit Cards		
Tuition Payments		
Alimony		
Child Support		
Liens/Judgements		
Travel Expenses (commuting)		
Utilities		
Parking		
Tuition & Child Care		
Other Monthly Payments*		
<b>TOTAL MONTHLY PAYMENTS</b>		

\*Other Monthly Payments (specify): \_\_\_\_\_

**BALANCE SHEET AT THE LAST DAY OF MONTH IMMEDIATELY  
PRECEDING DATE OF APPLICATION (see notes on attached page)**

**ASSETS**

Contract deposit for this apartment

Checking Accounts (Note 1 – Not including contract deposit)

Savings Account (Note 1 – Not including contract deposit)

Marketable Securities (Note 2)

Certificates of Deposits (Note 1)

Real Estate Owned (Note 3)

Automobiles/Pleasure Craft Owned (Note 4)

Vested Interest in Retirement Fund (Note 5)

*Example: 401K, Pension Funds, IRAs, ROTHs*

Other Assets (Note 5) \$ \_\_\_\_\_

**TOTAL ASSETS: \$ \_\_\_\_\_**

**LIABILITIES**

Installment Debt Payable (Note 6) \$ \_\_\_\_\_

Other Unsecured Loans (Note 6) \$ \_\_\_\_\_

Mortgage Loans (Note 6) \$ \_\_\_\_\_

Automobiles/Pleasure Craft Loans (Note 6) \$ \_\_\_\_\_

Other Secured Loans (Note 6) \$ \_\_\_\_\_

Other Liabilities (Note 6) \$ \_\_\_\_\_

**TOTAL LIABILITY: \$ \_\_\_\_\_**

**NET WORTH (*Assets – Liabilities*) \$ \_\_\_\_\_**

## **NOTES TO BALANCE SHEET**

*Please use additional page if necessary*

### **NOTE 1: Liquid Assets**

*Please provide last two months of statements for each account listed below.*

Type	Name of Banking Institution	Balance
Checking 1		\$
Checking 2		\$
Savings 1		\$
Savings 2		\$
Investment		\$

### **NOTE 2: Securities**

*Please provide last quarter of statements for each account listed below.*

Financial Institution	Investment Name	Value
		\$
		\$
		\$
		\$

### **NOTE 3: Real Estate Owned**

Property Address	Market Value	Total Mortgage & Loans
	\$	\$
	\$	\$

#### **Rental Properties, if listed above:**

Monthly Liabilities vs. Revenue	Gross Rental Income	Mortgage Payments	Taxes, Insurance, Maintenance & Misc. Payments	Net Income
				\$
				\$

### **NOTE 4: Automobiles/Pleasure Craft Owned**

Make	Model	Year	Plate #

### **NOTE 5: Other Assets**

Financial Institution	Description of Investment (Other Assets)	Value



**NOTE 6: Liabilities, Loans and Credit Debt**

*Please provide the following for all Debt (Credit cards, Student loans, Bank loans, other liabilities, etc.)*

Creditor's Name	Monthly Payments	Months Left	Unpaid Balance

**CERTIFICATION OF ACCURACY AND DISCLOSURES**

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries to any person or institution being made for the purpose of verifying the facts herein stated. I understand and accept that Highpoint On The Hudson has the right to rely on information given herein, and in the event investigation proves any of the statements false, Highpoint On The Hudson may reject this application, or if lease has been executed, may terminate same as if breach of lease had occurred.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION FOR THE RELEASE OF CONSUMER CREDIT REPORT  
INFORMATION TO THE FOLLOWING COMPANY OR CORPORATION**

**ONE FORM PER APPLICANT**

I \_\_\_\_\_ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their *vendors*. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as *valid* as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

X BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Phone #: \_\_\_\_\_

Current Address: \_\_\_\_\_



# Garthchester Realty

www.GarthchesterRealty.com

440 Mamaroneck Avenue, Suite S-512  
Harrison, New York 10528  
(914) 725-3600 F: (914) 725-6453

98-20 Metropolitan Avenue, Suite 1  
Forest Hills, New York 11375  
(718) 544-0800

## How to Make Monthly Maintenance Payments:

### (1) ACH, E-Check or Credit Card via our website:

Payments via the website - [www.garthchesterrealty.com](http://www.garthchesterrealty.com) - will require you to register and setup an online user profile. You will need to input your **Resident Account Number**. *The statement sample below indicates how to locate your **Resident Account Number**.* (an administrative fee will be charged for credit card payments)

### (2) Bill Pay Account via Your Bank:

Please note the bill payment service provided by your bank produces a manual check that is sent directly to NCB's lockbox at the address below. *Please initiate the payment 3-5 days prior to the due date to ensure the payment will be processed in a timely manner. Please indicate your **Resident Account Number** on the memo line (Ex. XX/XX).*

### (3) Mail a Check payable to:

Highpoint-On-The-Hudson-Owners, Inc.  
Garthchester Realty PO Box 5089  
White Plains, NY 10602-5089

## SAMPLE STATEMENT & ACCOUNT etc.

BOB SMITH  
100 PARKWAY ROAD, #1D  
BRONXVILLE, NY 10708

DATE	09/01/16
ACCOUNT NO.	01/1D
AMOUNT DUE	\$654.87

Please Remit Payment To:

GARTHCHESTER REALTY  
P.O. BOX 5063  
WHITE PLAINS, NY 10602-5063

MAKE CHECK PAYABLE TO:  
HIGHPOINT-ON-THE-HUDSON-OWNERS, INC.

071303131040000000 0 090116 0065487 000 0

*Please note with cutbacks at the Apartments States Postal Service (USPS) any payments sent after business hours on Friday or anytime during the weekend or holidays will not be picked up until the following business day. In addition, any documents in transit may not be delivered during that same period. Payments by paper check or bill pay service may experience delayed arrival. Normal business days for USPS delivery are Monday through Friday except for Holidays. Banking and financial services provided by National Cooperative Bank, N.A. Member FDIC.*

# LEAD DISCLOSURE FORM

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (Initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (Initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



# Protect Your Family From Lead in Your Home

**EPA** United States Environmental Protection Agency

**United States Consumer Product Safety Commission**

**United States Department of Housing and Urban Development**

January 2020

## Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before a lease takes effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovation, repairs or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Lead Renovation, Repair and Painting (RRP) Rule*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).





## Simple Steps to Protect Your Family from lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazard. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, windowsills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved lead-safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your healthcare provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat food high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus

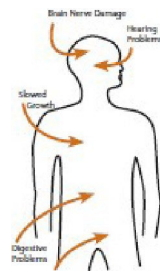
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased bone growth
- Brain damage



While low-level exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Flammatory development
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

## Where Lead-Based Paint Is Found

Imagine a child in your home or child's car. If it has lead-based paint,

Many homes, including private, federally-owned housing, and child care facilities, built before 1978 have lead-based paint. In 1978, the federal government banned the use of lead-containing paint.

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and child care facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or old tires, old cars, and old gas tanks.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

Lead-based paint is currently defined by the federal government as paint with lead content greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>). Or more than 0.1% by weight.

Lead-based paint is currently defined by the federal government as lead-based paint with lead content greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) or more than 0.1% by weight.

## Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead in blood. Lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

4

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

Old, deteriorated lead-based paint (peeling, chipping, cracking, or damage) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and handrails

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when paint chips and dust can get on surfaces and objects that people touch. Lead dust can be in the air when the home is vacuumed or swept, or when people walk, throw things, or use tools. EPA has set the following levels of lead dust as hazardous:

- 10 microgram per square foot (µg/ft<sup>2</sup>) and higher for floors, including carpeted floors.
- 100 µg/ft<sup>2</sup> and higher for interior windowsills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in lawn grass and in the yard

Remember! Not from paint chips, which you can see, and lead dust, which you may not be able to see, both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- **A lead-based paint inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, or will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- **A risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust and soil samples
- **A combination inspection and risk assessment** tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



## What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- **Keep painted surfaces clean and free of dust.** Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a gentle all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they are extremely dangerous.)
- **Immediately clean up paint chips** immediately without creating dust.
- **Thoroughly rinse sponges and mop heads** often during cleaning of dirty or dusty areas, and let them dry afterward.
- **Wash your hands and your children's hands** often, especially before they eat and before nap time and bed time.
- **Keep playthings clean.** Wash bottle-sippers, toys and swaddlers frequently.
- **Keep children from chewing window sills or other painted surfaces** or eating soil.
- **When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms** (see page 12).
- **Clean or remove shoes** before entering your home to avoid tracking in lead from soil.
- **Make sure children eat nutritious, low-fat meals high in iron and calcium** such as spinach, iron dairy products. Children with good diets absorb less lead.

## Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in pre-1978 home, Lead-Safe Certified renovator (see page 12) is critical:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation. Send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance the person collecting these samples must be a certified lead-based paint inspector or risk assessor.
- Use EPA-recognized tests kit to determine if lead-based paint is absent (but not in housing receiving federal assistance).
- Presume that lead-based paint is present and use lead-safe work practices.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD (5323) for a list of contacts in your area.

- Hearing or speech-challenged? Download access to this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Reducing Lead Hazards

Minimizing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions such as: repairing damaged paint edges and painting glossy to cover lead-contaminated soil. These actions are not permanent solutions. You will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA- or state-certified renovator or who is trained in the use of lead-safe work practices. If you are doing it yourself, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the lead with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules set by their state or by the federal government.

if your home has had lead abatement work done or if the housing is receiving federal assistance once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- For help in locating certified lead abatement professionals in your area, call your state or local *agency* (see pages 14 and 15), or visit [epa.gov/le](http://epa.gov/le), or call 1-800-424-UAD.

## lead In Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

## Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing loads of dishes.
- Regularly clean your faucet's aerator (also known as a "aerator").
- If you use a certified lead removal device, do not forget to replace the device's filter when the expiration date on the cartridge is reached. Using a filter after it has expired can make it less effective at removing lead.

Contact your [tercompany](#) to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your [local water company](#) can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](http://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

- \* Hearing or speech-challenged individuals may access this number through TTY by calling the federal Relay Service at 1-800-877-8339.

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- 

RRP contractors working in pre-1978 homes and child care facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be confined so that dust and debris do not escape from the work area. 1. Warning signs must be put up and plastic or other impermeable material must be used to seal the work area.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate too much lead-contaminated dust that their use is prohibited. They are:
  - Open flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheet. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

- I lead smelters so other industries that release lead into the air.

- I lead smelters to other industries that are 1.sele. 1.d into their.
- $i \quad a \quad ! \quad u \quad \% \quad = \quad r$   
your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass or refinishing furniture, call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.
- Food, liquid and cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies such as "greta" and "azarcon" used to treat upset stomachs.

$\frac{0}{\cdot} = \frac{1}{\cdot} = 1$

## For More Information

### The National Lead Information Center

Learn how to protect children from lead poisoning. Find out other information about lead hazards on the Web at [epa.gov/leadand](http://epa.gov/leadand) or call 1-800-424-LEAD (5323).

### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call 1-800-426-4791, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hot Line

For information about lead in toys and other consumer products, or to report a consumer product-related injury, call 1-800-638-2772, or visit CPSC's website at [cpsc.gov](http://cpsc.gov).

### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area. Find out possible sources of financial aid for reducing lead hazards by visiting [epa.gov/lead](http://epa.gov/lead) for up-to-date addresses and phone numbers.

For more information, visit [epa.gov/lead](http://epa.gov/lead) or call 1-800-424-LEAD (5323).

Hearing or speech-challenged individuals may access any of the phone numbers in this brochure through TTY, by dialing the toll-free 1-800-424-LEAD (5323).

15

## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) [saferproducts.gov](http://saferproducts.gov)

## U.S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact the Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

U.S. EPA Web site: [epa.gov/lead](http://epa.gov/lead)  
U.S. CPSC Web site: [cpsc.gov](http://cpsc.gov)  
U.S. HUD Web site: [hud.gov](http://hud.gov)

U.S. EPA Web site: [epa.gov/lead](http://epa.gov/lead)  
U.S. CPSC Web site: [cpsc.gov](http://cpsc.gov)  
U.S. HUD Web site: [hud.gov](http://hud.gov)

17

## U.S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and protection programs.

Regional Office: U.S. EPA Region 1, New England  
Regional Office: U.S. EPA Region 2, New York, New Jersey, Puerto Rico, Virgin Islands

Regional Office: U.S. EPA Region 3, Philadelphia, Pennsylvania  
Regional Office: U.S. EPA Region 4, Atlanta, Georgia

Regional Office: U.S. EPA Region 5, Chicago, Illinois

Regional Office: U.S. EPA Region 6, Dallas, Texas

Regional Office: U.S. EPA Region 7, St. Louis, Missouri

Regional Office: U.S. EPA Region 8, Denver, Colorado

Regional Office: U.S. EPA Region 9, San Francisco, California

Regional Office: U.S. EPA Region 10, Portland, Oregon

Regional Office: U.S. EPA Region 11, San Jose, California

Regional Office: U.S. EPA Region 12, Honolulu, Hawaii

Regional Office: U.S. EPA Region 13, New Orleans, Louisiana

Regional Office: U.S. EPA Region 14, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 15, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 16, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 17, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 18, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 19, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 20, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 21, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 22, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 23, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 24, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 25, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 26, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 27, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 28, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 29, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 30, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 31, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 32, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 33, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 34, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 35, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 36, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 37, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 38, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 39, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 40, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 41, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 42, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 43, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 44, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 45, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 46, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 47, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 48, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 49, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 50, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 51, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 52, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 53, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 54, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 55, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 56, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 57, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 58, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 59, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 60, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 61, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 62, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 63, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 64, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 65, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 66, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 67, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 68, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 69, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 70, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 71, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 72, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 73, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 74, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 75, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 76, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 77, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 78, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 79, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 80, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 81, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 82, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 83, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 84, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 85, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 86, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 87, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 88, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 89, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 90, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 91, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 92, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 93, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 94, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 95, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 96, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 97, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 98, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 99, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 100, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 101, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 102, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 103, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 104, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 105, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 106, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 107, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 108, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 109, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 110, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 111, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 112, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 113, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 114, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 115, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 116, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 117, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 118, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 119, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 120, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 121, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 122, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 123, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 124, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 125, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 126, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 127, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 128, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 129, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 130, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 131, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 132, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 133, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 134, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 135, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 136, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 137, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 138, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 139, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 140, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 141, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 142, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 143, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 144, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 145, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 146, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 147, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 148, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 149, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 150, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 151, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 152, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 153, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 154, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 155, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 156, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 157, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 158, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 159, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 160, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 161, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 162, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 163, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 164, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 165, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 166, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 167, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 168, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 169, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 170, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 171, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 172, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 173, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 174, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 175, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 176, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 177, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 178, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 179, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 180, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 181, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 182, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 183, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 184, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 185, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 186, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 187, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 188, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 189, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 190, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 191, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 192, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 193, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 194, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 195, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 196, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 197, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 198, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 199, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 200, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 201, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 202, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 203, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 204, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 205, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 206, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 207, San Juan, Puerto Rico

Regional Office: U.S. EPA Region 208, San Juan, Puerto Rico



## NYS SMOKE ALARM UPGRADES AS OF APRIL 1, 2019



Building Standards  
and Codes

Fire Prevention  
and Control

Effective April 1, 2019, a new NY State law requires all **NEW** or **REPLACEMENT** smoke alarms in New York State to be powered by a 10-year, sealed, non-removable battery, or hardwired to the home. **This does not affect your currently installed smoke alarms** *You don't need to replace alarms that are currently in your home or apartment - but any that you replace need to be 10-year battery powered or hardwired.* Important to note, smoke alarms have an estimated life of around 10 years before they become unreliable.

### **Breakdown of the new smoke alarm requirements**

According to NYS Law 399-ccc: "It shall be unlawful for any person or entity to distribute, sell, offer for sale, or import any battery-operated smoke detecting alarm device powered by a replaceable or removable battery not capable of powering such device for a minimum of ten years." Homeowners and landlords must upgrade their smoke alarms before selling or renting homes and apartments in New York State. While these 10-year smoke alarms have a larger upfront cost than traditional alarms powered by replaceable batteries (approximately \$20 per Apartment) the lack of yearly battery changes makes them cheaper over the life of the device. As with ALL smoke alarms, manufactures recommends that the 10-year sealed smoke alarms still be tested at least twice each year using the button on the front of the Apartment to ensure they are working properly.

### **Some Frequently Asked Questions:**

#### ***Do I need to replace the alarms I have installed already?***

*You are NOT required to immediately replace your current smoke detectors, but any that are replaced or added after April 1st are required to be 10-year battery powered or hardwired. After this date, traditional removable battery smoke alarms will be unavailable for purchase in NY State.*

#### ***Are they more expensive than non-sealed alarms?***

Up front? Yes. In the long term? No. Most 10-year sealed smoke alarms range in price from roughly \$20-\$30, making their initial investment higher than a non-sealed alarm, but non-sealed alarms require annual battery changes. The cost of these replacement batteries average \$38 over their 10-year life span, meaning they ultimately cost more than the sealed version.

#### ***Do they really last 10 years?***

Yes, they do, the sealed lithium battery (included) will never have to be replaced throughout the life of the alarm, giving you a decade of peace of mind even in the event of a power outage.

#### ***Will I activate the alarm when I'm cooking something?***

No. There are 10-year sealed alarms specifically designed for the kitchen with advanced sensors that can tell the difference between cooking smoke and real fire.

#### ***Why did the law change to require these upgrades?***

The dangerous habit of disabling or removing smoke detectors after an accidental alarm while cooking is a major part of why this new legislation went into effect, so alarm manufacturers considered this issue in the design of 10-year sealed alarms. You are very likely to experience less nuisance alarms than you did with your traditional battery alarm.

#### ***Are 10-year sealed smoke alarms better than hard-wired smoke alarms?***

There are advantages to both systems. Hard-wired smoke alarms tie into your home's wiring and require professional installation, but generally do not require battery changes unless they feature a backup battery. 10-year sealed battery only alarms are simple to install, and they work during a power failure. All smoke alarms have a life span of 10 years, sealed or non-sealed, and should be tested on a regular basis. When the battery wears out in a 10-year sealed alarm, the entire Apartment must be replaced, which helps prevent outdated Apartments from staying in operation.

#### ***What about landlords and their rental properties?***

10-year sealed alarms offer security and convenience to landlords, who are legally required by New York State to provide smoke detectors in their rental properties. The tamper-proof design of these alarms prevents tenants from removing the batteries due to nuisance alarms, or to use the batteries for another purpose. The 10-year lifespan of these lithium batteries means fewer changes and fewer equipment updates. Overall, there is a lesser chance of equipment failure in the event of a fire.