



The Commonwealth of Massachusetts  
Executive Office of Health and Human Services  
Department of Public Health  
Bureau of Environmental Health  
Childhood Lead Poisoning Prevention Program  
250 Washington Street, 7<sup>th</sup> floor  
Boston, MA 02108-4619  
800-532-9571

DEVAL L. PATRICK  
GOVERNOR

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JUDYANN BIGBY, MD  
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JOHN AUERBACH  
COMMISSIONER

DISCLAIMER CONCERNING LEAD DETERMINATION REPORT

The information contained in this report concerning the presence of lead paint does not constitute a comprehensive lead inspection. The surfaces tested represent only a portion of those surfaces that would be tested to determine whether the premises are in compliance with the Massachusetts Lead Poisoning Prevention Law (Massachusetts General Laws, chapter 111, sections 189A through 199B).

Serious lead poisoning hazards are created when materials containing lead paint are disturbed, unless proper safety guidelines are followed. Therefore, Massachusetts's law and regulations require that:

**Before any deleading work can begin, the premises must first be subject to a comprehensive lead paint inspection. This inspection must be conducted by a Massachusetts fully licensed lead inspector.** The determination report this disclaimer is attached to is **NOT** a comprehensive lead paint inspection report. Once the inspection requirements have been met, a licensed deleader must do all high risk deleading, such as scraping or the use of caustics. Property owners, their agents, and licensed lead-safe renovators may do some deleading activities without a deleader's license. Before they do so, though, owners, their agents, and lead-safe renovators must become trained and receive authorization to perform these activities. Owners and their agents should contact the Childhood Lead Poisoning Prevention Program for more information on the specific activities they may perform and on how to become trained and authorized to perform these deleading activities. Lead-safe renovators are licensed by the Division of Occupational Safety (DOS) and should contact them for training and authorization requirements. **Letters of Full Compliance will be withheld if either the inspection requirements or authorization requirements are not met.**

Any renovating or rehabilitation of premises containing dangerous levels of lead paint must be done in compliance with both the EPA's Renovation, Remodeling and Repainting regulations as well as the procedures set forth in the Deleading Regulations issued by the Division of Occupational Safety (454 Code of Massachusetts Regulations 22.11), including sealing off the work area from adjacent areas, and performing a thorough clean-up. Contact the Childhood Lead Poisoning Prevention Program for additional guidance on the distinction between renovation and deleading.

If a child under six resides in this dwelling, the property owner may face criminal or civil liabilities unless all lead paint violations have been corrected. This lead report cannot assure that the property owner has met his or her obligations under the law.

It is unlawful for rental property owners to use the presence of lead as the basis for discrimination against tenants or potential tenants with young children.





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## **ALERT FOR FEDERALLY ASSISTED PROPERTIES**

Please be advised that in some instances Massachusetts' law and regulations are more stringent than federal requirements regarding the inspection and abatement of lead hazards. Lead hazard abatement or remediation activities, including paint stabilization, done based on the attached determination report (or on a HUD Inspection Report), which is not a comprehensive initial inspection, is in conflict with Massachusetts inspection requirements. Should any lead hazard abatement or remediation take place based solely on either this determination report or on a HUD Inspection Report, **the property will NOT be able to receive a Letter of Full Compliance. Current and future property owners may not be protected from strict liability without a Letter of Full Compliance.**

This document and all lead-related inspection, reinspection, and compliance documents must be provided to the current owner and must be transferred upon sale of the property along with the Property Transfer Notification.

For more information please contact the inspector who conducted the attached determination report or the Childhood Lead Poisoning Prevention Program at 1-800-532-9571 or [www.state.ma.us/dph/clppp](http://www.state.ma.us/dph/clppp).