

# Lead Testing Keeps Rental Owners From Getting Sued

## Protecting Kids From Lead Is what Lead Safe Resources Does

"Ensuring compliance with lead safety regulations often ranks low on the priority list for rental property owners, as noted by the team at Lead Safe Resources in their observations over the past few years. Operating under the guidance of environmental consultant Anthony Galasso, Risa Sady and the team has expanded its expertise.

In Philadelphia, where many homes were constructed before the 1978 ban on residential lead paint, landlords must prioritize lead testing compliance. The introduction of a 2019 City Council law mandating lead safe certification for all rental properties created a significant learning curve for property owners in the city.

Lead Safe Resources LLC, established in 2015, took on the responsibility of educating landlords about the necessity of compliance when the lead testing law was enacted. Under the mentorship of Anthony Galasso, Lead Safe Resources is now a women-owned company obtaining certifications for Risk Assessment, Repair, Renovate and Paint, along with comprehensive technician training.

Emphasizing the repercussions of non-compliance, Sady highlights that rental owners cannot collect rent without a valid Lead Safety Certificate. Furthermore, obtaining a rental renewal license requires both landlord and tenant acknowledgment of the certificate.

Convincing rental owners and property managers to embrace lead testing constitutes an initial challenge, according to Sady. The second challenge involves gaining tenant cooperation to allow Lead Safe Resources LLC technicians into units for testing.

Property manager turnover sometimes complicates the process of scheduling tests, and documentation of previous tests is often elusive. Sady advises property owners and managers to locate and display their previous Lead Safe Certificates, underscoring their importance as a defense against potential lawsuits claiming lead contamination.

Sady urges communication between rental owners and tenants when lead testing is necessary, particularly when scheduling appointments for testing multiple units within a

property. Addressing concerns about apartment cleanliness, they provide guidelines for preparation before thorough lead testing.

Highlighting the affordability of lead testing, Sady explains that costs vary between Philadelphia and the suburbs. A detailed visual inspection with photos and notes on each area that was found to have chipping or peeling paint starts at \$79, while swab tests on floors and windowsills, where children are present, cost \$20 per swab. Retesting is offered at the same rates if an initial test fails.

Sady, emphasizes a commitment to child safety over financial gain, mentions that Lead Safe Resources LLC has offered testing to rental owners unable to afford it, charging only a \$50 lab fee. They are also very accommodating when it comes to scheduling appointments for clients offering flexible hours 7 days a week.

Being a Hapco Philadelphia member is considered crucial by Lead Safe Resources LLC, providing access to essential information on lead testing laws and other pertinent issues through the Hapco Philadelphia website. Sady appreciates the website's breaking news updates and educational seminars.

Hapco Philadelphia also produced a video featuring Lead Safe's Anthony Galasso conducting a lead test at an apartment, offering further educational resources for the rental community."