

HEALTHY HOMES IN EASTPOINTE MICHIGAN

The City of Eastpointe Building Department is dedicated to assuring all residents are living in a healthy home. With that in mind, we bring to you some guidance offered through the Macomb County Health Department:

Please note The City of Eastpointe and The Macomb County Environmental Health staff can provide guidance and education on how to correct housing conditions that could have potential to harm health. However, please be aware that our role is mainly educational and we do not have authority over private homes including rental properties so we may not be able to make a home owner or landlord fix a problem.

SEVEN PRINCIPLES OF A HEALTHY HOME

1. Keep it Dry

Prevent water from entering your home through leaks in roofing systems, rain water from entering the home due to poor drainage, and check your interior plumbing for any leaking. Damp houses provide a nurturing environment for mites, roaches, rodents, and molds, all of which are associated with asthma.

2. Keep it Clean

Control the source of dust and contaminants, creating smooth and cleanable surfaces, reducing clutter, and using effective wet-cleaning methods. Clean homes help reduce pest infestations and exposure to contaminants.

3. Keep it Safe

Store poisons out of the reach of children and properly label. Secure loose rugs and **keep children's play areas free from hard or sharp surfaces. Install smoke and carbon monoxide detectors** and keep fire extinguishers on hand. The majority of injuries among children occur in the home. Falls are the most frequent cause of residential injuries to children, followed by injuries from objects in the home, burns, and poisonings.

4. Keep it Well-Ventilated

Ventilate bathrooms and kitchens and use whole house ventilation for supplying fresh air to reduce the concentration of contaminants in the home. Studies show that increasing the fresh air supply in a home improves respiratory health.

5. Keep it Pest-free

All pests look for food, water and shelter. Seal cracks and openings throughout the home; store food in pest-resistant containers. If needed, use sticky-traps and baits in closed containers, along with least toxic pesticides such as boric acid powder. Recent studies show a causal relationship between exposure to mice and cockroaches and asthma episodes in children; yet inappropriate treatment for pest infestations can exacerbate health problems, since pesticide residues in homes pose risks for neurological damage and cancer.

6. Keep it Contaminant-free

Reduce lead-related hazards in pre-1978 homes by fixing deteriorated paint, and keeping floors and window areas clean using a wet-cleaning approach. Test your home for radon, a naturally occurring dangerous gas that enters homes through soil, crawlspaces, and foundation cracks. Install a radon removal system if levels above the EPA action-level are detected. Chemical exposures include lead, radon, pesticides, volatile organic compounds, and environmental tobacco smoke. Exposures to asbestos particles, radon gas, carbon monoxide, and second-hand tobacco smoke are far higher indoors than outside.

7. Keep it Well-Maintained

Inspect, clean and repair your home routinely. Take care of minor repairs and problems before they become large repairs and problems. Poorly-maintained homes are at risk for moisture and pest problems. Deteriorated lead-based paint in older housing is the primary cause of lead poisoning, which affects some 240,000 U.S. children.

Resources

Macomb County Health Department

<http://health.macombgov.org/Health-HealthyHomes>

Michigan Department of Health & Human Services

http://www.michigan.gov/mdhhs/0,5885,7-339-71550_2955_2983-19462--,00.html

Environmental Protection Agency - - National Lead Information Center

<https://www.epa.gov/lead/forms/lead-hotline-national-lead-information-center>

Environmental Protection Agency

<http://www.epa.gov/lead/>

CPSC for list of Recalled Items:

<http://www.cpsc.gov/en/Recalls/http://www.cpsc.gov/en/Recalls/>

Centers for Disease Control and Prevention

<https://www.cdc.gov/nceh/lead/>

Questions?

If you have any questions, call us at 586-469-5236, Monday-Friday, 8:30 a.m. - 5:00 p.m. or email: environmental.health@macombgov.org

Contractors:

Can participate in Healthy Homes by abiding by certain terms and conditions: Contractors can apply to be a LSHP vendor. Download an application here: http://www.michigan.gov/mdhhs/0,5885,7-339-71550_2955_2983-19462--,00.html

Renters

Federal law requires that before signing a lease for housing built before 1978, renters must receive the following from your landlord:

- An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards, Protect Your Family From Lead In Your Home (PDF).
- Any known information concerning the presence of lead-based paint or lead-based paint hazards in the home or building.
 - For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.
- An attachment to the contract, or language inserted in the contract, that includes a "Lead Warning Statement" and confirms that the seller has complied with all notification requirements.

If you have a concern, then ask your landlord to get a lead hazard inspection from a certified inspector before signing your lease.

Housing Lessors and Sellers: Know Your Responsibilities Before You Sell or Lease

Property Managers and Landlords

As owners, landlords, agents, and managers of rental property, you play an important role in protecting the health of your tenants and their children. Buildings built before 1978 are much more likely to have lead-based paint. Federal law requires you to provide certain important information about lead paint before a prospective renter is obligating under lease to rent from you.

Landlords must give prospective tenants of buildings built before 1978:

- An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards, [Protect Your Family From Lead In Your Home \(PDF\)](#).
- Any known information concerning lead-based paint or lead-based paint hazards pertaining to the building.
 - For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.
- A lead disclosure attachment to the lease, or language inserted in the lease, that includes a "Lead Warning Statement" and confirms that you have complied with all notification requirements.
 - [Sample Lessor's Disclosure of Information in English \(PDF\)](#) and in [Spanish \(PDF\)](#) .

Homebuyers and Renters: Know Your Rights Before You Buy or Lease

Many homes and condominiums built before 1978 have lead-based paint. Paint that has chipped or is deteriorating, or on surfaces that rub together such as windows and doors, creates lead dust which can pose serious health hazards to occupants and visitors. Homebuyers and renters have important rights to know about whether lead is present -- before signing contracts or leases.

Homebuyers

Federal law requires that before being obligated under a contract to buy housing built prior to 1978, buyers must receive the following from the home seller:

- An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards titled [Protect Your Family From Lead In Your Home \(PDF\)](#).
- Any known information concerning the presence of lead-based paint or lead-based paint hazards in the home or building.
 - For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.
- An attachment to the contract, or language inserted in the contract, that includes a "Lead Warning Statement" and confirms that the seller has complied with all notification requirements.

- A 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity. If you have a concern about possible lead-based paint, then get a lead inspection from a certified inspector before buying.

Real Estate Agents and Home Sellers

As real estate agents and home sellers, you play an important role in protecting the health of families purchasing and moving into your home. Buildings built before 1978 are much more likely to have lead-based paint. Federal law requires you to provide certain important information about lead paint before a prospective buyer is obligated under a contract to purchase your home.

Real estate agents must:

- Inform the seller of his or her obligations under the Real Estate Notification and Disclosure Rule. In addition, the agent is responsible if the seller or lessor fails to comply; unless the failure involves specific lead-based paint or lead-based paint hazard information that the seller or lessor did not disclose to the agent.
- Provide, as part of the contract process, an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards titled
- . Attach to contract, or insert language in the contract, a "Lead Warning Statement" and confirmation that you have complied with all notification requirements.
- Provide a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity.