

## Frequently Asked Questions: What to Expect For Your Lead Inspection



**ENVIRONMENTAL**  
INSPECTION & CONSULTING

### What payment options are available?

After the inspection is completed, the inspector will hand write you an invoice and provide you with a carbon copy. We have a few payment options available; the easiest option would be on-site with a check. The inspector can also accept cash, but for safety reasons does not carry change. Alternatively, we can send you an electronic invoice through QuickBooks after the inspection has been completed.

- You can use QuickBooks to issue an eCheck, which requires your checking account and routing number.
- If you would like to use a Visa or MasterCard to pay, please inform the inspector onsite so the electronic invoice can be processed to reflect the correct payment method. Be advised; there is a 3% processing fee for credit card transactions.

*The following options require additional information from us and your own login information for the service. Please reference the address and/or invoice number when submitting payment using these methods to prevent delays.*

- You can process a payment using Chase QuickPay. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- You can process a payment using the clearXchange network (also known as Zelle<sup>SM</sup>) through banks such as Bank of America, Wells Fargo, or First Bank. If this is the option you are most familiar with, let us know and we will provide you with the email address and phone number associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- We also accept payments through Venmo. If this is your preferred payment method, let us know and we will provide you with our username associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.

### What does the inspection look like?

To meet state & city requirements we inspect and sample any areas that will be disturbed during renovation, demolition, or remediation activities. Our trained technician may inspect the property including the interior, exterior, attic and crawlspace for suspect materials or areas of concern. Once the property has been thoroughly inspected our inspector can recommend the best sampling locations.

Page two of this document includes a sample of a disclosure form that the inspector may review when onsite.

### Is collecting lead samples invasive?

No; an X-Ray Florescence (XRF) analyzer is used to analyze painted surfaces or ceramic components without any damage to the material. The device can analyze through ¼" of material to detect the highest level of lead present. This is especially helpful if painted surfaces have been painted over multiple times. Lead can be found in many building materials, including, but not limited to: ceramic tile, interior painted surfaces, exterior painted surfaces & exterior flashings.



### What if my home tests positive for lead?

Your assessment may find lead-based paint in your home that is in good condition and does not currently pose a health risk. In this case, you'll probably be advised to monitor the condition of the paint from time-to-time. If materials are found positive, we can direct you to some companies that are certified for lead abatement removal.

### How many samples will you collect?

The total number of samples is determined onsite based on the materials present that are suspect for lead. It is impossible to know the exact total number of samples prior to inspection. If you are not present during the inspection, please be available to reach over the phone in case the inspector needs to get your authorization to collect samples.

### When can I expect my report and results?

This depends on the turnaround time that you selected at the time of the inspection. A report will be generated explaining any areas of concern, risk assessment and recommendations for abatement if necessary. All documents will be sent via email in PDF format.

*The report and results will be sent only to the client. Please do not ask us to disseminate this information to other people. The client is at liberty to share the information with anyone they wish. This simply states that if anyone wants to know about the results, they cannot get the information from us without a subpoena. This includes real estate agents, lawyers, sellers, buyers, tenants, etc. Unless the client has authorized us to release information specifically on the original agreement, the client will be the only recipient of the information.*

If you have any other questions, feel free to contact us at [info@jlmenvironmental.com](mailto:info@jlmenvironmental.com) or (310) 930-3355.

For more information, a more detailed description of our services, and client reviews visit our website at [www.jlmenvironmental.com](http://www.jlmenvironmental.com).