VANCOUVER PAINT CONTRACTORS

Lead Paint & Safety

Lead paint testing, safe removal, encapsulation, and WorkSafeBC regulations for pre-1978 Metro Vancouver homes

16 Expert Answers from Paint IQ

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Q1

How do I know if my 1960s home in South Vancouver has lead paint without hiring a professional tester?

You can test for lead paint yourself using DIY lead test kits available at most Metro Vancouver hardware stores for $15–$30, but homes built in the 1960s in South Vancouver almost certainly contain lead paint on some surfaces.

Lead-based paint was widely used in Canadian homes until the mid-1970s, with a gradual phase-out completed by 1978. Your 1960s South Vancouver home likely has lead paint on exterior trim, window frames, doors, interior woodwork, and possibly wall surfaces. The older the paint layers, the higher the lead content — paint from the 1940s–1960s often contained 10–50% lead by weight.

DIY lead test kits use chemical swabs that change colour when they contact lead. Popular brands include 3M LeadCheck and D-Lead test swabs, available at Home Depot, Rona, and Canadian Tire locations across Metro Vancouver. The process involves making a small scratch in the paint (down to the wood or metal substrate) and applying the test swab. A pink or red colour indicates lead presence. Test multiple areas since homes were often repainted over decades with different products — you might find lead-free topcoats over lead-based primer or undercoats.

Where to test in your 1960s South Vancouver home: Focus on high-wear areas where paint was applied thickest and most frequently refreshed. Test window sashes and frames (especially the bottom rail where condensation occurs), exterior door frames, porch railings, interior door and window trim, baseboards, and any decorative millwork. Exterior surfaces are more likely to contain lead than interior walls, particularly on character details like fascia boards and decorative trim elements common in post-war South Vancouver homes.

Limitations of DIY testing: False negatives can occur if the lead content is below the detection threshold or if you don't scratch deep enough to reach lead-containing layers. Some test kits also react to other metals, giving false positives. Professional XRF (X-ray fluorescence) testing provides more accurate results and can detect lead through multiple paint layers without damaging the surface, but costs $200–$500 for a typical home assessment.

Metro Vancouver context matters because the marine climate causes paint to fail differently than in drier regions. The constant wet-dry cycling from rain causes lead paint to crack, peel, and create hazardous dust and chips. South Vancouver's older housing stock — including many post-war bungalows and character homes from the 1940s–1960s — often shows lead paint deterioration on south and west-facing exposures where UV and weather are most intense.

If you find lead paint, avoid dry sanding, scraping, or heat-gun removal, which creates toxic dust. WorkSafeBC requires contractors to follow safe lead practices including wet methods, HEPA filtration, containment, and proper disposal. For intact lead paint that's not peeling or chalking, **encapsulation** (covering with a bonding primer and quality topcoat) is often safer and more cost-effective than removal. This approach is particularly suitable for interior trim and exterior surfaces in good condition.

When to hire a professional for lead testing: If you're planning extensive renovation work, have young children or pregnant women in the home, or found positive results with DIY kits and need to know the exact lead content and distribution. Professional testing also provides documentation required for safe work permits if you're hiring contractors for major paint removal or renovation work.

Practical next steps: Start with DIY test kits on the most likely surfaces (exterior trim, windows, doors), but assume lead is present in any pre-1978 paint layers. Plan your painting project accordingly — this might mean encapsulation rather than removal, hiring contractors with lead-safe certification, or limiting DIY work to areas that test negative.

Need help finding a painting contractor experienced with lead-safe practices? Vancouver Paint Contractors can match you with professionals who follow proper lead paint protocols for Metro Vancouver homes.

Q2

We just bought a 1948 house in Kitsilano and want to repaint the interior. Should we be worried about lead paint?

Absolutely — any home built before 1978 in Kitsilano has a very high chance of containing lead-based paint, especially on trim, window sills, doors, and baseboards. Lead paint was widely used in Vancouver homes through the 1960s and wasn't fully banned in Canada until 1976 for interior use. Kitsilano has a large concentration of pre-war and post-war homes where multiple layers of lead paint may be present under newer coats.

Before doing any sanding, scraping, or renovation work, you should have the paint tested. There are two main options: an instant lead test kit from a hardware store (around $15-$30) gives a quick positive or negative reading, but lab analysis of paint chip samples is far more accurate. A professional lead paint inspection in Metro Vancouver typically runs $300 to $600 depending on how many rooms and surfaces are tested.

If lead is confirmed, it doesn't necessarily mean you must remove it all immediately. Paint that is intact and in good condition can often be safely encapsulated or painted over with a proper encapsulant primer. The real danger comes when lead paint is disturbed — sanding, scraping, or demolition creates fine dust that is extremely

hazardous, especially for children and pregnant women.

Under WorkSafeBC regulations, any contractor disturbing lead paint must follow specific exposure control plans and use appropriate containment measures. As a next step, get a professional paint inspection done before any renovation work begins so you know exactly what you're dealing with.

Q3

How much does professional lead paint removal cost in Vancouver? We have a character home in Mount Pleasant with lead on all the window frames?

Professional lead paint abatement in Metro Vancouver is significantly more expensive than standard paint removal because of the safety protocols, containment, and disposal requirements involved. For window frames and trim work in a typical Mount Pleasant character home, you can expect to pay between $3,000 and $8,000 depending on how many windows and the complexity of the woodwork.

For a full interior lead abatement project covering walls, ceilings, trim, and doors, costs in Vancouver generally range from $10,000 to $30,000 or more for a larger heritage home. The pricing reflects the labour-intensive process: the work area must be fully sealed with polyethylene sheeting, workers must wear respirators and protective suits, all debris must be HEPA-vacuumed, and the waste must be disposed of as hazardous material at an approved BC facility.

There are more cost-effective alternatives to full removal. Encapsulation — applying a specialized coating that seals the lead paint in place — costs roughly $2 to $5 per square foot and is a legitimate option when the existing paint is in stable condition and the surface won't be subject to friction or impact. Many Mount Pleasant homeowners choose encapsulation for walls and full removal only for high-wear surfaces like window sills and door frames.

Get at least three quotes from contractors who specifically hold WorkSafeBC-compliant lead abatement credentials, and ask each one whether encapsulation might be suitable for some surfaces to bring costs down.

Q4

Is it safe to just paint over lead paint or do we have to strip it all off first?

Painting over lead paint can be a safe and acceptable approach in many situations, but only if certain conditions are met. If the existing lead paint is in good condition — not peeling, flaking, chipping, or chalking — you can apply a high-quality encapsulant primer followed by your finish coat. This effectively seals the lead beneath a durable barrier and is a method recognized by Health Canada and WorkSafeBC as a legitimate containment strategy.

However, painting over lead paint is not appropriate in every case. If the paint is deteriorating, bubbling, or flaking, you cannot simply cover it. The adhesion will be poor and the new paint will eventually fail, potentially releasing lead dust in the process. Surfaces that experience regular friction or impact — like window sashes, door edges, and stair treads — are also poor candidates for encapsulation because the wear will break through the seal over time.

Before painting over, you should clean the surface thoroughly with a TSP (trisodium phosphate) solution to remove any lead dust, then apply a bonding primer specifically rated as a lead encapsulant. Standard primers do not qualify. Products like Fiberlock Lead Block or Zinsser Lead Encapsulant are designed for this purpose and are available at most Metro Vancouver paint suppliers.

The key rule is: never sand or scrape lead paint without proper containment and respiratory protection. If you need to do any surface preparation beyond light cleaning, consult a qualified lead-safe contractor to discuss the safest approach for your specific situation.

Q5

What are the WorkSafeBC rules for contractors doing lead paint removal? I want to make sure whoever we hire is doing it properly?

WorkSafeBC has specific regulations under the Occupational Health and Safety Regulation that govern how lead paint must be handled during renovation and abatement work. Any contractor disturbing lead-containing materials in BC must comply with these requirements, and as a homeowner, knowing what to look for helps you verify that a contractor is operating legitimately.

First, the contractor must have a written Exposure Control Plan (ECP) for lead. This document outlines how they will minimize worker and occupant exposure, and it should be available for you to review before work begins. Second, WorkSafeBC sets an Occupational Exposure Limit (OEL) for lead at 0.05 milligrams per cubic metre of air over an 8-hour period. Contractors must monitor airborne lead levels and use engineering controls — like HEPA-filtered negative air machines and full plastic containment — to keep exposure below this threshold.

Workers must be provided with appropriate respiratory protection (minimum P100 half-face respirator for most tasks), disposable coveralls, and access to handwashing facilities. The work area must be isolated from occupied parts of the home, and all lead-contaminated waste must be bagged in sealed, labelled containers and disposed of through a BC-authorized hazardous waste hauler — not put in regular construction bins.

Ask any contractor you're considering to show you their ECP for lead, proof of WorkSafeBC registration, and their waste disposal plan. A reputable lead-safe painter will have all of this documented and will be happy to walk you through their process before starting work.

Q6

We want to renovate our 1952 East Van bungalow and the home inspector mentioned possible lead paint. How do we get it tested?

There are three main ways to test for lead paint in your East Vancouver bungalow, each with different levels of accuracy and cost. Given that your home was built in 1952 — well within the peak era of lead paint use in Vancouver — testing before any renovation work is strongly recommended.

The quickest option is a DIY lead test kit, available at Home Depot, Rona, or most hardware stores in Metro Vancouver for about $15 to $40. These kits use a chemical swab that changes colour when lead is present. They're useful for a quick screening but can produce false positives and may miss lead in deeper paint layers, so they're best used as a preliminary check rather than a definitive answer.

For reliable results, you can collect paint chip samples yourself and send them to a certified lab. Cut small chips (about the size of a loonie) down to the bare substrate from each surface you want tested, seal each in a labelled plastic bag, and send them to a lab that handles lead analysis. Several labs in the Lower Mainland offer this service, with results typically costing $30 to $50 per sample and turnaround times of about one week.

The most thorough option is hiring a qualified environmental consultant to do an XRF (X-ray fluorescence) inspection. An XRF gun gives instant, non-destructive readings on every painted surface in the home. A full-home XRF survey in Metro Vancouver typically costs between $400 and $700 but gives you a complete picture of where lead exists and at what concentrations.

As a practical next step, start with DIY kits on a few key surfaces like window sills and door trim, and if any come back positive, book a professional XRF inspection before your renovation begins.

Q7

Can I scrape lead paint off my porch myself or is that illegal in BC?

It is not technically illegal for a homeowner to scrape lead paint on their own property in British Columbia — the WorkSafeBC regulations specifically apply to workplaces and employers, not to homeowners doing their own work. However, just because you legally can does not mean you should, especially without taking proper safety precautions. Lead dust is extremely hazardous, and even small amounts of improper scraping can contaminate your soil, your home's interior, and pose serious health risks to your family and neighbours.

If you decide to do it yourself, you need to follow lead-safe work practices. Lay heavy plastic sheeting on the ground below the work area extending at least two metres out to catch all debris. Mist the surface with water to suppress dust before scraping — never dry-scrape lead paint. Wear a P100 respirator (not a simple dust mask), disposable coveralls, and gloves. Keep children, pregnant women, and pets well away from the work area.

After scraping, all paint chips and debris must be carefully collected, placed in sealed heavy-duty bags, and disposed of as hazardous waste. In Metro Vancouver, you can bring small quantities of lead paint waste to a Return-It depot or a municipal hazardous waste facility — Metro Vancouver operates several drop-off locations including the one at the Vancouver South Transfer Station.

Be aware that if lead-contaminated dust or debris migrates off your property and affects neighbours, you could face liability. For a porch with confirmed lead paint, the safest approach is to get quotes from lead-safe painting contractors who have the proper containment equipment to do the job without spreading contamination.

Q8

What health risks does lead paint pose to my kids? We're in an older home in Strathcona and I'm worried about the peeling paint on the window sills?

Your concern is well-founded — peeling lead paint on window sills is one of the highest-risk situations for children's lead exposure. Children under six are especially vulnerable because they frequently put their hands and objects in their mouths, and lead dust that settles on window sills, floors, and toys is easily ingested. Lead paint on window sills is particularly dangerous because the friction of opening and closing windows generates fine lead dust continuously.

Even low levels of lead exposure in children can cause serious and irreversible health effects. These include developmental delays, learning difficulties, reduced IQ, attention and behavioural problems, hearing damage, and slowed growth. There is no safe level of lead exposure for children according to Health Canada. The damage is

cumulative and often shows no obvious symptoms until significant harm has already occurred.

In Strathcona, where many homes date from the early 1900s through the 1950s, multi-layered lead paint on original woodwork is very common. The peeling paint you're seeing on your window sills should be treated as an urgent priority.

As an immediate temporary measure, wipe all window sills weekly with a damp cloth and an all-purpose cleaner to reduce lead dust accumulation, and keep children's play areas away from the affected windows. Wash children's hands frequently, especially before eating. Do not attempt to sand or scrape the paint yourself, as this will dramatically increase dust levels.

Your most important next step is to have the peeling paint tested for lead, and if positive, arrange for professional abatement or encapsulation of those window sills as soon as possible. Your family doctor can also order a blood lead level test for your children to establish a baseline.

Q9

Where do you dispose of lead paint waste in Metro Vancouver? Our contractor just left bags of scraped paint on the driveway?

Lead paint waste is classified as hazardous material in British Columbia and absolutely cannot go into regular garbage, recycling, or construction waste bins. Your contractor leaving bags of lead paint scrapings on your driveway is a red flag — a properly trained lead-safe contractor should have a documented disposal plan and should handle waste removal as part of the job.

For disposing of the waste that's been left behind, Metro Vancouver operates several household hazardous waste drop-off facilities where residents can bring lead paint debris at no charge. The most accessible locations include the Vancouver South Transfer Station on Kent Avenue, the North Shore Recycling and Waste Centre in North Vancouver, and the Coquitlam Transfer Station. You'll need to have the material in sealed, labelled bags or containers. Call ahead to confirm hours and any quantity limits.

If the quantity is large — which it might be from a full scraping job — you may need to arrange pickup through a licensed hazardous waste hauler. Companies operating in Metro Vancouver that handle this type of material can be found through the BC Ministry of Environment's registered hazardous waste carriers list.

Regarding your contractor, you should address this directly. Ask them to return and properly dispose of the waste as part of the contracted work. A legitimate lead-safe painting contractor includes hazardous waste disposal in their scope and price. If they refuse or seem unclear on disposal requirements, this suggests they may not have followed

proper containment procedures during the work either, and you may want to have an independent air quality test done in your home to ensure it's safe for your family.

Q10

Is lead paint encapsulation a good option or just a band-aid solution? We have a heritage home in Grandview-Woodland?

Lead paint encapsulation is a legitimate, recognized containment method — not just a band-aid — and it's often the most practical choice for heritage homes in neighbourhoods like Grandview-Woodland where preserving original architectural details matters. Encapsulation involves applying a specially formulated coating that bonds to the surface and creates a durable, flexible barrier over the lead paint, effectively locking it in place.

The advantages are significant: it's far less disruptive than full removal, it preserves original woodwork and plaster details that define the character of your heritage home, and it costs roughly 60 to 70 percent less than complete abatement. For a heritage home with extensive original trim, crown moulding, and built-in details, full lead removal could mean destroying irreplaceable craftsmanship.

However, encapsulation does have limitations. It works well on walls, ceilings, and low-wear trim surfaces, but it's not suitable for areas subject to regular friction, impact, or moisture. Window sashes, door edges that rub against frames, and exterior surfaces exposed to heavy rain and freeze-thaw cycles in Vancouver's climate are all poor candidates. These high-wear areas generally need full removal or component replacement.

Encapsulation also requires ongoing monitoring. You'll need to periodically inspect the coated surfaces for any signs of cracking, peeling, or wear that could breach the seal. If you ever plan to renovate those areas in the future, the encapsulated lead paint will still need to be handled with full lead-safe procedures at that time.

A good approach for your Grandview-Woodland heritage home is to have a professional assessment done that identifies which surfaces are good candidates for encapsulation and which genuinely require removal, giving you a targeted plan that balances safety, heritage preservation, and budget.

Q11

Our strata is repainting the exterior of our 1960s low-rise in New Westminster. Does the strata have to test for lead paint before they start?

Yes, your strata council has a legal obligation to ensure lead paint testing is done before any exterior repainting of a 1960s building. Under WorkSafeBC regulations, any employer — including a strata corporation that hires contractors — must ensure that hazardous materials like lead paint are identified before work that could disturb them begins. This falls under the strata's duty as the party commissioning the work.

A 1960s low-rise in New Westminster has a high probability of containing lead paint on its exterior, particularly on window frames, fascia, soffits, railings, and any decorative trim. Exterior paint from that era commonly contained lead for its durability and weather resistance, and the fact that the building is being repainted suggests the existing coating is likely deteriorating — which means sanding and scraping will be involved.

The painting contractor your strata hires should include lead testing as part of their pre-work assessment. If they don't mention it at all, that's a serious concern. A professional exterior repaint of a building with confirmed lead paint will cost more than a standard repaint because of the containment, dust suppression, worker protection, and hazardous waste disposal requirements. For a typical low-rise exterior in the Lower Mainland, the lead-safe premium adds roughly 30 to 50 percent to the project cost, but this is non-negotiable from a regulatory and health standpoint.

As a resident and strata member, raise this at your next council meeting or in writing to your property manager. Request confirmation that lead testing has been included in the project scope, and ask to see the contractor's Exposure Control Plan for lead before exterior prep work begins. Your strata has a duty of care to all residents and neighbouring properties.

Q12

Our 1940s home in Mount Pleasant probably has lead paint — how do we know for sure?

Given that your Mount Pleasant home was built in the 1940s, there's a very high probability it contains lead paint. Lead was a common paint additive in Canada until it was restricted in 1976 and further limited in 1991. Homes built before 1960 are especially likely to have multiple layers of lead-based paint on both interior and exterior surfaces.

You have two main testing options. DIY test kits are available at hardware stores across Vancouver for around $15-$40 per kit. These swab-based kits give you a colour-change result within minutes. However, they have significant limitations — they can produce false negatives if there are many layers of non-lead paint over the original lead layer, and they only test the specific spot you swab. They're a reasonable first screening tool but shouldn't be your only step.

Professional lead testing is far more reliable. A certified inspector will use an X-ray fluorescence (XRF) analyser that can detect lead through multiple paint layers without disturbing the surface. This typically costs $300-$600 for a thorough assessment of a two-storey home and provides a detailed report identifying exactly which surfaces contain lead and at what concentrations. Some environmental consulting firms in Metro Vancouver also offer paint chip sampling sent to accredited laboratories, which costs less per sample but takes longer for results.

In Mount Pleasant specifically, many character homes from that era have lead paint on window sashes, door frames, baseboards, and exterior clapboard siding. These are high-friction and high-wear areas where lead dust is most likely to be generated during renovations.

As a next step, contact a Metro Vancouver environmental testing firm for an XRF inspection before starting any renovation that will disturb painted surfaces.

Q13

We're planning to renovate our Vancouver home and have a toddler — what precautions should our painter take with possible lead paint?

Renovating with a toddler in a home that may contain lead paint requires serious precautions, as young children are the most vulnerable to lead exposure. Even small amounts of lead dust from sanding or scraping old paint can cause developmental harm.

Under WorkSafeBC regulations, any contractor disturbing lead-containing paint must follow specific protocols. Your painting contractor should first test all surfaces that will be disturbed. If lead is confirmed, the work area must be fully isolated from the rest of your home using polyethylene sheeting sealed with tape at all seams. Negative air pressure using HEPA-filtered air scrubbers should be maintained in the work zone to prevent dust migration.

Workers must use wet methods for scraping and sanding — dry sanding lead paint is prohibited under WorkSafeBC guidelines. All debris must be collected on plastic sheeting, and the area must be cleaned with HEPA vacuums and wet wiping after work is complete. Clearance testing after cleanup confirms that lead dust levels are safe before your family re-enters the space.

For your toddler specifically, the safest approach is temporary relocation during any lead paint disturbance and cleanup. Even with containment, the risk of a curious toddler accessing a work area or encountering tracked-out dust on shoes and clothing is too significant. Many Vancouver families stay with relatives or arrange short-term accommodation during the most disruptive phases.

Your contractor should also seal HVAC vents in the work area to prevent lead dust from circulating through your ductwork to other rooms where your child may be playing or sleeping.

As a next step, ask your painting contractor to provide their specific lead-safe work plan in writing before the project begins, and verify they have WorkSafeBC lead awareness training.

Q14

What qualifications should a Vancouver painting contractor have if they're going to deal with lead paint removal?

In Metro Vancouver, a painting contractor handling lead paint removal needs specific qualifications beyond a standard painting licence. Lead paint work falls under hazardous materials handling, and cutting corners can endanger both workers and your family.

First, the contractor and their workers must have completed lead awareness and lead abatement training that meets WorkSafeBC requirements. WorkSafeBC's Occupational Health and Safety Regulation, Part 6, covers lead exposure limits and required controls. Ask to see training certificates — a qualified contractor will have these readily available.

The contractor should carry comprehensive liability insurance that explicitly covers hazardous materials work. Standard painters' liability policies often exclude lead and asbestos work, so verify this with their insurance provider, not just their word. Adequate coverage for lead work in residential settings should be at least $2 million.

Look for contractors who have experience specifically with pre-1970 Vancouver homes. Character homes in neighbourhoods like Strathcona, Grandview-Woodland, Hastings-Sunrise, and Dunbar often have complex lead paint situations with multiple layers accumulated over decades. Experience matters because these contractors understand the particular construction methods and paint systems used in different eras of Vancouver home building.

The contractor should also be familiar with Metro Vancouver's hazardous waste disposal requirements for lead-contaminated materials. Lead paint chips and dust cannot go in regular construction waste bins — they must be packaged, labelled, and transported to licensed hazardous waste facilities. Disposal costs for a typical lead abatement project add roughly $500-$1,500 to the overall project cost depending on the volume of contaminated material.

As a next step, request at least three references from previous lead paint projects and ask those homeowners specifically about containment practices, cleanliness, and whether clearance testing was performed.

Q15

Do we have to disclose lead paint to buyers when selling our older home in East Vancouver?

In British Columbia, sellers have a legal obligation under the Property Law Act and common law to disclose known latent defects — hidden problems that a buyer wouldn't discover through a reasonable inspection. Lead paint in an older East Vancouver home can qualify as a latent defect, particularly if you've had it tested and confirmed, or if you've painted over deteriorating lead paint to conceal the condition.

The BC Real Estate Association's Property Disclosure Statement (PDS) includes questions about hazardous materials and known defects. While completing the PDS is technically voluntary, refusing to fill one out or omitting known information raises red flags for buyers and their agents. If you know lead paint exists and don't disclose it,

you could face legal action after the sale if the buyers discover it and suffer damages.

Practically speaking, almost every East Vancouver home built before the mid-1970s likely contains lead paint. Buyers and their home inspectors generally assume this for older character homes in neighbourhoods like Commercial Drive, Hastings-Sunrise, and Renfrew-Collingwood. The real disclosure concern arises when you know specific surfaces have tested positive, when lead paint is deteriorating and creating dust hazards, or when you've done renovation work that disturbed lead paint without proper remediation.

If you're planning to sell and suspect lead paint, getting a professional assessment before listing can actually work in your favour. A clean report showing the paint is intact and properly encapsulated, or documentation of professional abatement, removes uncertainty and can prevent price negotiations based on buyer fears.

As a next step, consult with your real estate lawyer about your specific disclosure obligations and consider getting a pre-sale lead paint assessment to document the current condition of painted surfaces in your home.

Q16

Is it safe to just paint over lead paint in our older Vancouver home instead of removing it?

Painting over lead paint — known as encapsulation — is actually an accepted and often preferred approach when the existing paint is in sound condition. It's recognized by Health Canada and WorkSafeBC as a legitimate lead management strategy, and it's significantly less expensive and disruptive than full removal.

Encapsulation works well when the existing lead paint is firmly adhered to the surface with no peeling, flaking, cracking, or chalking. A qualified painter will assess the condition of every surface before recommending this approach. If the paint is deteriorating, encapsulation alone isn't sufficient because the new paint won't properly bond to a failing substrate, and the lead paint underneath will continue to break down.

For encapsulation to be effective, the surface must be cleaned thoroughly without aggressive sanding or scraping that would create lead dust. Specialty encapsulant products are available that create a thick, durable barrier over the lead paint. These are more effective than standard house paint because they're designed to form a flexible membrane that resists cracking and impact. Expect to pay $60-$90 per gallon for quality encapsulant products compared to $40-$60 for regular interior paint.

However, encapsulation has important limitations. It's not appropriate for friction surfaces like window sashes, door jambs, and stair treads where regular movement will wear through the encapsulating layer and generate lead dust. These high-friction surfaces typically require proper abatement. Similarly, surfaces that will be drilled, nailed, or otherwise disturbed during future renovations need more permanent solutions.

Keep in mind that encapsulated lead paint is still lead paint — it must be disclosed to future buyers and any future renovation work on those surfaces must follow lead-safe practices.

As a next step, have a professional assess which surfaces in your home are good candidates for encapsulation versus those that need full abatement due to deterioration or high-friction use.
