

New Mexico State University's Student Family Housing Unit Disclosure & Warning Statement

In an effort to keep potential residents fully informed of the condition of the units in Student Family Housing, the following information has been compiled. Please take a few minutes to read through this information, then contact our office if you have any questions or concerns.

In the 1950's, '60's and '70's, two materials very commonly used in construction were lead (often used in paint or in plumbing pipes and solder connections) and asbestos (used in floor tile, insulation, and some mastics). As such, homes built during this period may contain traces of these materials. This is true of the houses in Sutherland and Tom Fort Villages, and the townhouses in Cole Village. Our goal is to provide you, a potential resident, with information on the presence, potential hazards, and management of these materials.

LEAD-BASED PAINT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and paint dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

In 1992, Congress passed the Residential Lead-Based Paint Reduction Act, more commonly known as Title X. This law allowed Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to develop guidelines to inform families of potential lead hazards in "target housing." Target housing includes most residences built before 1978, with the exception of dormitories, barracks, and single rooms rented in older homes. At New Mexico State University, Sutherland and Tom Fort Villages, which are a part of Student Family Housing, qualify as target housing.

Under Title X, people who rent or lease target housing must receive a copy of the Environmental Protection Agency's pamphlet EPA #747-K-94-001, "Protect Your Family from Lead in your Home." This pamphlet will be provided to you at the time of check-in.

LEAD IN DRINKING WATER

Although it has been used in numerous consumer products, lead is a toxic metal now known to be harmful to human health if inhaled or ingested. Lead-contaminated drinking water is most often a problem in houses that are older, such as the units available in Student Family Housing. Lead can be found in some metal water taps, interior water

For further information & resources about lead, please visit the:
EPA website at: <http://www.epa.gov/lead/>
&
NMSU Environmental Health & Safety website at: <http://www.nmsu.edu/safety/>

pipes, or pipes connecting a house to the main water pipe in the street. Lead found in tap water usually comes from the corrosion of older fixtures or from the solder that connects pipes. When water sits in leaded pipes for several hours, lead can leach into the water supply. Exposure to lead contaminated water is less likely to adversely affect adults than children. Risk will vary, however, depending upon the individual, the

circumstances, and the amount of water consumed. Water sampling conducted in Family Housing during the Summer of 2004 revealed some units with lead concentrations in excess of the limit allowed by the Environmental Protection Agency.

ASBESTOS-CONTAINING FLOOR TILE

It has been determined that many of the floor tiles currently installed in Student Family Housing do contain a small percentage of encapsulated asbestos. Asbestos is a naturally occurring family of minerals that were commonly used in many building materials at one time due to their high bonding capability. Building materials which contain asbestos fall into one of two categories: friable and non-friable. Friable asbestos is the type used for pipe insulation and fireproofing and is considered hazardous. Non-friable, or encapsulated asbestos, is found bonded into other materials such as resilient asphalt and vinyl floor tile. Non-friable or encapsulated asbestos fibers are harder to break down and are not considered to be as hazardous. The floor tiles in Family Housing fall into the second category and, when in good condition, pose no immediate hazard.

WHAT WE ARE DOING

The safety and well-being of our residents is of utmost concern to the Department of Housing and Residential Life. That's why we've taken measures necessary to deal with these potential problems.

In reference to the paint, the interior of all units have been repainted many times as families have vacated. The numerous coats of paint which are non-lead based have virtually eliminated any concern of lead poisoning from the paint. As a resident, however, it is important that you supervise children closely to ensure they are not chewing on any painted surface. Additionally, chipped or peeling paint should be brought to a staff member's attention for appropriate maintenance and repair.

In reference to the water, lead filters have been installed on the cold water line under the kitchen sink. These filters are replaced annually. Some families choose to use filtered or bottled water in their homes. Additional instructions on ways to reduce the potential exposure to lead in the drinking water will be provided at check-in.

The floor tiles are scrutinized at each check out and necessary repairs are made to ensure all tiles are in good condition. During your stay in Family Housing, a little extra care is all that is needed. Normal day-to-day activity and traffic through the home should not create a problem. However, unusual occurrences, such as dropping heavy items on the tiles, may crack or chip them. Water left standing on the tiles for an extended period of time may cause them to loosen. Caution should be exercised to ensure these things don't happen. If you notice cracked, chipped or loose tiles, a work order should be submitted for repair or replacement of the damaged tile(s).

A cooperative effort between Family Housing residents and the Housing and Residential Life staff goes a long way toward ensuring proper maintenance of the units which results in a safer living environment. This extends to all unit maintenance concerns, not just paint and floor tiles. As a future resident, we hope you'll take pride in caring for your Family Housing home and that you'll enjoy your stay!