

22 December 2010

### **Parish and/or School Residential House Acquisition Policy**

To avoid obvious health and liability concerns and to comply with local building codes, a building on a property to be acquired will be tested prior to closing for the presence of contaminants such as mold, termites, radon gas, lead paint and materials containing asbestos. Any of these contaminants can make the ultimate cost of the property prohibitive if the contamination is significant.

In order to help avoid unexpected and unwelcome testing, health-related liabilities, future building problems and their associated costs, the following policies will apply to the acquisition of property that contains a house that is to be occupied by a parish or school for any period of time. If the house is to be demolished immediately upon purchase, these policies will not apply.

- 1. The Archdiocese advises parishes and schools planning on acquiring residential properties with a building to be occupied to exclude properties with buildings that were constructed prior to 1980. This advice is given to save the parish and/or school time and money associated with investigating older residential structures that are likely to have major lead paint and/or asbestos issues.**
2. In every case, the dwelling to be occupied after purchase will be inspected by an ASHI certified house inspector and a hazardous material consultant prior to closing on a property. Only contractors who are licensed to remove contaminants may do so. No other contractors or volunteers should be involved with the inspection or removal of any contaminant. Catholic Construction Services, Inc. will assist the parish or school in the selection of a certified inspector and removal contractor if needed.
3. Phase I environmental inspections will also be performed for each property placed under contract to purchase.
4. Along with testing for contaminants, inspections of the structural, mechanical and electrical systems must be conducted.