



The Home Buyer and Seller's Guide To

HOUSEHOLD HAZARDOUS WASTE

and other hard-to-dispose-of materials

Why was this guide created? This guide was created primarily to assist home sellers in disposing of household hazardous waste (HHW) and other hard to dispose of materials and items so that home buyers do not have to handle this responsibility. Additionally, this guide was also created for home buyers in the event they discover HHW and other refuse left behind by the seller.

What is household hazardous waste? Household Hazardous Waste or HHW are leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients. The most common materials that are left in homes are different types of hazardous waste. These types of materials are difficult to dispose of because they are prohibited from being placed in the trash or dumped down the drain.

What types of household hazardous waste might I need to get rid of? Examples of household hazardous wastes typically found in homes before and after a sale include the following: Paint Products (*oil paint, turpentine, paint remover, shellac, etc.*), Automotive Products (*motor oil, fuel additives, grease, antifreeze, gasoline, lead acid batteries*), Outdoor Products (*swimming pool chemicals, asphalt sealers, roof cements, rodent poisons, weed killers*), Household Products (*rug cleaners, kerosene, spot removers, drain/oven cleaners, propane cylinders, pesticides, fluorescent lamps, thermometers and thermostats*).

Non-hazardous materials that may prove difficult to dispose of? Latex or Water-based Paint, Appliances (*refrigerators, air conditioners, de/humidifiers, washing machines, dryers*), Tires, Tools and Yard Equipment, Wood, Yard Waste (*branches, stumps, leaves*).

Where can I dispose of hazardous waste? Montgomery County residents are welcome to attend any Household Hazardous Waste and Electronics Collection event that may be held throughout the Southeastern Pennsylvania Region (Bucks, Chester, Delaware, Montgomery Counties and the City of Philadelphia). There are at least 25 events held beginning in April and ending in October. Participation is free. For more information on this program please call the:

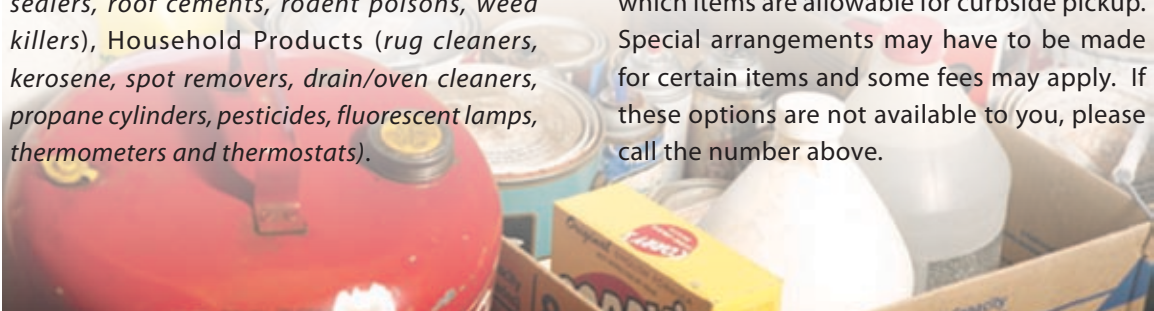
**Montgomery County
Recycling Hotline**

610.278.3618

or visit

www.montgomerycountyclec.org

Where can I dispose of non-hazardous and other bulky waste? The first option should be to call your municipality or trash hauler to see which items are allowable for curbside pickup. Special arrangements may have to be made for certain items and some fees may apply. If these options are not available to you, please call the number above.



Common Disposal Methods for Non-Hazardous and Bulky Waste

- **Latex Paint:** This type of paint is a water based product and is not considered hazardous waste. If reuse is not an option, paint is safe for disposal with household trash once dried out completely. The quickest way to dry paint is to remove all lids and add kitty litter, crumpled up newspaper or any other type of absorbent material. Once paint is solid, you can dispose of it with household trash.
- **Freon Containing Appliances** (*refrigerators, air conditioners, de/humidifiers, water coolers, freezers*): The Clean Air Act of 1990 requires the recapture, recycling and safe disposal of chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) used in appliances as coolant. The Environmental Protection Agency (EPA) requires certification for all technicians removing Freon as of November 14, 1994. You may contact any of the following certified technicians/ companies for Freon removal and appliance recycling: *(Note: Fees may apply)*

Your local trash/recycling hauler

Your municipality

Joe Mattero Recycling Inc.
Lansdale • 215.855.4808

PECO Smart Ideas Program
1-888-5-PECO-SAVE (1.888.573.2672)

Recycle Metals Corp.
Conshohocken • 610.828.5553

Refrigerant-Recovery & Equipment Recycling Co.
Telford • 215.723.8219

Safe Disposal
Philadelphia • 215.332.3134

Removal Solutions, LLC
Schwenksville • 610.489.6964



- **Appliances/White Goods** (*washing machines, dryers, dishwashers, ovens and other kitchen appliances*):
 - Contact your trash/recycling hauler or municipality to see if you can schedule a pick up of the item or to see if it is acceptable to be curbed with trash/bulk pickup.
 - Contact a scrap metal dealer to see if they will accept the item at their facility.
 - If replacing the appliance, the company or store may remove the old one at no charge or for a fee.

- **Construction and Demolition Material** (*Wood, Cement, Bricks, Sinks, Windows etc.*): Contact your trash/recycling hauler or municipality to see if you can schedule a pick up of the item or to see if it is acceptable to be curbed with trash/bulk pickup. If in good condition, you may want to consider a donation to:

Habitat For Humanity's ReStore
West Norriton • 610.631.3149

Drop Off Locations

L&S Demo Recycling Transfer Station
Conshohocken • 610.828.5948

Richard S. Burns & Company
Philadelphia • 215.324.6377

- **Yard and Wood Waste:** Some municipalities have compost facilities available to residents. If this is not the case, check with your local trash hauler to see when and if they provide yard waste pick up.

Municipalities with Compost Facilities

Abington Township
Cheltenham Township
Collegeville Borough
Douglass Township
Lower Merion Township
Plymouth Township
Royersford Borough
Springfield Township
Telford Borough
Upper Dublin Township
Upper Merion Township
Upper Moreland Township
Whitemarsh Township

Commercial Composting Facilities that Accept Yard Waste

Barnside Farm
Schwenksville • 610.287.8880

Soil Rich Limited
Lower Providence • 610.539.8988

Two Particular Acres
Royersford • 610.454.9635

Valley Forge Fill Site
Upper Merion • 610.272.7257

- **Tires:** Tires are not considered hazardous waste, but should be disposed of properly because they are known to harbor disease breeding mosquitoes as well as create a potential eye sore and fire hazard. Montgomery County typically holds 1 to 2 free tire collections per year. Call 610.278.3618 for more information.

Drop Off Locations

Emanuel Tire of PA
Conshohocken • 610.277.6670

Vespia Tire
Lansdale • 215.362.6969



Tips: For Home Buyers

Steps to buying a home that is free of household hazardous waste and hard-to-dispose-of materials.

1 Identify potential materials that you DO NOT want left in the home. Many prospective homebuyers take notes and pictures of homes they visit to help them make a well informed decision down the road as to which home they will purchase. Why not include on this list, potential items or materials you do not want left in your home.

2 Inform the seller of materials that you DO NOT want left in the home. The seller may be leaving such materials because they either do not know how to get rid of them or do not want to pay to get rid of them. You do not have to let the seller take advantage of you by passing these materials off to you.

3 Negotiate with the seller about which materials should stay and go. Some materials like leftover paint for touch-ups or a working refrigerator you may like to have left behind, while other materials like gas, oil mixtures and propane tanks, you may want removed. By raising these types of issues before an agreement of sale is signed, mutually satisfactory solutions can often be found.

Tips: For Home Sellers

Steps to selling a home that is free of household hazardous waste and hard-to-dispose-of materials.

1 Identify potential materials that SHOULD NOT be left in your home. This first step is so important because, although it may sound silly, you can't properly dispose of something until you know what you have. Put yourself in the shoes of the future home owner and ask yourself if you would like to have this in your new home?

2 Find the appropriate outlets for recycling and/or proper disposal. Please do not wait until the last minute to dispose of your unwanted materials. In Montgomery County, we try to make it as convenient as possible to properly dispose of HHW. If you wait until the week before you are moving to dispose of your hazardous waste you may be limiting your options.

3 Make arrangements to have materials removed. First, call your trash/recycling company or municipality to see what services they offer. If they do not provide a certain service, you may call the Montgomery County Recycling Hotline – 610.278.3618.

4 Negotiate with the buyer about which materials should stay and go. Do not try to hide anything or leave things behind without notifying the buyer first. It is best to talk with your real estate agent and be up front about the materials and waste you believe you must leave behind. Remember: Honesty is the best policy!

For more information please contact:

Montgomery County Recycling Hotline: 610.278.3618

Website: <http://www.montgomerycountycycles.org>

Email: recycling@wsaemc.org

Please note: Listings in this guide are neither endorsed or recommended by Montgomery County or the Waste System Authority of Montgomery County. The information is being provided as a public service to help conserve natural resources and reduce the amount of materials from the waste stream. To add a listing please contact us at recycling@wsaemc.org or call us at 610.278.3618.



Waste System Authority of Eastern Montgomery County
Human Services Center
1430 DeKalb St.
Norristown, PA 19404
www.montgomerycountycycles.org



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