

TITLE: LEAD-BASED PAINT
 VERSION: VI.3
 DATE PUBLISHED: 7/31/20

DEFINITION: Paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight. A liquid intended for covering walls and other objects whose base is a highly toxic metal that can cause a range of health problems, especially in young children. When lead is absorbed into the body it can cause damage to the brain, other vital organs, the nervous system, and blood. Lead can also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death.

PURPOSE: Lead was added to paint to accelerate drying, increase durability, maintain a fresh appearance, and resist moisture that causes corrosion.

NAME VARIANTS: Lead paint; LBP; Poison paint; Peeling, chipping, or chalking paint

COMMON MATERIALS: Paint; Plaster; Drywall; Wood; Metal; Exterior trim; Concrete; Any type of exterior siding; Brick; Stone; Stucco; Clay; Vinyl; Plastic; Any paintable surface

COMMON COMPONENTS: None

LOCATION: Unit Anywhere paint is present
 Inside Anywhere paint is present
 Outside Anywhere paint is present

MORE INFORMATION: Target properties determined based on the property profile and household profile.

Property Profile: housing constructed prior to 1978.

AND

Household Profile: child who is less than 6 years of age resides in, or is expected to reside in, such housing.

DEFICIENCY 1: Paint on a target property is peeling or deteriorated

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: PAINT ON A TARGET PROPERTY IS PEELING OR DETERIORATED

DEFICIENCY CRITERIA: Paint is deteriorating (i.e., peeling, chipping, chalking, cracking, or detached from the substrate).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If lead-based paint is present, then it may be absorbed into the resident's body and cause damage to the brain, other vital organs, the nervous system, and blood. Lead-based paint may also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death.
R2	Safety	Direct	Resident could be injured because of this condition.	If lead-based paint is present, then it may be absorbed into the resident's body and cause damage to the brain, other vital organs, the nervous system, and blood. LBP may also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	If lead-based paint is present, and the resident is exposed to it, then they may incur medical expenses related to treating resulting symptoms.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If lead-based paint is present, then significant cost may be incurred associated with abatement.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.
PPI	Market Appeal	Indirect	If this defect occurs, HUD or the property would suffer reputational harm.	If lead-based paint is present, and it is deteriorating, then a visitor may see this and have a decreased perception of the property.

INSPECTION PROCESS:

- OBSERVATION:** - Look at surface areas with paint (e.g., walls, ceilings, floors, and doors) and identify any deteriorated paint.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - Nail holes and cracks are not considered deteriorating paint.

- If not a target property, then do not evaluate deteriorating paint under this deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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DEFICIENCY I — INSIDE: PAINT ON A TARGET PROPERTY IS PEELING OR DETERIORATED

DEFICIENCY CRITERIA: Paint is deteriorating (i.e., peeling, chipping, chalking, cracking, or detached from the substrate).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If lead-based paint is present, then it may be absorbed into the resident's body and cause damage to the brain, other vital organs, the nervous system, and blood. Lead-based paint may also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death.
R2	Safety	Direct	Resident could be injured because of this condition.	If lead-based paint is present, then it may be absorbed into the resident's body and cause damage to the brain, other vital organs, the nervous system, and blood. LBP may also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	If lead-based paint is present, and the resident is exposed to it, then they may incur medical expenses related to treating resulting symptoms.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If lead-based paint is present, then significant cost may be incurred associated with abatement.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.
PPI	Market Appeal	Indirect	If this defect occurs, HUD or the property would suffer reputational harm.	If lead-based paint is present, and it is deteriorating, then a visitor may see this and have a decreased perception of the property.

INSPECTION PROCESS:

- OBSERVATION:** - Look at surface areas with paint (e.g., walls, ceilings, floors, and doors) and identify any deteriorated paint.
- REQUEST FOR HELP:** - None
- ACTION:** - None
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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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DEFICIENCY I — OUTSIDE: PAINT ON A TARGET PROPERTY IS PEELING OR DETERIORATED

DEFICIENCY CRITERIA: Paint is deteriorating (i.e., peeling, chipping, chalking, cracking, or detached from the substrate).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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- ACTION: - None
- More Information: - Nail holes and cracks are not considered deteriorating paint.

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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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SUMMARY OF CHANGES

TITLE: LEAD-BASED PAINT
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV – Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale codes, categories, types, and explanations; added standardized descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Removed deficiency (captured under revised Deficiency 1)	VI.3	2020-07-31