

Lead-based Paint – Potential Hazard

Definition: 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.

Name lead paint, LBP
Variants:

Most Common Materials: paint, plaster, drywall, wood, metal, any type of exterior siding, exterior trim, concrete

Most Common Components: none

Location & Inspection of Lead-based Paint

Abilities or Knowledge Needed:

- Visual acuity for location & inspection
- Mobility for access to all areas of the property

Tools for Location & Inspection

Useful: none

Required: length measuring tape

Common Locations:

Unit/Inside: walls, windows, doors, floors, ceilings, handrails, window sills, concrete

Outside: siding, trim, playground equipment, fences, patios/decks, concrete

How to Locate:

Property Profile: Examine the property profile to determine if the property was built pre-1978. If not, disregard this deficiency. If so, continue these steps.

Please note: For the purposes of this inspection, if the property profile states that the property was constructed pre-1978, you must assume that all painted structures on the property were built pre-1978.

Visual Observation: Look at all painted surfaces in the unit, on the inside, and on the outside of properties.

Possible Deficiencies:

Deficiency 1: Paint on exterior is peeling or deteriorated

Deficiency 2: Paint on interior is peeling or deteriorated

Deficiency 1: Paint on exterior is peeling or deteriorated

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of elevated blood lead levels, especially in children under 6 years old. Increases probability of damage to the brain, kidneys and nerves. Increases probability of behavioral problems and learning disabilities.
	Cost:	Repair incurs increased capital cost.

Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
--------------------	-----------	---

How to Inspect:	Visual Observation:	Look at large exterior surface areas with paint, including fencing, patio/decks, siding and any other painted large surface on the outside of the building. Examine these areas for peeling or deteriorated paint.
	Action:	Measure the approximate length and width of the damage or deterioration. Measure the approximate length and width of the small surface area. Enter these numbers into your mobile device, which will determine the level of the deficiency.
	Visual Observation:	Look at small exterior surface areas with paint, including trim, windowsills, and soffits. Examine these areas for peeling or deteriorated paint.
	Action:	Measure the approximate length and width of the damage or deterioration. Measure the approximate length and width of the small surface area. Enter these numbers into your mobile device, which will determine the level of the deficiency.
	Please Note:	For the purpose of this inspection, the severity of the deficiency will be determined by the following criteria: Exterior components with large surface areas Level 1: Less than or equal to 20 square feet Level 2: More than 20 square feet Exterior components with small surface areas Level 1: Less than or equal to 10 percent of the total surface area of the component Level 2: More than 10 percent of the total surface area of the component

Record exterior paint is peeling or deteriorated
deficiency if:

Deficiency 2: Paint on interior is peeling or deteriorated

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of elevated blood lead levels, especially in children under 6 years old. Increases probability of damage to the brain, kidneys and nerves. Increases probability of behavioral problems and learning disabilities.
	Cost:	Repair incurs increased capital cost.
Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at large interior surface areas with paint, including walls, ceilings, floors and doors. Examine these areas for peeling or deteriorated paint.
	Action:	Measure the approximate length and width of the damage or deterioration. Measure the approximate length and width of the small surface area. Enter these numbers into your mobile device, which will determine the level of the deficiency.
	Visual Observation:	Look at small interior surface areas with paint, including trim, windowsills and baseboards. Examine these areas for peeling or deteriorated paint.
	Action:	Measure the approximate length and width of the damage or deterioration. Measure the approximate length and width of the small surface area. Enter these numbers into your mobile device, which will determine the level of the deficiency.
	Please Note:	For the purpose of this inspection, the severity of the deficiency will be determined by the following criteria: Interior components with large surface areas Level 1: Less than or equal to 2 square feet Level 2: More than 2 square feet Interior components with small surface areas Level 1: Less than or equal to 10 percent of the total surface area of the component Level 2: More than 10 percent of the total surface area of the component Paint is to be assessed per area (e.g. hallway, laundry room) and accumulatively within each unit.
Record deficiency if:	interior paint is peeling or deteriorated	
	Please Note:	All Level 2 deficiencies would require lead safe work practices (LSWP) by a certified renovation firm and require passing a clearance examination.

