

INSTRUCTIONS

All inspections must be conducted by a US Environmental Protection Agency (EPA) certified Lead Risk Assessor, local health department (LHD) or a LHD designated representative. The Lead Hazard Inspection Part A must be completed for *each rental property* and includes the exterior and common area inspection findings. For Part A areas, photos of deteriorated paint hazards and a floor plan that records the locations of deteriorated paint hazards must be collected and attached to the form. All deteriorated paint conditions shall be cited as lead-based paint hazards. The Lead Hazard Inspection Part B must be completed for *each interior rental unit*. If no deteriorated paint is found, dust wipe samples should be collected during the interior Lead Hazard Inspection.

LEAD HAZARD VISUAL ASSESSMENT

PROPERTY AND INSPECTOR INFORMATION			
EPA Lead Risk Assessor Name	Last Name	First Name	EPA Lead Risk Assessor Phone #:
EPA Lead Risk Assessor Email:			
EPA Lead Risk Assessor ID #:		Inspection Date:	
Property Owner Name	Last Name	First Name	Property Owner Phone #:
Primary Designated Agent Name	Last Name	First Name	Primary Designated Agent Phone #:
Rental Property Address:			
City		State	ZIP Code
Rental Property Tax ID:			
Dwelling Type:	Private Rental	Other	If other, please specify:
Number of Units in the Dwelling:	2 units	3 units	>3 units
Age of the Dwelling:	Pre-1930	1930-1959	1959-1980

INTERIOR COMMON AREA(S) LEAD HAZARD INSPECTION

INSTRUCTIONS

All interior common areas must be inspected and documented. Any peeling, cracking, blistering, flaking, chipping, or powdering paint shall be cited as a lead-based paint hazard. To record the location of hazards, walls should be classified as A, B, C, and D with 'A' being the wall facing the road. Working clockwise, the next wall is 'B', then 'C', then 'D'. A list of Structures (with Components) include but are not limited to: windows (windowsills, window sashes, window casings, parting beads, inner tracks), walls, ceiling, trim, doors (panels, jambs, casings, stops), baseboards, radiators, pipes, chair rails, stair components (treads, risers, stringers), crown molding, closet (walls, interior woodwork), built-in cabinetry, cabinets (doors, jambs, casings, shelves), etc. The Deterioration Issue/Additional Comments column should explain observations. Photos of deteriorated paint hazards and a floor plan that records the locations of deteriorated paint hazards must be collected and attached to the inspection form. Notate conditions that may impact the stability of lead remediation projects including but not limited to leaks, evidence of moisture, broken structures, deteriorated walls, doors, or windowsills.

Inspection Concluded on: _____

Field Inspector Name: _____

Lead Inspector/Risk Assessor Name: _____

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Common Area Room:				Lead Paint Analyzer used No hazards found in room	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

ADDITIONAL NOTES

Check here if No Visual Lead-Based Paint Hazards were found in any common areas.

DISCLAIMER AND SIGNATURE

I certify that to the best of my knowledge, the information noted in this Inspection Form is accurate and complete.

Inspector Signature: _____ **Date:** _____

EXTERIOR LEAD HAZARD INSPECTION

INSTRUCTIONS

All exterior surfaces and areas of bare soil must be visually inspected and documented. Any area of bare soil near the dwelling where a person is likely to spend time must be documented as a visual lead soil hazard. Soil samples are not required. Owners who contest that exposed soil is a lead hazard are responsible for obtaining soil samples taken by an EPA-certified Lead Risk Assessor. Any peeling, cracking, blistering, flaking, chipping, or powdering paint surrounding the dwelling shall be cited as a lead-based paint hazard. To record the location of hazards, walls should be classified as A, B, C, and D with 'A' being the area facing the road. Working clockwise, the next area is 'B', then 'C', then 'D'. A list of exterior Structures (with Components) include but are not limited to: porches (porch floors, ceilings, knee walls, headers, trim, columns, railings, spindles), windows including cellar windows (exterior sashes, outer tracks, wells, casings), stair components (treads, risers, stringers), doors (including thresholds, panels, stops, jambs, and casings), siding (corner boards, skirt boards), roof overhang (soffits and fascia), foundation, and outbuildings including garages and sheds, etc. Photos of deteriorated paint hazards and a floor plan that records the locations of deteriorated paint hazards must be collected and attached to the inspection form. Notate conditions that may impact the stability of lead remediation projects including but not limited to leaks, evidence of moisture, broken structures, deteriorated walls and features.

Inspection Concluded on: _____

Field Inspector Name: _____

Lead Inspector/Risk Assessor Name: _____

SOIL VISUAL INSPECTION

Snow cover present and ground could not be observed			No hazards found
Exterior Location	Additional Comments	Soil Samples Collected	Label on Floor Plan/Attach Photos
		Yes No	
		Yes No	
		Yes No	
		Yes No	
		Yes No	

ADDITIONAL NOTES

PRIMARY EXTERIOR LEAD HAZARD INSPECTION

Exterior Structure:				Lead Paint Analyzer used No hazards found	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Exterior Structure:				Lead Paint Analyzer used No hazards found	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Check here if No Visual Lead-Based Paint Hazards were found on exterior.

ADDITIONAL NOTES

ADDITIONAL EXTERIOR STRUCTURES*

Exterior Structure:				Lead Paint Analyzer used No hazards found	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

Exterior Structure:				Lead Paint Analyzer used No hazards found	
Wall/Location	Structure	Component	Friction Surface	Deterioration Issue/ Additional Comments	Label on Floor Plan/Attach Photos
			Yes No		
			Yes No		
			Yes No		
			Yes No		
			Yes No		

*Buildings and structures detached from primary dwelling including detached garages and sheds.

Check here if No Visual Lead-Based Paint Hazards were found on additional exterior structures.

ADDITIONAL NOTES

DISCLAIMER AND SIGNATURE

I certify that to the best of my knowledge, the information noted in this Inspection Form is accurate and complete.
Inspector Signature: _____ **Date:** _____