

# LEAD-BASED PAINT RISK ASSESSMENT REPORT

Insert Property Photo Here (Side A – Property Address Visible )

## PERFORMED AT:

Address

Cleveland, Ohio, Zip

Date of Construction: Year

Permanent Parcel #:

Total Number of Units:

Total Number of Units Tested:

## PROPERTY OWNER INFORMATION:

Owner's Name

Owner's Address

City, State, Zip

Phone:

E-Mail:

## OPTIONAL RESPONSIBLE PARTY: (i.e. Property Manager)

Name

Address

City, State, Zip

Phone:

E-Mail:

## INVESTIGATOR:

Name

License #

Address

City, State, Zip

Phone:

E-Mail:

Investigator Signature: \_\_\_\_\_

DATE OF ASSESSMENT:

DATE OF REPORT:

**DISCLOSURE STATEMENTS**

**SECTION 5302.30 OF THE OHIO REVISED CODE REQUIRES TRANSFERORS OF RESIDENTIAL REAL PROPERTY BY SALE, LAND INSTALLMENT CONTRACT, LEASE WITH OPTION TO PURCHASE, EXCHANGE, OR LEASE FOR A TERM OF NINETY-NINE YEARS AND RENEWABLE FOREVER, TO COMPLETE AND PROVIDE A COPY TO THE PROSPECTIVE TRANSFEREE OF THE APPLICABLE PROPERTY DISCLOSURE FORMS, DISCLOSING KNOWN HAZARDOUS CONDITIONS OF THE PROPERTY, INCLUDING LEAD-BASED PAINT HAZARDS.**

**FEDERAL LAW (24 CFR PART 35 AND 40 CFR PART 745) REQUIRES THE SELLERS OR LESSORS OF RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978, EXCEPT HOUSING FOR THE ELDERLY OR PERSONS WITH DISABILITIES (UNLESS ANY CHILD WHO IS LESS THAN SIX YEARS OLD RESIDES OR IS EXPECTED TO RESIDE IN SUCH HOUSING) OR ANY ZERO-BEDROOM DWELLING, TO DISCLOSE AND PROVIDE A COPY OF THIS REPORT TO NEW PURCHASERS OR LESSEES (TENANTS) BEFORE THEY BECOME OBLIGATED UNDER A LEASE OR SALES CONTRACT.**

**PROPERTY OWNERS AND SELLERS ARE ALSO REQUIRED TO DISTRIBUTE AN EDUCATIONAL PAMPHLET APPROVED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND INCLUDE STANDARD WARNING LANGUAGE IN LEASES OR SALES CONTRACTS TO ENSURE PARENTS HAVE THE INFORMATION THEY NEED TO PROTECT CHILDREN FROM LEAD-BASED PAINT HAZARDS.**

**THERE MAY BE UNIDENTIFIED LEAD PAINT OR LEAD PAINT HAZARDS IN THIS RESIDENCE, DUE TO THE LIMITED NATURE OF A LEAD CLEARANCE REPORT FOLLOWING LIMITED PAINT FILM STABILIZATION WORK. UN-SAMPLED SURFACE DUST MAY BE A LEAD HAZARD. SAMPLED OR UN-SAMPLED PAINT, SOIL, OR DUST WITH LESS THAN REGULATED AMOUNTS OR CONCENTRATIONS OF LEAD MAY CREATE LEAD HAZARDS IF CHEWED, SWALLOWED, INHALED, OR IF THE PAINT IS TURNED INTO DUST OR CHIPS BY ABRASION, SCRAPING, SANDING, OR OTHER DISTURBANCE.**

**Lead Risk Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**PLEASE NOTE: ALL ITEMS IN RED ARE INSTRUCTIONS AND/OR SUGGESTED TEXT. EDIT AS APPROPRIATE TO REFLECT INDIVIDUAL PROJECTS. DELETE ALL REMAINING COMMENTS IN RED, INCLUDING THIS NOTE, BEFORE SAVING. SUBMIT THE FINAL VERSION OF THIS CLEARANCE REPORT. ENSURE ALL TEXT IN RED IS EDITED AND CHANGED TO BLACK AND ALL PAGES AND ATTACHMENTS ARE LINED UP PROPERLY.**

## **TABLE OF CONTENTS**

**List all headings, appendices and attachments included in this report. Remove any item not included. Re-number (letter) listed items sequentially**

1. Disclosure Statements
2. Description and Purpose of Report
3. Disclaimer
4. Background Information
5. Physical Characteristics of the Property
6. Areas Not Accessible During the Assessment
7. Occupant Use Patterns
8. Building Maintenance and Renovations
9. Executive Summary
10. Identified Lead Paint Hazards
11. Summary of Existing Lead Based Paint and Lead Hazards Identified
12. Exterior Lead-Based Paint Hazards
13. Interior Lead-Based Paint Hazards
14. Other Hazards Identified
15. Excluded Components
16. Ongoing Monitoring
17. Disclosure Regulations
18. Conditions & Limitations
19. Site Information and Field Testing
  - a. Equipment Information **(If Applicable. Remove if an XRF Device is not used)**
  - b. XRF Calibration Checks **(If Applicable. Remove if an XRF Device is not used)**
  - c. XRF Lead-Based Paint Testing Results **(If Applicable. Remove if a Paint Inspection is not conducted)**
  - d. Interior Dust Sampling
  - e. Laboratory Information
  - f. Soil Sampling and Laboratory Information
20. Lead Hazard Control Options
21. Appendices
  - a. Appendix A – Occupants Questionnaire (Form 16.1)
  - b. Appendix B - XRF Sample Analytical Data **(If Applicable. Remove if a Paint Inspection is not conducted)**
  - c. Appendix C - XRF Performance Characteristic Sheets and XRF Training Certificate **(If Applicable. Remove if a Paint Inspection is not conducted)**
  - d. Appendix D – Dust Wipe Sample Analytical Data
  - e. Appendix E – Site and Floor Plans
  - f. Appendix F – Project Photographs
  - g. Appendix G - Lead Service Providers Licenses and Certifications
  - h. Appendix H – Building Condition Survey (Form 5.1)
  - i. Appendix I – Visual Assessment (Form 7729)
  - j. Appendix J – Glossary of Terms
  - k. Appendix K - Key Units of Measurement
  - l. Appendix L – Resources for Additional Information on Lead-Based Paint Hazards

## DESCRIPTION AND PURPOSE OF REPORT

**Edit as necessary to match your purpose and your findings.**

This report is the result of an investigation to identify lead hazards in a dwelling. The investigation focused on surface coatings that were either deteriorated, damaged, friction or impact surfaces, or surfaces with evidence of chewing. Lead Hazard Control Recommendations and detailed instructions describing the work required to address the hazards are located in Section 8.0 Lead Hazard Control Recommendations in this report. (Explain other sources that could contain lead. Example: Other potential sources of lead exposure such as toys, hobbies, work or job exposure, dishes, food, or water were found.)

An Assessment was conducted at [Address] on [Date of assessment]. The Assessment was conducted by [Inspectors Name], a licensed Lead Inspector and Risk Assessor ([license #]). The purpose of the Assessment was to identify the presence of lead hazards on surfaces inside and outside the residence and attached or unattached structures located within the same lot line as the residential unit.

[Owner's name or company] has hired [Name of assessor or company] to perform a lead –based paint inspection. The Assessment was conducted for this home to determine eligibility for the Lead Safe Certification program. Based upon details provided by the Owner and the [Assessor or company], to the knowledge of this Assessor, there has not been any previous LBP testing at this home.

## DISCLAIMER

**Edit as necessary to match your purpose and your findings.**

This report is composed of a visual survey and samples of the readily accessible areas of this building and tested components. The presence or absence of lead-based paint or lead-based paint hazards applies only to tested or assessed surfaces on the date of the field visit. Because conditions may change, ongoing monitoring by the property owner is necessary.

This document may be copied and distributed provided that all text is copied without modification and all pages are included. This document may not be distributed for profit.

Please review this report fully and call the risk assessor for an explanation of any aspect of this report that you do not fully understand.

## BACKGROUND INFORMATION

**Edit as necessary to match your project and your findings.**

Limitations of a Risk Assessment:

Risk assessments are only a snapshot on the date that testing was performed. Painted surfaces and other potential sources of lead can continue to deteriorate and produce lead hazards in the future.

There may be unidentified lead paint or lead dust hazards in a property due to the limited nature of a risk assessment. Unsampled surface dust may be a lead hazard.

Sampled or unsampled paint, soil and dust, including sampled areas with less than the regulated amounts or concentrations of lead, may create lead hazards if chewed, swallowed, inhaled or if the paint is turned into dust or chips by abrasion, scraping, sanding or other disturbance..

## PHYSICAL CHARACTERISTICS OF THE PROPERTY

**Edit as necessary to match your purpose and your findings.**

**Describe the physical characteristics of the dwelling.** (Example: The property is a two-story upper/lower duplex rental home built in 1920 with an unfinished basement. A garage is located behind the dwelling.)

**Describe the neighboring properties.** (Example: The property is bordered on the north, west, and south by residential dwellings and with a commercial building to the east.)

**Describe occupancy.** (Example: The unit was occupied at the time of the assessment including two children under the age of six.)

**Describe the areas that were tested and if any testing had been done before.** (Example: Only the upper unit was assessed. The main stairwell to the unit and the surrounding yard and garage were included. No previous lead-based paint inspections or risk assessments of this property were known to exist at the time of this assessment.)

## AREAS NOT ACCESSIBLE DURING THE ASSESSMENT

**Describe any areas that were not accessible during the assessment.** (Example: The master bedroom in the upper unit was not assessed at the time. Lead hazards may be present in that area. Children under the age of six should not enter this area until it has been assessed by a certified risk assessor or hazard investigator.)

## OCCUPANT USE PATTERNS

Refer to Appendix A. The assessor completed HUD Questionnaire 16.1 with the occupants to help determine use patterns, cleaning habits, play areas, hobbies involving any form of lead, or other potential sources of lead that could be brought into the dwelling, or expose a young child to sources of lead outside the dwelling.

## BUILDING MAINTENANCE AND RENOVATIONS

**Describe the maintenance history of the house and any garages or other outbuildings.** Also describe any past or planned remodeling or renovation work. Indicate if there has not been regular maintenance or there has not been any renovation or remodeling work done or planned.

## EXECUTIVE SUMMARY

**Edit as necessary to match your purpose and your findings.**

Pursuant to sections 3742.35 and 3742.36 of the Ohio Revised Code, on **Date**, a lead inspection and lead risk assessment was conducted at **Property Address**. As a result of the lead based paint inspection and lead hazard risk assessment (to be referred to as "Assessment") conducted on [Date of assessment], it was found that lead based paint and lead based paint hazards were present on the subject property as of the date of the Assessment. The assessment consisted of the following activities:

- Completion of a questionnaire to determine possible sources of lead;
  - Visual inspection of paint condition;
  - Use of a portable X-ray fluorescence (XRF) analyzer to test for lead in paint; and
  - Collection of environmental lead samples.
- Following is a report of the information collected during this Assessment.

## IDENTIFIED LEAD PAINT HAZARDS

**Edit as necessary to match your purpose and your findings.**

The building exterior and its paint was in fair condition with the exception of the original windows and various doors components. during the Assessment, the XRF results from the paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the **Environmental**

Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. The XRF results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exist in the following locations:

**SUMMARY OF EXISTING LEAD BASED PAINT AND LEAD HAZARDS IDENTIFIED**

**Edit as necessary to match your purpose and your findings.**

The following areas are coated with Lead-Based Paint (LBP) that is *deteriorated* and currently present existing lead-based paint hazards. All component substrates are primarily wood unless otherwise noted in sample collection notes. Long-term and Temporary control options are provided for each paint hazard identified.

**EXTERIOR LEAD-BASED PAINT HAZARDS**

**Edit as necessary to match your purpose and your findings.**

LEAD HAZARD (SIDE/COMPONENT)	LONG-TERM CONTROL OPTION(S)	TEMPORARY CONTROL OPTION(S)
Exterior Window Casings Sides A, B, C, D	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Door Casing Side A	Removal/Replacement	Paint Stabilization
Front Porch Railings sides A, B, D	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Front Porch Floor Side A	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control
Front Porch Balusters Sides A, B, D	Removal/Replacement; Enclosure; Encapsulation	Paint Stabilization
Front Porch Lattice Sides A, B, D	Removal/Replacement; Enclosure; Encapsulation	Paint Stabilization
Front Porch Skirt Boards Sides A, B, D	Removal/Replacement; Enclosure; Encapsulation	Paint Stabilization
Garage Door Side A	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control
Appurtenant Buildings (Garages, Sheds etc.)	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control

**INTERIOR LEAD-BASED PAINT HAZARDS**

**Edit as necessary to match your purpose and your findings.**

LEAD HAZARD (WALL/COMPONENT)	LONG-TERM CONTROL OPTION(S)	TEMPORARY CONTROL OPTION(S)
<b>Living Room</b>		
Door Jamb Wall A	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Door Threshold Wall A	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
<b>Dining Room</b>		

LEAD HAZARD (WALL/COMPONENT)	LONG-TERM CONTROL OPTION(S)	TEMPORARY CONTROL OPTION(S)
Window Jamb Wall C	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
<b>Kitchen</b>		
Window Jamb Wall D	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Door Jamb Wall C	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Door Threshold Wall C	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
<b>Enclosed Rear Porch</b>		
Door Jamb Wall C	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
Door Threshold Wall C	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
<b>Stairway 1</b>		
Window Jamb Wall D	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.
<b>Bedroom 1</b>		
Window Sill Wall A	Removal/Replacement; Enclosure; Encapsulation	Paint Stabilization
Window Jamb Wall A	Removal/Replacement; Enclosure; Encapsulation	Friction Impact Surface No Temporary control.

## OTHER HAZARDS IDENTIFIED

### Edit as necessary to match your purpose and your findings.

Hazard control options for the components identified as containing lead-based paint and that represent current lead-based paint hazards are included. In an effort to aid in the interpretation of the listed findings a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included at the end of this report. A listing of environmental sampling locations and their associated lead contamination levels can be found in the sections addressing the analytical laboratory results for paint, dust, soil, paint chip and water.

## EXCLUDED COMPONENTS

The following table lists those components and areas which the lead risk assessor was not able to test and the reason for which it was not tested. It is recommended for the safety of the occupants of this unit that components and areas listed as inaccessible be tested so as to determine the presence of lead based paint as soon as possible. Components listed as inaccessible are not eligible to be defined as presenting Lead Based Paint Hazards due to the inability to complete inspection-required testing by the Risk Assessor. It is highly recommended that any future disturbance of these component surface coatings be treated with caution and safety measures taken. Lead Safe Work Practices are always recommended.

## EXCLUDED COMPONENTS LIST

### Edit as necessary to match your purpose and your findings.

ROOM EQUIVALENT	COMPONENT	POSITION (SIDE/WALL)	REASON NOT TESTED
Basement	All	All	INA

ROOM EQUIVALENT	COMPONENT	POSITION (SIDE/WALL)	REASON NOT TESTED
Kitchen	Floor	Floor	ENCL
Bathroom	Floor	Floor	ENCL
Exterior	Siding	Sides A, B,C,D	ENCL
Whole House	Ceilings	All	INA

**KEY:**

UNC – UNCOATED

INA – INACCESSIBLE

ENCL – ENCLOSED

NEW – POST-1978 COMPONENT

**ONGOING MONITORING**

**Edit as necessary to match your purpose and your findings.**

On-going monitoring will be necessary in this property since lead based paint (LBP) is present. When LBP is present, the potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the property owner, which should be conducted at least once a year, when the property owner or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all paint with known LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known or suspected LBP.

Visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;

A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;

Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first reevaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.



Please refer to your jurisdiction development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.

## **DISCLOSURE REGULATIONS**

**Edit as necessary to match your purpose and your findings.**

A copy of this complete report must be made available to new lessees (tenants) and must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled “*Protect Your Family From Lead in Your Home*” and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

## **CONDITIONS & LIMITATIONS**

**Edit as necessary to match your purpose and your findings.**

Staff of [Name of Assessor or company] has performed the tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. [Name of Assessor or company] cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. [Name of Assessor or company] cannot and will not warrant that the Assessment will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of property owner of the property subject to this assessment to know and abide by all applicable laws, regulations, and standards, including EPA’s Renovation, Repair and Painting regulation. The results reported and conclusions reached by [Name of inspector or company] are solely for the benefit of the owner.

The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. [Name of inspector or company] assumes no obligation to advise the owner of any changes in any real or potential lead hazards at this residence and on attached and unattached structures located within the same lot line as the residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the owner with the contract for services.

## **SITE INFORMATION AND FIELD TESTING**

**Edit as necessary to match your purpose and your findings.**

Paint Sampling and Testing

LBP testing, conforming with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and the OHHLHC Lead Based Paint Hazard Control Program guidelines, was completed at this residence. No paint chip samples were taken. On [Date of assessment], [# of XRF tests] tests (assays) were taken on surfaces inside and outside of the residence and on attached and unattached structures located within the same lot line of the residence using an x-ray fluorescence analyzer. Lead concentrations that meet or exceed the HUD published levels identified as being potentially dangerous (e.g., greater than or equal to 1.0 milligrams per centimeter square [ $\geq 1.0 \text{ mg/cm}^2$ ]) were encountered.

Some of the remaining test locations exhibited lead levels below the EPA/HUD limits, but in great enough quantities to be detectable by our XRF analyzer. These components will have a NEGATIVE notation in the XRF report results but may read **>0 mg/cm<sup>2</sup>**. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning.

Should these LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. Lead Safe Work Practices are always recommended.

**EQUIPMENT INFORMATION (If Applicable. Remove If an XRF Device is not used to Conduct a Paint Inspection). Edit as necessary to match your purpose and your findings.**

**XRF Manufacturer:** [Make]  
**Model:** [Model Number]  
**Serial Number:** [Number]  
**Mode of Operation:** [Mode]  
**Date of Radioactive Source:** [Source Date]

**XRF CALIBRATION CHECKS (If Applicable. Remove If an XRF Device is not used to Conduct a Paint Inspection). Edit as necessary to match your purpose and your findings.**

READING	MODE OF OPERATION	STANDARD USED	RESULT (mg/cm <sup>2</sup> )
536	K&L	NIST Lead Paint Film Standard, SRM 2579 Blank, <0.0001 mg/cm <sup>2</sup> OR NIST Lead Paint Film Standard, SRM 2579 Level III, 1.02 mg/cm <sup>2</sup>	1.1
537	K&L	NIST Lead Paint Film Standard, SRM 2579 Blank, <0.0001 mg/cm <sup>2</sup> OR NIST Lead Paint Film Standard, SRM 2579 Level III, 1.02 mg/cm <sup>2</sup>	1.1
538	K&L	NIST Lead Paint Film Standard, SRM 2579 Blank, <0.0001 mg/cm <sup>2</sup> OR NIST Lead Paint Film Standard, SRM 2579 Level III, 1.02 mg/cm <sup>2</sup>	1.0
636	K&L	NIST Lead Paint Film Standard, SRM 2579 Blank, <0.0001 mg/cm <sup>2</sup> OR NIST Lead Paint Film Standard, SRM 2579 Level III, 1.02 mg/cm <sup>2</sup>	.3

**XRF LEAD-BASED PAINT TESTING RESULTS (If Applicable. Remove If an XRF Device is not used to Conduct a Paint Inspection). Edit as necessary to match your purpose and your findings. Full XRF results can be found in [Appendix Error! Reference source not found.] – XRF Sample Analytical Data.**

**INTERIOR DUST SAMPLING**

**Edit as necessary to match your purpose and your findings.**

Dust samples must be collected from a windowsill and floor area in all rooms of the housing unit . A sample at the principle entryway must also be collected. A minimum of nine (9) samples should be collected. A total of ten (10) dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the interior windowsills and floors. These samples were collected from areas most likely to be lead contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. In accordance with this standard, a field blank was also collected (sample 11).

EPA, HUD and State of Ohio regulations define the following as hazardous levels for lead dust in residences:

Floors –  $\geq 10 \mu\text{g}/\text{ft}^2$  (micrograms per square foot);

Interior Windowsills –  $\geq 100 \mu\text{g}/\text{ft}^2$  (micrograms per square foot);

Interior Window Troughs (Wells) –  $\geq 100 \mu\text{g}/\text{ft}^2$  (micrograms per square foot);

Please refer to Appendix C – Dust Wipe Analytical Data for the laboratory reports. As indicated below, a hazardous level of lead dust, as defined by EPA and HUD, was detected in **[# of positive results] sample(s)**.

SAMPLE	LOCATION	COMPONENT	SAMPLE AREA (FT <sup>2</sup> )	RESULTS (μG/FT <sup>2</sup> )	CONTROL OPTION(S)
1	Living Room	Windowsill	.25	2154.48	Environmental clean
2	Living Room	Floor	1.00	6.67	None
3	Dining Room	Windowsill	.25	38.18	None
4	Dining Room	Floor	1.00	<5.00	None
5	Kitchen	Windowsill	.25	455.08	Environmental Clean
6	Kitchen	Floor	1.00	<5.00	None
7	Bedroom 1	Windowsill	.25	146.70	None
8	Bedroom 1	Floor	1.00	<5.00	None
9	Bathroom	Windowsill	.25	17.14	None
10	Bathroom	Floor	1.00	<5.00	None
11	Hall	Floor	1.00	<5.00	None

### LABORATORY INFORMATION

Edit as necessary to match your purpose and your findings.

<p><b>LABORATORY</b>                  Accurate Analytical Testing LLC                  30105 Beverly Road                  Romulus, MI 48174</p> <p><b>DUST WIPE MEDIUM USED</b>                  EPA Method 7082                  Lead Wipe Lynx Products, ASTM # E1792</p> <p><b>NATIONAL LEAD LABORATORY ACCREDITATION PROGRAM SERIAL NUMBER</b>                  ##100986, #310042, #389898</p>
---

### SOIL SAMPLING AND LABORATORY INFORMATION

Edit as necessary to match your purpose and your findings.

No soil samples were collected at this residence in accordance with the requirements of ASTM Standard E-1727, Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques.

The samples were collected from bare soil areas only. See the following table for a summary of the soil sampling results. Please refer to [Appendix] – Soil Sample Analytical Data for the detailed analytical reports. Testing data in **bold** indicates soil lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on December 1, 2021.

Sample	Location	Play area? (Y or N)	Results (ppm)	Control option(s)
None collected				

**LABORATORY INFORMATION (SOIL)**

Edit as necessary to match your purpose and your findings.

<p><b>LABORATORY</b>          Accurate Analytical Testing LLC          30105 Beverly Road          Romulus, MI 48174</p> <p><b>SOIL ANALYSIS PROTOCOL</b>          EPA Method SW-846</p> <p><b>NATIONAL LEAD LABORATORY ACCREDITATION PROGRAM SERIAL NUMBER</b>          ##100986</p>
---

**LEAD HAZARD CONTROL OPTIONS**

Edit as necessary to match your purpose and your findings.

Lead abatement, interim controls, lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead hazard control would enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before. Properly trained and certified persons, as well as properly licensed firms (as mandated) should accomplish all abatement/interim control activities conducted at this residence.

Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazards in Housing* published by HUD, the Environmental Protection Agency (EPA) lead-based paint regulations, and the Occupational Safety and Health Administration (OSHA) regulations found in its Lead in Construction Industry Standard. Further recommendations for temporary or long-term control have been provided in each section above.

**Interim controls** - As defined by HUD, means a set of measures designed to temporarily reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate stabilization, paint and varnish stabilization, and tilling and placement of appropriate ground cover over bare soil areas.

**Abatement** - as defined by HUD, means any set of measures designed to permanently eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of lead based paint components; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; and the removal or permanent covering (concrete or asphalt) of soil-lead hazards.

**APPENDIX A – OCCUPANTS QUESTIONNAIRE (FORM 16.1)**

**Attach a completed HUD Questionnaire form 16.1.**

**APPENDIX B - XRF SAMPLE ANALYTICAL DATA (If Applicable. Remove If an XRF Device is not used to Conduct a Paint Inspection). Attach raw data from XRF Instrument used. Any edited, handwritten or redacted data will not be accepted.**

**APPENDIX C - XRF PERFORMANCE CHARACTERISTIC SHEETS AND XRF TRAINING CERTIFICATE (If Applicable. Remove If an XRF Device is not used to Conduct a Paint Inspection). Attach XRF Instrument manufacturer PCS.**

**APPENDIX D – DUST WIPE SAMPLE ANALYTICAL DATA**

**Include all laboratory documents to include chain of custody forms. Any edited, handwritten or redacted data on laboratory analysis reports will not be accepted.**



**APPENDIX E – SITE AND FLOOR PLANS**

**Attach unit(s) Floor Plans. Identify components and dust sampling locations**

**APPENDIX F – PROJECT PHOTGRAPHS**

**Attach photographs detailing lead hazards identified, exterior property and appurtenant structures, typical interior finishes and components for each unit.**

**APPENDIX G - LEAD SERVICE PROVIDERS LICENCES AND CERTIFICATIONS**

**Attach copies of Licenses and Certifications for all persons conducting the risk assessment and testing.**

**APPENDIX H – BUILDING CONDITION SURVEY (FORM 5.1)**

**Attach Form 5.1 completed fully**

**APPENDIX I – VISUAL ASSESSMENT (FORM 7729)**

Attach ODH Lead Hazard Visual Assessment Form 7729. All Rooms Visually Inspected in Each Unit Must Be Listed to include exterior property and any appurtenant structures.

## APPENDIX J – GLOSSARY OF TERMS

### **Abatement:**

A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead contaminated dust, and removal of lead contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, monitoring. (For full EPA definition, see 40 CFR 745.223).

### **Bare soil:**

Soil not covered with grass, sod, some other similar vegetation, or paving, including the sand in sandboxes.

### **Chewable surface:**

An interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an “accessible surface” as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

### **Deteriorated paint:**

Any paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligatoring, cracking, or otherwise becoming separated from the substrate.

### **Drip line/foundation area:**

The area within 3 feet out from the building wall and surrounding the perimeter of a building.

**Dust-lead hazard:** Surface dust in residences that contains an area or mass concentration of lead equal to or in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for dust-lead hazards, which are based on wipe samples, are published at 40 CFR 745.65(b); as of the publication of this edition of these *Guidelines*, these are 40 µg/ft<sup>2</sup> on floors and 250 µg/ft<sup>2</sup> on interior windowsills. Also called lead-contaminated dust.

### **Friction surface:**

Any interior or exterior surface, such as a window or stair tread, subject to abrasion or friction.

### **Garden area:**

An area where plants are cultivated for human consumption or for decorative purposes.

### **Impact surface:**

An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact.

### **Interim controls:**

A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include, but are not limited to, specialized cleaning, repairs, maintenance, painting, temporary containment, and the establishment and operation of management and resident education programs. Monitoring, conducted by owners, and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land use controls. Interim controls that disturb painted surfaces are renovation activities under EPA’s Renovation, Repair and Painting Rule.

### **Lead-based paint:**

Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm<sup>2</sup> as measured by XRF or laboratory analysis, or 0.5 percent by weight (5000 mg/g, 5000 ppm, or 5000 mg/kg) as measured by laboratory analysis. (Local definitions may vary.)

**Lead-based paint hazard:**

A condition in which exposure to lead from lead contaminated dust, lead contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, **paint-lead hazards**, **dust-lead hazards**, and **soil-lead hazards**.

**Paint-lead hazard:**

Lead-based paint on a friction surface that is subject to abrasion and where a dust-lead hazard is present on the nearest horizontal surface underneath the friction surface (e.g., the window sill, or floor); damaged or otherwise deteriorated lead-based paint on an impact surface that is caused by impact from a related building component; a chewable lead-based painted surface on which there is evidence of teeth marks; or any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.

**Play area:**

An area of frequent soil contact by children of under age 6 as indicated by, but not limited to, such factors including the following: the presence of outdoor play equipment (e.g., sandboxes, swing sets, and sliding boards), toys, or other children's possessions, observations of play patterns, or information provided by parents, residents, care givers, or property owners.

**Soil-lead hazard:**

Bare soil on residential property that contains lead in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for soil-lead hazards, published at 40 CFR 745.65(c), as of the publication of this edition of these *Guidelines*, is 400 µg/g in play areas and 1,200 µg/g in the rest of the yard. Also called lead-contaminated soil.

## APPENDIX K - KEY UNITS OF MEASUREMENT

### **Gram (g or gm):**

A unit of mass in the metric system. A nickel weighs about 1 gram, as does a cube of water 1 centimeter on each side. A gram is equal to about 35/1000 (thirty-five thousandths of an ounce). Another way to think of this is that about 28.4 grams equal 1 ounce.

### **µg (microgram):**

A microgram is 1/1000<sup>th</sup> of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into two million pieces. A microgram is one of those two million pieces.

### **µg/dL (microgram per deciliter):**

used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

### **µg/ft<sup>2</sup> (micrograms per square feet):**

The unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in µg/ft<sup>2</sup>.

### **mg/cm<sup>2</sup> (milligrams per square centimeter):**

Used to report levels of lead in paint thru XRF testing.

### **ppm (parts per million):**

Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: µg/g, mg/kg or mg/l.

### **ppb (parts per billion):**

Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: µg/L (micrograms per liter).

## EPA/HUD LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD STANDARDS

### **Lead-Based Paint** (may be determined in either of two ways)

Surface concentration (mass of lead per area) 1.0 µg/cm<sup>2</sup>

Bulk concentration (mass of lead per volume) 0.5%, 5000 µg/g, or 5000 ppm

### **Dust-thresholds for Lead-Contamination**

Floors - 10 µg/ft<sup>2</sup>

Interior Window Sills - 100 µg/ft<sup>2</sup>

Window Wells (Troughs) (Clearance Examination Only) - 100 µg/ft<sup>2</sup>

### **Soil-thresholds for Lead Contamination**

Play areas used by children under age 6 400 µg/g, or 400 ppm

Other areas 1200 µg/g, or 1200 ppm



## APPENDIX L – RESOURCES FOR ADDITIONAL INFORMATION ON LEAD-BASED PAINT HAZARDS

National Lead information Center & Clearinghouse:

1-800-424 LEAD

[www.epa.gov/lead/pubs/nlic.htm](http://www.epa.gov/lead/pubs/nlic.htm)

Centers for Disease Control and Prevention Lead Program:

[www.cdc.gov/lead](http://www.cdc.gov/lead)

Toll-free CDC Contact Center: 800-CDC-INFO; TTY 888-232-6348

Consumer Product Safety Commission

[www.cpsc.gov](http://www.cpsc.gov)

Toll-free consumer hotline: 1-800-638-2772; TTY 301-595-7054

Environmental Protection Agency Lead Program:

[www.epa.gov/lead](http://www.epa.gov/lead)

202-566-0500

HUD Office of Healthy Homes and Lead Hazard Control:

[www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)

202-402-7698

**Any state** Department of Health and Environment, Lead Poisoning Prevention Program

[depthhealth.state.an/lead/](http://depthhealth.state.an/lead/)

Hearing- or speech-challenged individuals may access the federal agency numbers above through TTY by calling the toll-free Federal Relay Service at 800-877-8339; see also <http://www.federalrelay.us/tty>.