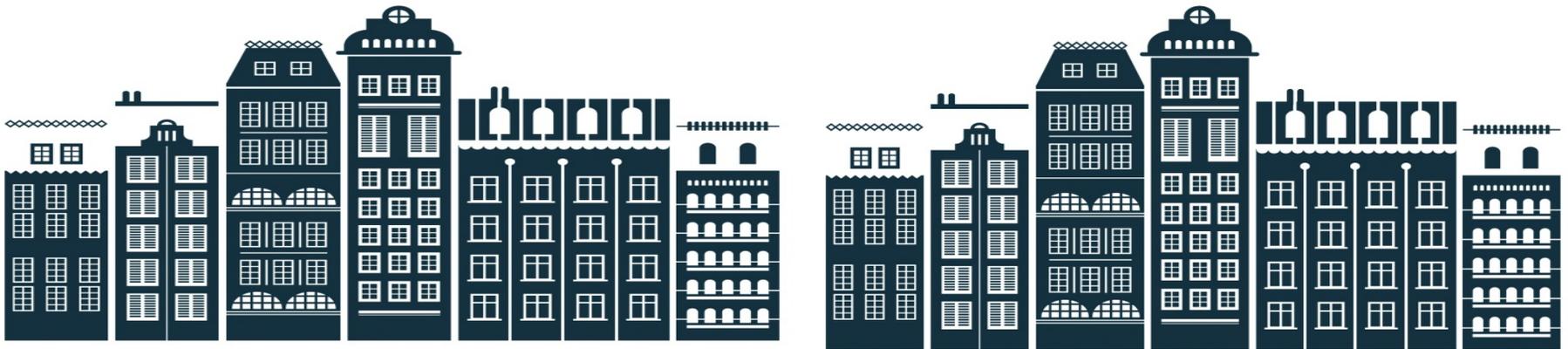


U.S. Department of Housing and Urban Development (HUD)  
Office of Lead Hazard Control and Healthy Homes (OLHCHH)

*Basics of Lead Inspections and Risk Assessments  
For  
LBPHC and LHRD Grants*



# **A FULL Lead Inspection AND Risk Assessment are required for:**



**Grant Programs provided by OLHCHH**

**LEAD BASED PAINT HAZARD CONTROL**

**LEAD HAZARD REDUCTION  
DEMONSTRATION**

# **A FULL Lead Inspection AND Risk Assessment are required for:**



## **ALL LHC and LHRD grants require full inspections and assessments for:**

- Every owner occupied single family residence
- Every rental occupied single family residence
- Every vacant/rental single family residence
- Every multifamily dwelling of 4 or less attached/detached residential units
- Every multifamily dwelling of 5 or more must use the sampling method for FULL assessments as stated in Chapter 5 of HUD Guidelines, page 5-64

# Why are OLHCHH Grant requirements for LI/RA different from other HUD programs?

The intent and policy of the OLHCHH program is to remove lead based paint hazards

OLHCHH requires a **Full LI/RA**

*NO Partial, Screens, EBL, OR LI only/RA only*

**NO presumption of lead is allowed**

# Requirements of Policy Guidance 2013-01



You must conduct a complete and full lead-paint inspection and risk assessment for each unit assisted with lead grant funds. Partial or limited lead-based paint inspections and risk assessments are not acceptable for OLHCHH grant programs and will not be reimbursed by HUD.

# Requirements of Policy Guidance 2013-01



Composite sampling for the risk assessment and clearance of lead hazards is not authorized under OLHCHH grant programs.

# Requirements of Policy Guidance 2013-01



The OLHCHH recognizes that windows are costly and therefore require clear justification when being replaced.

Testing of only a single window (or even a few windows) as representing a testing combination for the entire property (interior and exterior) is not allowable, even if all the windows are of identical construction and painting history. (This practice does not comply with the HUD Guidelines' instructions in Chapter 7 for performing inspections.)

# Requirements of Policy Guidance 2013-01



If the LI/RA requires that more than five (5) windows be replaced in a property with the cost charged to OLHCHH grant funds, you must document each window being replaced with either

- a XRF readings from each window, or
- b a clear, high resolution photo of each window, (labeled and location identified) and must include these in the risk assessment report.

# Requirements of Policy Guidance 2013-01



Windows replaced with lead grant funds must contain lead-based paint hazards, not merely lead-based paint. This distinction is critical and must be clearly outlined in the LI/RA.

# Requirements of Policy Guidance 2013-01



Lead present in items other than coatings, such as unpainted ceramic tile and porcelain bathtubs, is not lead-based paint; therefore, removing or treating such items is outside the scope of the authorizing statute for the lead hazard control grants program, and is not eligible for reimbursement to the OLVCHH grant as a lead hazard control activity

# Basics of Paint Inspections and Risk Assessments



Only 2 acceptable responses for paint condition

INTACT

DETERIORATED

# Basics of Paint Inspections and Risk Assessments



Dust Samples

# Basics of Paint Inspections and Risk Assessments



“These Guidelines recommend that risk assessors select a minimum of four rooms for dust sampling (except, of course, when the dwelling unit has less than four rooms).”

Page 5-38 of the HUD Guidelines.

# Basics of Paint Inspections and Risk Assessments



“Dust samples must be collected ‘in all living areas where’ young children “are most likely to come into contact with dust” (40 CFR 745.227(d)(5))

Sample the sill and floor from each of such rooms

Must be a representative Sample per the Risk Assessor’s judgment

# Basics of Paint Inspections and Risk Assessments



Download Test Results from the XRF

# Basics of Paint Inspections and Risk Assessments

