



## LEAD INSPECTION RISK ASSESSMENT REPORT

<b>Date of Risk Assessment</b>	
<b>Lead Inspector/Risk Assessor</b>	Name: Company: Street: City/State/Zip: Phone: License # _____ Exp Date ____ / ____ / ____
<b>Property address tested</b>	Resident Name: Street: Apt # City/State/Zip: Phone: Date of Construction:
<b>Owner Information (if different than above)</b>	Name: Street: Apt # City/State/Zip: Phone:
<b>Name of Testing Lab</b>	
<b>NLLAP Number</b>	
<b>Lab address</b>	Street: City/State/Zip: Phone:
<b>XRF</b>	Manufacturer: Model # Serial #
<b>Report submitted to I-LEAD</b>	Date: ____ / ____ / ____
<b>Additional Information to attach to this report</b>	Site sketches (exterior and each floor) Room Equivalent sketches (lead inspection only ) XRF Performance Characteristics Sheet XRF and Dust laboratory analysis printouts Property Photos I-LEAD Certificate

This report prepared and submitted by:

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**NOTE** – copies of this report must be provided to the resident and/or owner of the property

Dear

The purpose of a lead inspection/risk assessment is to determine the existence of lead-based paint and lead based paint hazards at the subject property and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead. This report can help owners develop a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

As part of the assessment, a visual survey of the property and structure was conducted, dust wipe sampling was performed on interior surfaces, soil samples were collected, and paint testing using an x-ray fluorescence (XRF) analyzer was performed.

The following report details the results of the investigation. The Executive Summary details any lead paint hazards, soil hazards or dust wipe hazards found during this investigation. Please consult the appendix for additional information on how to interpret XRF results, definition of terms, measurement standards, site and floor plan, etc.

### **Executive Summary**

The purpose of the Executive Summary is to summarize if and where lead hazards were found at this property. Based on this Lead Inspection/Risk Assessment:

No Lead-based paint, soil, or dust hazards, as defined by the relevant, EPA, HUD, or State, standards were found

Lead-based paint, soil, or dust hazards were found in the locations indicated below

Lead based paint locations were found intact and are listed in the XRF results

Lead based paint is presumed in the areas listed in this report

For each identified paint, soil or dust hazard a recommended control option is provided. The two types of control options are:

- **Abatement-** A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint
- **Interim controls-** A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards

LBP testing, conforming to 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.

### **Disclosure Regulations**

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

Staff of \_\_\_\_\_ have performed the tasks listed above requested by the Client 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. \_\_\_\_\_ 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. \_\_\_\_\_ cannot and will not warrant that the Assessment that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client 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 \_\_\_\_\_ are solely for the benefit of the client. 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. \_\_\_\_\_ assumes no obligation to advise the client of any changes in any real or potential lead hazards at this 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 client with the contract for services.

Please refer to the EPA "[Protect Your Family from Lead in Your Home](#)" pamphlet for guidance if you home has been identified having lead based paint.

Sincerely,

### Existing Lead-based paint hazards and Available Control Options

The following list describes existing lead-based paint hazards or areas to be disturbed during rehabilitation and presumed to be lead based paint. Each hazard provides appropriate options for corrective actions known as *abatement* and *interim control*. Please note these hazards may become more severe over time and additional hazards may be created with changing conditions at this property.

## Lead Based Paint Hazards

[illegible]

## Soil Lead Hazards

The following table identifies all soil samples collected and identifies those samples that represent soil hazards. Control options are provided for each identified soil hazard. Soil samples were collected at this residence in accordance with the requirements of ASTM Standard E-1727. Samples were collected from bare soil areas only.

Type of Area Sampled	Sample #	Location of Samples	Approximate Size of Bare Soil Area	Laboratory Result (ppm)
Bare soil in play Areas				
Bare soil in non-play areas (dripline/Foundation area)				
Bare soil in non-play areas in the rest of the yard				

\* A soil-lead hazard for play areas frequented by children under six years of age is bare soil with lead equal to or exceeding 400 ppm

\* For the rest of the yard, a soil-lead hazard is bare soil that totals more than 9 square feet per property with lead equal to or exceeding an average of 1,200 ppm

\* Soil abatement (as opposed to interim controls) is required when samples exceed 5,000 ppm

## Interior Dust Sampling

The following table identifies all dust samples taken and identifies those samples that represent dust lead hazards. Control options are provided for each identified dust hazard. 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. Testing data identified as a *hazard* indicates dust lead levels at or above the EPA and HUD allowable levels.

[illegible]

\* Reporting limits: Interior floors 40 µg/ft²; Window Sills 250 µg/ft²; Window Troughs 400 µg/ft²;

\* *Dust samples are required*

## Field Paint Chip Sampling

Sample Number	Location	Room Equivalent	Building Component	Size of Sample (cm x cm)*	Lead (mg/cm <sup>2</sup> )	Lead (µg/g)	Notes
Federal standard:					1.0	5,000	

\*Samples submitted to the laboratory for analysis must include the area in square centimeters for the result to be reported as mg/cm<sup>2</sup>. Total number of samples on this page: \_\_\_\_\_

Date of sample collection: \_\_\_\_/\_\_\_\_/\_\_\_\_ Date shipped to lab: \_\_\_\_/\_\_\_\_/\_\_\_\_

**XRF Readings (Positive) if used**

This table identifies all of the painted surfaces that tested positive for lead-based paint. The paint condition at the time of testing was determined to be either “intact” or “deteriorated”. All deteriorated lead based paint conditions should be corrected.

[illegible]

*\*Must attach all XRF readings*



The purpose of the visual assessment element of the risk assessment is to locate potential lead-based paint hazards, both exterior and interior. Within a dwelling unit, the visual assessment should be conducted in all rooms. In multi-family buildings, the visual assessment should include examination of common areas adjacent to sampled dwelling units (and other common areas in which one or more children under age 6 are likely to come in contact with dust).

The risk assessor should also examine exterior painted surfaces, including fences and outbuildings that are part of the residential property (such as garages, fences and storage sheds) as well as buildings with living spaces. Also, the risk assessor should examine the grounds to identify bare soil. The result should be a complete inventory of the location and approximate size of each lead based paint hazard.

## Visual Assessment Survey

[illegible]

**Please Note:** EPA and HUD have provided a specific definition for the term “deteriorated paint.” Deteriorated paint is defined as “any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.” This definition is most typically associated with surface conditions only. Usage of this term in describing conditions other than those associated with surface coatings are not known to be defined by EPA or HUD.

### Project limitations, difficulties and excluded components

A lead inspection requires testing of every unique painted surface. However, some surfaces could not be tested because of limitations such as inaccessible areas, windows not operable, clutter, unsafe building conditions, etc. All untested components should be assumed to contain lead-based paint. Lead safe work practices should always be used if those surfaces are disturbed. The following table lists those components and areas which the inspector was not able to test and the reason for which it was not tested.

[illegible]

\* Key: UNC- uncoated; INA- inaccessible; ENCL- enclosed

## **Definitions**

**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, alligating, cracking, or otherwise becoming separated from the substrate.

**Dripline/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.

## **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 1 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 2 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).

## Resources for additional information on lead-based paint and 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*

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

### **Indiana State Department of Health- Lead and Healthy Homes Division**

<https://www.in.gov/isdh/26550.htm>

### **Indiana Housing and Community Development Authority- Lead Protection Program**

<https://www.in.gov/myihcda/2675.htm>

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>.