

TITLE: POTENTIAL LEAD-BASED PAINT HAZARDS — VISUAL ASSESSMENT
VERSION: V3.0
DATE PUBLISHED: 08/11/23

DEFINITION: Lead-based paint (LBP) is paint or other surface coatings that contain lead equal to or exceeding federal regulatory levels, currently 1.0 milligram per square centimeter or 0.5 percent by weight. Deteriorated paint or surface coatings found in homes built before 1978 are LBP hazards if the paint is LBP. Visual Assessment is surface by surface determination of paint condition.

PURPOSE: Lead was added to paint to accelerate drying, increase durability, maintain a fresh appearance, and resist moisture that causes corrosion.

COMMON COMPONENTS: Surfaces include Walls, Ceilings, Trim, Doors, Windows, Floors

LOCATION: Unit Anywhere paint is present
 Inside Anywhere paint is present
 Outside Anywhere paint is present

MORE INFORMATION:

- Unit corresponds to “Interior,” Inside corresponds to “Common Areas,” and Outside corresponds to “Exterior” in the Lead Safe Housing Rule ([24 CFR Part 35](#), Subparts B–R).
- Target properties are determined based on the property profile.
- Property Profile — Public Housing and Multifamily Housing: Housing constructed prior to 1978.
- Property Profile — Housing Choice Voucher: Housing constructed prior to 1978 and child of less than 6 years of age resides or is expected to reside in such housing.
- Bathroom fixtures and tiles should not be evaluated under this standard.

DEFICIENCY 1: Paint in a Unit or Inside the target property is deteriorated — below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

LOCATION: Unit Inside

DEFICIENCY 2: Paint in a Unit or Inside the target property is deteriorated — above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

LOCATION: Unit Inside

DEFICIENCY 3: Paint Outside on a target property is deteriorated — below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

LOCATION: Outside

DEFICIENCY 4: Paint Outside on a target property is deteriorated — above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

LOCATION: Outside

DEFICIENCY I — UNIT: PAINT IN A UNIT OR INSIDE THE TARGET PROPERTY IS DETERIORATED — BELOW THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM OR FOR PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Look at large painted surface areas in the Unit, including walls, ceilings, doors, and floors. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Look at small painted surface areas, including trim, doors, windows, windowsills, baseboards, and built-ins. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.

REQUEST FOR HELP: - None

- ACTION:**
- For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Evaluate the approximate length and width of the damage or deterioration. Determine the total area, per room, of the deteriorated paint.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear; if wear is visible, include the worn area in the total deteriorated area.

MORE INFORMATION: - None

DEFICIENCY I — INSIDE: PAINT IN A UNIT OR INSIDE THE TARGET PROPERTY IS DETERIORATED — BELOW THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM OR FOR PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas inside the target property, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Look at large painted surface areas in the Unit, including walls, ceilings, doors, and floors. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Look at small painted surface areas, including trim, doors, windows, windowsills, baseboards, and built-ins. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.

REQUEST FOR HELP: - None

- ACTION:**
- For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Evaluate the approximate length and width of the damage or deterioration. Determine the total area, per room, of the deteriorated paint.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear; if wear is visible, include the worn area in the total Unit or Inside deteriorated area.

MORE INFORMATION: - None

DEFICIENCY 2 — UNIT: PAINT IN A UNIT OR INSIDE THE TARGET PROPERTY IS DETERIORATED — ABOVE THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM AND PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Look at large painted surface areas in the Unit, including walls, ceilings, doors, and floors. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Look at small painted surface areas, including trim, doors, windows, windowsills, baseboards, and built-ins. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
- REQUEST FOR HELP:** - None
- ACTION:**
- For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Evaluate the approximate length and width of the damage or deterioration. Determine the total area, per room, of the deteriorated paint.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear; if wear is visible, include the worn area in the total Unit or Inside deteriorated area.
- MORE INFORMATION:** - This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

DEFICIENCY 2 — INSIDE: PAINT IN A UNIT OR INSIDE THE TARGET PROPERTY IS DETERIORATED — ABOVE THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM AND PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas Inside the target property, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Look at large painted surface areas in the Unit, including walls, ceilings, doors, and floors. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Look at small painted surface areas, including trim, doors, windows, windowsills, baseboards, and built-ins. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
- REQUEST FOR HELP:** - None
- ACTION:**
- For large surfaces in the Unit or Inside (e.g., walls, ceilings, and floors):
 - Evaluate the approximate length and width of the damage or deterioration. Determine the total area, per room, of the deteriorated paint.
 - For small components in the Unit or Inside (e.g., windowsills, window trough, trim):
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear; if wear is visible, include the worn area in the total Unit or Inside deteriorated area.
- MORE INFORMATION:** - This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

DEFICIENCY 3 — OUTSIDE: PAINT OUTSIDE ON A TARGET PROPERTY IS DETERIORATED — BELOW THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM OR FOR PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large Outside surfaces:
 - Look at large Outside surface areas that are painted, including siding, fascia, soffit, trim, patios or decks, fencing, and any other large painted surfaces on the Outside of the building. Examine these areas for deteriorated paint and for holes.
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls), for wear; if wear is visible, include the worn area in the total Outside deteriorated area.
- REQUEST FOR HELP:** - None
- ACTION:**
- For large Outside surfaces:
 - Evaluate the square footage of the damage or deterioration across all Outside large surfaces throughout the whole of the Outside of the entire building cumulatively.
- MORE INFORMATION:** - None

DEFICIENCY 4 — OUTSIDE: PAINT OUTSIDE ON A TARGET PROPERTY IS DETERIORATED — ABOVE THE LEVEL REQUIRED FOR LEAD-SAFE WORK PRACTICES BY A LEAD-CERTIFIED FIRM AND PASSING CLEARANCE.

DEFICIENCY CRITERIA: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is more than 20 square feet (“significant”).

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Examine the property profile to determine if the property is a target property.
 - 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.
 - For large Outside surfaces:
 - Look at large Outside surface areas that are painted, including siding, fascia, soffit, trim, patios or decks, fencing, and any other large painted surfaces on the Outside of the building. Examine these areas for deteriorated paint, damage to the surface such as holes that expose paint layers, and friction on painted surfaces.
 - Check painted surfaces that are subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear; if wear is visible, include the worn area in the total Outside deteriorated area.

REQUEST FOR HELP: - None

- ACTION:**
- For large Outside surfaces:
 - Evaluate the square footage of the damage or deterioration across all Outside large surfaces throughout the whole of the Outside of the entire building cumulatively.

MORE INFORMATION: - This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).