

RISK ASSESSMENT / LEAD INSPECTION FIELD COMPLIANCE CHECK LIST for SINGLE-FAMILY DWELLINGS

Reference



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| Field tools | | | |
| | Lead certification identification cards | | |
| | Ladder – ceiling, 2 nd story reach | | |
| | Dust sampling – tubes, lab wipes (expired?), masking tape, cleanable template or steel/plastic tape measure | | |
| | Soil sampling – tubes or locking plastic bags, coring device/spoon | | |
| | Disposable gloves | | |
| | Decontamination wipes for template/coring device | | |
| | Data collection forms, permanent markers, pens | | |
| | Camera/batteries | | |
| | XRF with current leak test certificate | | |
| | Comments: | | |
| Background data – Interview resident/parent/guardian and/or owner/owner's agent | | | |
| | Use questionnaire – occupant use patterns, recent renovations – field form; info used in dust/soil sample plan | HUD 2012 5-19, 5-100 | |
| | Sufficient written and/or photo documentation collected regarding occupant use patterns that may cause exposure to young children | R325.99404 RA | |
| | Comments: | | |
| Visual assessment | | | |
| | Building condition – identify major deficiencies that may impact success of LHC work; field form | HUD 2012 5-20, 5-101 | |
| | Sufficient written and photo documentation collected to describe physical characteristics of property | R325.99404 RA | |
| | Sufficient written and photo documentation collected to locate existence of lead hazards and assess extent/causes of hazards; field form | R325.99404 RA HUD 2012 5-102 | |
| | Visual inspection of property – all rooms, garages, sheds, outbuildings, fences, soil documented | HUD 2012 5-21 | |
| | Complete inventory of: deteriorated paint, friction | HUD 2012 | |

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| | surfaces, impact surfaces, chewed surfaces, deteriorated substrate conditions, and bare soil | 5-22 | |
| | Sketch of floor plans/site plan: N arrow on sketches; indicate bare soil areas tested; show A/B/C/D sides; rooms identified by number AND current use | HUD 2012 5-20, 5-23 7-23 | |
| | Comments: | | |
| XRF testing and usage | | | |
| | XRF Performance Characteristic Sheet on site; operating specifications and procedures | HUD 2012 7-5 | |
| | Proper warm up of XRF unit (time specification) | User's Guide | |
| | Paint film calibration checks (3 tests) done correctly – power on, every 4 hours, power off, at end of work day | HUD 2012 7-6, 7-25 | |
| | Calibration check – NIST Standard or Certified Reference Material (paint film) closest to 1.0 mg/cm ² Verify readings in acceptable range | Performance Characteristics; HUD 2012 7-25 | |
| | Test each surface with deteriorated paint and a distinct paint history | R325.99404 RA | |
| | Good test location – thick paint, all layers | HUD 2012 7-22 | |
| | Test any additional surface if determined to be a potential hazard and having a distinct paint history | R325.99404 RA | |
| | Test each interior and exterior component with a distinct paint history, except post-1978 components | R325.99403 LI | |
| | Client requests testing of areas of concern (e.g., chewable surfaces) | HUD 2012 5-14 | |
| | XRF used safely | User's Guide HUD 2012 7-16, 7-50 | |
| | Comments: | | |
| XRF paint testing methodology | | | |
| | Painted and wallpapered surfaces – paint, shellac, varnish, stain | HUD 2012 7-6 | |
| | Paint chips collected properly; NLLAP lab used | HUD 2012 7-7 | |
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| Interior | Walls on interior room equivalents – test 4 largest (if more than 4, average or test all) | HUD 2012 7-22 | |
| | Floors, ceilings | HUD 2012 | |

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| | | 7-18 | |
| | Door systems – (jamb, stop, transom, casing, other door framing) (stile, rail, panel, mullion, other door parts) | HUD 2012 7-17, 7-18 | |
| | Window systems – (casing, stop, jamb, apron) (mullion, sash) stool, trough | HUD 2012 7-17, 7-18 | |
| | (Baseboard, quarter-round, caps) | HUD 2012 7-17, 7-18 | |
| | Chair rails, crown molding | HUD 2012 7-18 | |
| | Tub, ceramic tile/fixtures – if reno/demo scheduled | HUD 2012 5-18, 7-21 | |
| | Stair systems | HUD 2012 7-18 | |
| | Handrails, balustrades, newel posts, columns, beams | HUD 2012 7-18 | |
| | Cabinets, drawers, shelves and supports, countertops, vanities | HUD 2012 7-18 | |
| | Built-in furniture – desk, dresser, bookcase | HUD 2012 7-21 | |
| | Air conditioners | HUD 2012 7-18 | |
| | Fireplaces, radiators, other heating units, electrical units | HUD 2012 7-18 | |
| | Comment: | | |
| <i>Exterior</i> | Walls on exterior – test 4 largest (if more than 4, average or test all) | HUD 2012 7-22 | |
| | Soffits, trim, fascia, corner boards | HUD 2012 7-18 | |
| | Gutters, downspouts, | HUD 2012 7-18 | |
| | Window systems – (casing, stop, jamb) (mullion, sash) sill, lintel | HUD 2012 7-17, 7-18 | |
| | Stair systems | HUD 2012 7-18 | |
| | Porch areas, floor, ceiling, columns | HUD 2012 7-18 | |
| | Handrails, balustrades | HUD 2012 7-18 | |
| | Lattice work | HUD 2012 7-18 | |
| | Air conditioners | HUD 2012 7-18 | |
| | Door systems – (jamb, stop, transom, casing, other door framing) (stile, rail, panel, mullion, other door parts), lintel, threshold, including milk/coal/ice doors | HUD 2012 7-17, 7-18 | |
| | Aluminum siding, if chalking | HUD 2012 7-18 | |
| | Painted roofing, chimneys | HUD 2012 7-18 | |
| | Rail caps, rake boards, joists | HUD 2012 7-18 | |
| | Outbuildings, fences, laundry line posts, play sets, sheds, garages, mailboxes | HUD 2012 7-18 | |
| | Comment: | | |

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| Dust wipe testing | | | |
| | Testing locations relate to occupant/child use patterns | HUD 2012 5-19 | |
| | If floor template used, cleaned properly | ASTM E1728 | |
| | Lab approved wipes and moist | HUD 2012 5-36 | |
| | Wipe expiration date still current | ASTM E1728 | |
| | Approved hard, sealable container used | HUD 2012 5-38 | |
| | Sample at least 6 representative rooms, hallways, stairwells or room equivalents to include: <ul style="list-style-type: none"> • One floor sample • One window sill or trough, alternating | R325.99404 RA | |
| | Best judgment sampling plan locations/components: <ul style="list-style-type: none"> • Floor sample inside principle entryway • Play area of young children • Kitchen • Bedroom – youngest child • Bedroom – next oldest child • Bathroom – youngest child • Living/family room • Other areas of high child activity and deteriorated paint (i.e., dining/eating area) | HUD 2012 5-39, 5-42, 5-43, 5-44 | |
| | Blank(s) submitted to lab | HUD 2012 5-36, 5-37 ASTM E1728 | |
| | Correct sampling methodology applied <ul style="list-style-type: none"> • First glove discarded • Define and measure area • No cross contamination with area or wipe • Floor wipe method correct – S x 2 plus perimeter; folded in • Window wipe method correct – 2 passes plus corners • Tubes labels with two identifiers • Proper handling of sampling trash | ASTM E1728 | |
| | Comment: | | |
| Soil sampling | | | |
| | Child play areas, including sand boxes, elevated porches (child access underneath) | R325.99404 RA; HUD 2012, 5-54 | |
| | Vegetable garden areas 6-12 subsamples; collection depth 3”-4” | HUD 2012 5-33, 5-56 | |
| | Any bare soil at drip line/foundation – within 3’ of | R325.99404 | |

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| | wall of residential buildings and permanent non-residential outbuildings | RA; HUD 2012, 5-33, 5-34 | |
| | Bare soil in non-play areas greater than 9 sq ft | HUD 2012 5-33 | |
| | Client requests testing of additional areas of concern | HUD 2012 5-14 | |
| | Correct sampling methodology applied <ul style="list-style-type: none"> • Composites taken; 3-10 samples; 2-6 ft apart • Top 1.5 cm of soil • Sample locations on site plan | ASTM E1727; HUD 2012, 5-55, 5-56 | |
| | Comment: | | |
| Multi-family dwellings | Sample floors and windows in common areas adjacent to the subject dwelling | R325.99404 RA | |
| | Sample common areas where young children could reasonably come in contact with dust regardless of current use | R325.99404 RA | |
| | In common areas, test each interior and exterior component with a distinct paint history, except post-1978 components | R325.99403 LI | |
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| Child-occupied facilities | Sample floors and windows in common areas adjacent to the subject facility | R325.99404 RA | |
| | Sample floors and windows in each room defined by the facility to be used by children 6 or younger, and common areas where these children could reasonably come in contact with dust | R325.99404 RA | |
| | In common areas, test each interior and exterior component with a distinct paint history, except post-1978 components | R325.99403 LI | |

This checklist is not intended to be an all-inclusive list. Complying with this list does not guarantee that a certified Lead Inspector or Risk Assessor will not receive a violation as a result of an enforcement inspection. Inspections will utilize Michigan's Act, corresponding Rules, ASTM standards and interpretive guidance from HUD, EPA and MDCH to determine compliance. The Michigan Department of Community Health reserves the right to modify this compliance check list without prior notice.

() = Single testing combinations with similar painting history - HUD Guideline 2012