Lead Risk Assessment Report

for the property at:

[Site Address]
[Site City, OH Zip code]

Property Owner:

[Property Owner Name]
[Owner Address]
[Owner City, State, Zip]
[Owner Phone No.]

Year built: [year built]
Description: [e.g., Single family, 2-story frame]

Prepared By:

[Risk Assessor Name]
RA License No.: [license #]

Signature: _____

[Employer Name]
[Employer Address]
[Employer Telephone Number]

Date of Assessment: [M, D, Y]
Date of Report: [M, D, Y]

DISCLOSURE REQUIREMENTS FOR RESIDENTIAL UNITS

Ohio law (section 5301.30 of the Revised Code) requires every person who intends to transfer any 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 sellers and lessors of residential units constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age 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 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 sales contracts or in or attached to lease contracts to ensure that parents have the information they need to protect children from lead-based paint hazards.

INTRODUCTION

On **[Date]**, a lead risk assessment was conducted at **[Address]** in **[City]** , Ohio. The purpose of this assessment was to identify lead hazards in the residential unit, child day-care facility or school. The assessment consisted of the following:

- ✓ Completion of a questionnaire to determine possible sources of lead;
- ✓ Visual assessment of paint condition;
- ✓ Use of a portable X-ray fluorescence (XRF) analyzer to test for lead in paint; and
- ✓ Collection of dust, soil, paint, water and/or samples.

Summary of Findings

Lead hazards were found in the locations listed below. The identified lead hazards are listed by type and location. A method of control has been recommended for each hazards listed. Additional methods of control are listed on page []. The hazards below are prioritized according to the severity of the hazard.

Lead Hazard — Recommended Method of Control

[List lead hazards by type and location with a suggested prioritization for addressing each hazard]:

Interior paint: *[List locations of hazardous lead-based paint (deteriorated, friction, impact and chewable) by room, building component in priority order. Include other building components in a room of similar construction history and paint condition, e.g.*
Living room
-window troughs — Enclose window troughs]

Exterior paint: *[List by area, component, e.g.*
Front porch
-ceiling, columns and railings — Enclose ceiling, encapsulate trim]

Dust: *[List areas where lead dust was found above dust hazard limits, e.g.*
Dining room
-window sill — Replace sill]

Soil: *[List areas where lead was found above soil hazard limits (400ppm, 1200ppm), e.g.*
Bare soil along the left side of the house — Remove and replace soil]

Water: *[Include if above 15ppb]*

See the **"Lead Hazard Control Methods"** section of the report for other approved methods of controlling these hazards.

Background Information and Visual Assessment

{Describe the building and its condition. Include background information regarding the physical characteristics and occupant use patterns that may cause lead exposure to one or more children and results from visual assessment. Incorporate the visual assessment data form here, if preferred}

PAINT TEST RESULTS

An X-Ray Fluorescence (XRF) Lead Analyzer was used to test the paint for lead. This analyzer is a nondestructive method of testing paint and provides immediate results for each test conducted. If paint contains lead equal to or greater than 1.0 mg/cm^2, it is considered to be lead-based paint. The higher the reading on the XRF, the higher the lead content of the paint. Readings greater than 9.9 (>9.9) are above the highest readout setting.

{Insert XRF output (must be simple and easy to read, with entries room by room), or fill in the table below. Highlight the positives in deteriorated condition, and include descriptive comments, such as chipping, peeling, etc, where appropriate.}

LEAD-BASED PAINT TEST RESULTS

Location (Room, building component, Wall)	XRF Reading (mg/cm^2)	Paint Condition (Intact, Deteriorated)	Lead Hazard (Yes or No)

LEAD-BASED PAINT TEST RESULTS continued

Location (Room, building component, Wall)	XRF Reading (mg/cm^2)	Paint Condition (Intact, Deteriorated)	Lead Hazard (Yes or No)

Building components in a room that are similar in construction history to those that tested positive for lead are considered positive for lead.

Paint condition:

- ✓ ***Intact:*** *Entire surface area is judged to be in intact. Intact surfaces may or may not have been tested and need only monitoring.*
- ✓ ***Deteriorated:*** *shows signs of abrasion and/or is peeling, chipping, chalking, or cracking, or otherwise damaged or separated from the substrate.*

XRF Calibration Check Test Results

{Make, model number and serial number of XRF}

0 mg/cm^2 Standard 1.02 mg/cm^2 Standard

Time	1st	2nd	3rd	Average	Time	1st	2nd	3rd	Average
Initial					Initial				
Final					Final				

DUST, SOIL & OTHER TEST RESULTS

As part of this assessment, the following environmental samples were collected and analyzed according to procedures in the HUD Guidelines and rule 3701-30-08 of the Ohio Administrative Code. The attached diagram shows where the samples were collected. ***Sample results above levels considered hazardous are listed in bold type.***

Dust:

{#} dust samples and ***{#}*** quality control samples were collected and submitted for analysis for lead. The results are expressed as micrograms per square foot ($\mu g/ft^2$).

Dust Results

Sample Number	Location and surface type	Result ($\mu g/ft^2$)	Hazard Level ($\mu g/ft^2$)	Lead Hazard (Yes or No)
	Blank sample			Not applicable
	Spiked sample			Not applicable

{Any friction surface with lead-based paint is a hazard if dust levels are above hazard levels on the nearest horizontal surface, e.g., window sill or floor}

Soil:

{#} soil samples were collected and submitted for analysis for lead. The results are expressed as parts per million (ppm) or micrograms of lead per gram of soil (µg/g).

Soil Results

Sample	Location	Result (ppm or µg/g)	Hazard Level (ppm)	Lead Hazard (Yes or No)
	Bare soil in play area		400	
	Bare soil in non-play area		1200	

Paint Chips: ***{If lab paint chip testing was not performed, indicate "Not applicable" and omit the table}***

Paint chips were collected and submitted for analysis for lead. The results are expressed as percent by weight.

Paint Chip Sample Results

Sample	Location	Result (%)	Hazard Level (%)	Lead Hazard (Yes or No)

Water:

{If water testing was not performed, indicate "Not applicable" and omit the table}

One (1) water sample was collected and submitted for analysis for lead. The results are expressed in parts per billion (ppb) or micrograms per liter (µg/L).

Water Results

Sample	Location	Result (ppb)	Hazard Level (ppb)	Lead Hazard (Yes or No)
			15 ppb	

The laboratory used for the analysis of dust, soil and/or water is listed below:

[Name of laboratory]
[Laboratory address]
[Laboratory phone number]

LEAD HAZARD LEVELS

Lead is hazardous, especially for children who are six years of age or younger. Lead can reduce intelligence, cause behavior and learning problems, slow growth and impair hearing. Children can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips with lead in them.

Lead-Based Paint

Lead-based paint is any paint or surface coating that contains lead equal to or in excess of 1.0 milligrams per square centimeter (1.0 mg/cm^2) or equal to or in excess of 0.5% by weight. **Lead-based paint is hazardous when it is:**

1. On a **friction surface.** The paint on surfaces like window sashes and jambs can break down during normal use and release lead dust. If dust levels on the nearest flat surface exceed acceptable levels, then the friction surface is a hazard.

2. On a **chewable surface** that has evidence of teeth marks. These are surfaces, such as window sills, railings, door edges and stair edges that that a young child can mouth or chew.

3. On an **impact surface** where there is damaged or otherwise deteriorated paint from impact from a related building component (such as a door and door frame banging together).

4. **Deteriorated**, **e.g., peeling, chipping, chalking, or cracking.** When lead paint breaks down or is disturbed due to remodeling, renovating, dry scraping or water damage, paint chips and dust can be released that can contaminate the home and be easily ingested by young children through hand-to-mouth activity.

Lead Dust Hazard Levels

- **40** micrograms per square foot ($\mu g/ft^2$) on **floors** of interior or exterior living areas or on any horizontal surface other than a window sill or trough
- **250** $\mu g/ft^2$ on interior **window sills** or exterior living area window sills
- **400** $\mu g/ft^2$ for **window troughs**

Lead Soil Hazard Levels

- **400** $\mu g/g$ (ppm or parts per million) for bare soil in **play areas** or
- **1200** ppm (composite or average) in bare soil in **non-play areas**

Water Hazard Level

- **15** parts per billion (ppb or μg/L) for lead in **drinking water**

If the results are equal to or higher than the levels noted above, a lead hazard is present.

LEAD HAZARD CONTROL METHODS

Include the following language when performing a public health lead investigation only.
[Any lead hazard control method that requires a written ongoing maintenance and monitoring schedule shall also pass an annual clearance examination to determine that the lead hazard control method has been maintained.

An updated list of licensed lead abatement contractors can be obtained by calling the Ohio Department of Health at 1-877-668-5323 or from the Ohio Department of Health web site: http://www.odh.state.oh.us, click on 'ODH Programs', find 'Lead Poisoning Prevention' and choose 'Lists'.]

The methods of controlling lead hazards are listed below:

(1) Deteriorated Lead-Based Paint on Non-friction or Non-impact Surfaces: Examples include interior or exterior walls, ceilings, trim, casings, baseboards, etc.

a) **Removal** of the lead-based painted component **and replacement** with a lead-free component;

b) **Paint removal** by separation of the lead-based paint from the substrate using heat guns (operated below eleven hundred degrees Fahrenheit), chemicals, or certain abrasive measures either onsite or offsite;

c) **Enclosure** of the lead-based painted component with durable materials. Durable materials include wallboard, drywall, paneling, siding, coil stock and the sealing or caulking of edges and joints so as to prevent or control chalking, flaking, peeling, scaling or loose lead-containing substances from becoming part of house dust or otherwise accessible to children;

d) **Encapsulation** of the lead-based painted component by coating and sealing of the component with a durable surface coating approved in rule 3701-32-13 of the Administrative Code;

e) **Paint stabilization** as defined in rule 3701-32-01 of the Administrative Code and a written ongoing maintenance and monitoring schedule; or

f) Any other lead-safe method of permanently removing the lead hazard.

(2) Deteriorated Lead-Based Paint on Friction or Impact Surfaces: Examples include window systems, doors, floors, etc.

a) **Removal** of the lead-based painted component and replacement with lead-free components;

b) **Lead-based paint removal** by separation of the lead-based paint from the substrate using heat guns (operated below eleven hundred degrees Fahrenheit), chemicals or certain abrasive measures either onsite or offsite;

c) **Enclosure** of the impact surfaces with durable materials. Durable materials include wallboard, drywall, paneling, a quarter inch or thicker plywood or other underlayment for floors, coil stock and the sealing or caulking of edges and joints so as to prevent or control chalking, flaking, peeling scaling, or loose lead-containing substances from becoming part of house dust or otherwise accessible to children. The underlayment for floors must be covered with a cleanable, impermeable surface;

d) **Elimination of the friction points** or application of a treatment that will prevent abrasion of the friction surface and a written ongoing maintenance and monitoring schedule; or

e) Any other lead-safe method of permanently removing the lead hazard.

(3) Chewable Surfaces:

Examples include window sills, railings and other child-accessible surfaces that show evidence of teeth marks.

a) **Removal** of the lead-based painted component **and replacement** with lead-free components;

b) **Lead-based paint removal** by separation of the lead-based paint from the substrate using heat guns (operated below eleven hundred degrees Fahrenheit), chemicals or certain abrasive measures either onsite or offsite;

c) **Enclosure** of the lead-based painted component with a material that cannot be penetrated by a child's teeth;

d) **Encapsulation** of the lead-based painted component by coating and sealing of the component with a durable surface coating approved in rule 3701-32-13 of the Administrative Code; or

e) Any other lead safe method of permanently removing the lead hazard.

(4) Lead-contaminated Dust:

a) Elimination or control of the source creating the lead-contaminated dust using an appropriate control method listed above and followed with specialized cleaning to eliminate the lead-contaminated dust. Specialized cleaning includes the use of a HEPA vacuum, wet-mopping and/or wet-scrubbing; or

b) Elimination of the lead-contaminated dust when the source creating the lead-contaminated dust cannot be identified through specialized cleaning and a written ongoing maintenance and monitoring schedule. Specialized cleaning includes the use of a HEPA vacuum, wet-mopping or wet-scrubbing.

(5) Lead-contaminated Soil:

a) **Covering** of the lead-contaminated bare soil with a permanent covering such as concrete or asphalt;

b) **Removal** of the top six inches of lead-contaminated bare soil and replacing it with six inches of new soil having a lead concentration of less than two hundred parts per million;

c) Covering of the lead-contaminated soil with an **impermanent covering** and a written ongoing maintenance and monitoring schedule. Impermanent covering includes sod and artificial turf. Gravel and mulch my be used as an impermanent covering if applied at a minimum of six inches in depth; or

d) Any other lead safe method of permanently removing the lead hazard.

(6) Lead-contaminated Water Pipes

a) Removal of the plumbing fixtures and replacement with lead-free fixtures;

b) Flushing of the water lines that are used for drinking or cooking for a minimum of one minute when water has not been used in the last six hours; or

c) Any other lead safe method of permanently removing the lead hazard.

The following practices are <u>PROHIBITED</u>:

(1) Open flame burning or torching;

(2) Machine sanding or grinding without a HEPA local vacuum exhaust tool;

(3) Abrasive blasting or sandblasting without a HEPA local vacuum exhaust tool;

(4) Use of a heat gun operating above one thousand one hundred degrees Fahrenheit;

(5) Charring paint;

(6) Dry sanding;

(7) Dry scraping, except when done as follows:

a) In conjunction with a heat gun operating at not more than one thousand one hundred degrees Fahrenheit;

b) Within one foot of an electrical outlet;

c) To treat defective paint spots totaling not more than two square feet in an interior room or space or twenty square feet on an exterior surface.

(8) Uncontained hydroblasting or high-pressure washing; and

(9) Paint stripping in a poorly ventilated space using a volatile stripper that is considered a hazardous substance under 16 C.F.R. 1500.3 or a hazardous chemical under 29 C.F.R. 1910.1200 or 29 C.F.R. 1926.59 in the type of work being performed.

Important Notes:

- Residents, especially children and pregnant women, must be kept away from the lead hazard control area. Proper and thorough cleanup is important so that dust and paint chips are not left behind at the end of the job.

- After lead hazard control work is done, the home must pass a **clearance examination**, which may include dust wipe samples, to ensure that no lead dust, debris or paint chips are left behind.

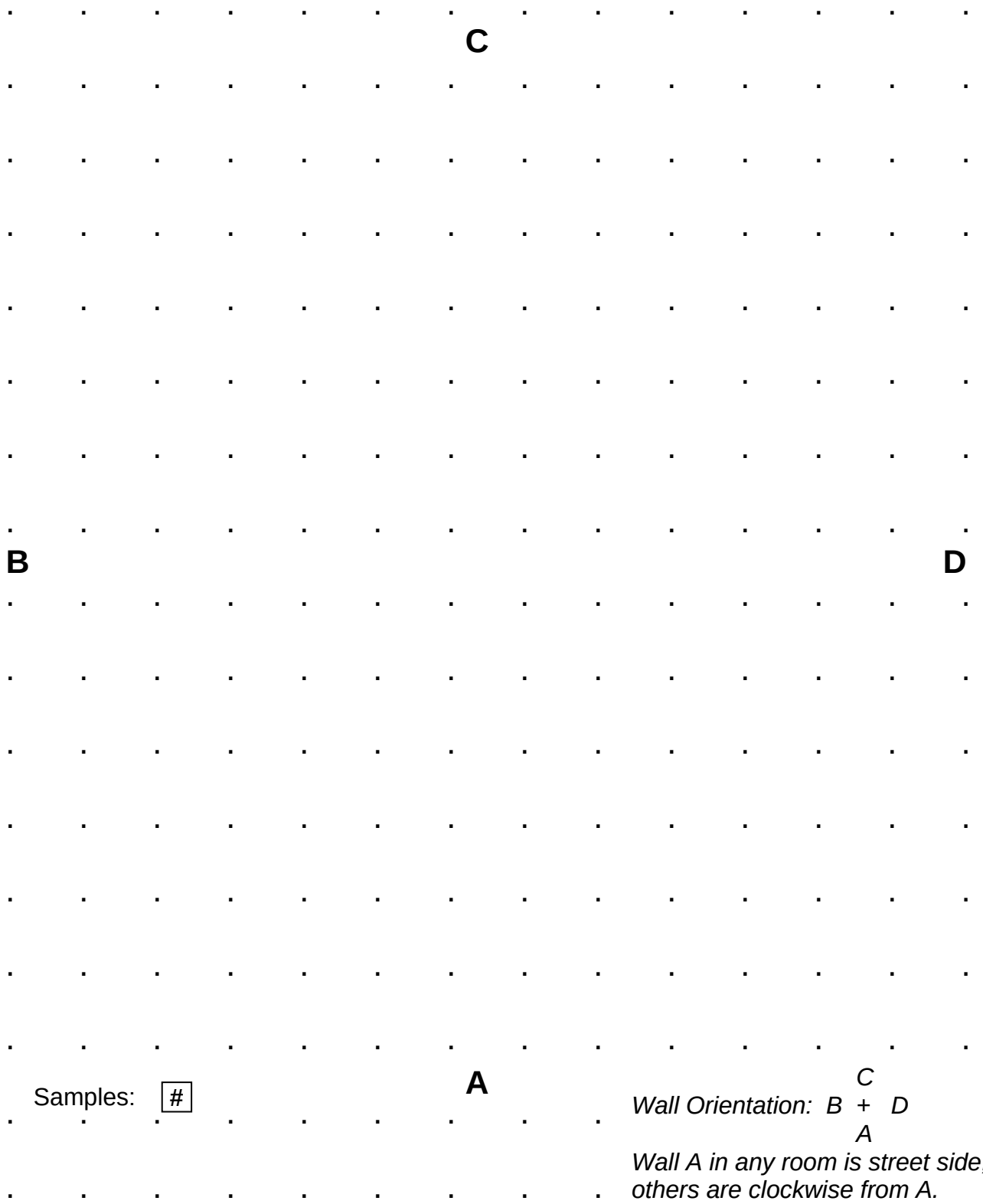
- Paint stabilization, interim window treatments and impermanent covering of lead-contaminated soil require a written ongoing maintenance and monitoring

schedule and an annual clearance examination. It is recommended that a visual check of past repairs involving painted surfaces should be done annually and at unit turnover.

- Other surfaces that measured below hazard limits should also be addressed to prevent them from becoming hazardous. It is recommended that lead-safe work practices be used when such surfaces are repaired or replaced.

DIAGRAM of RESIDENCE

[Address]



Samples: #

Wall Orientation: B C + A D

Wall A in any room is street side, others are clockwise from A.

Street

DIAGRAM OF BUILDING COMPONENTS

Diagram is not to scale.