

## LEAD PAINT VISUAL RISK ASSESSMENT

Homes built prior to 1978 may contain a hazardous level of lead-based paint. Properties being purchased utilizing County assistance built before 1978 require an interior and exterior, including outbuildings, Lead Paint Visual Risk Assessment. The assessment **must be** conducted by a Maryland Department of the Environment (MDE) Accredited Visual Lead-Paint Inspector; an Inspector Technician, or a Risk Assessor. The Inspector is looking for peeling, chipping, cracking, chalking and any other type of deteriorating paint. If no evidence of deteriorating paint is found, the property has passed the Lead Paint Visual Risk Assessment and a report stating as such will be provided to the buyer with a copy to the Housing Program Coordinator, Frederick County Department of Housing and Community Development (DHCD). The report form can be found by selecting this [link](#). The report **must** include a copy of current MDE Accreditation certificates from the Lead Paint Inspector and the Lead Paint Inspector Contractor.

If the Inspector has identified areas of deteriorating paint, those painted areas must be stabilized. After paint stabilization, the home will require a more extensive Lead Paint Risk Assessment that includes another visual inspection of the property, and testing by dust wipes; chip sampling or XRF testing according to applicable guidelines and regulations of the MDE. If tested area results have a higher than the acceptable threshold level for lead; remediation of that area must be completed and the MDE Inspector must return to the property to retest only the failed area. Once all testing/clearance samples have passed, the MDE Inspector must provide a final report to the buyer and DHCD.

The final report **must** include the following:

- A summary of the type of inspection conducted; show the particular threshold levels for that type of inspection and further explanation as to how an Inspection can be determined as Passed or Failed. If the inspection has been conducted using samples, the report should include the name of the testing laboratory.
- Results of each sample taken and indicate pass/fail of standard met.
- A diagram of the interior of the house indicating sampling areas and the numbering system that identify the rooms.
- A copy of the laboratory report.
- A concluding result indicating a PASSED or FAILED Inspection.
- Copies of current MDE Accreditation Certificates for the Lead Paint Inspector and the Lead Paint Inspection Contractor.
- A copy of the invoice for the inspection.