



SMALL RENTAL PROPERTY PROGRAM

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or

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Lead Risk Assessment

The Lead Risk Assessment (also referred to as *Lead-Based Paint Risk Assessment*) is provided by the Small Rental Property Program (SRPP) for all affordable units built before 1978. This is a federal requirement for the SRPP.

For the Incentive Award, the property owner must send the Small Rental Property Program a signed Commitment Letter, have completed all repairs, and have a Certificate of Occupancy or Certificate of Completion before a Risk Assessment can be ordered.

For the Construction Management Initiative Option and Neighborhood Stabilization Program 3 Option, the Risk Assessment is ordered and performed in accordance with SRPP construction requirements.

How to Prepare Your Property

- Make sure that no painted surfaces are chipping or flaking. Painted surfaces should all be intact.
- Remove all construction-related debris from the site.
- Ensure that the area 24" - 48" surrounding the foundation is clear of paint chips.
- Thoroughly vacuum the interior of each assisted rental unit, ideally with a HEPA vacuum. (*See below*)
- After vacuuming, clean all surfaces in the unit with standard household detergent, e.g. Palmolive or Simple Green. Change the wash water frequently to reduce the chance of cross-contamination.
- Pay special attention to window sills, door casings and flooring.
- After wet cleaning, vacuum the entire area again using a HEPA or high-quality vacuum cleaner.
- Visually inspect the unit and the soil outside the unit to ensure that all areas are free of debris and dust.

About the HEPA Vacuum Cleaner

- HEPA stands for High Efficiency Particulate Air.
- HEPA vacuum cleaners are specially designed to remove very small particles like dust and pollen. This makes them ideal for cleaning up lead-contaminated dust.
- Common brands of HEPA vacuum cleaners are Miele, Bosch, Electrolux and Eureka. They can be purchased at Sears, Home Depot, Lowe's or online at www.allergybuyersclub.com.
- Prices range from approximately \$50 for a hand-held model to well over \$1,000.
- Please note that SRPP does not require applicants to purchase or use a HEPA vacuum cleaner; however, using one to clean the repaired assisted rental units will help ensure that no trace of lead-based paint dust remains in those units if any such paint existed and was disturbed during the repair process.

Risk Assessment Process

- Upon arrival the risk assessor will explain that he/she is representing the SRPP and is there to conduct a Lead Risk Assessment.
- The risk assessor will verify the address, the name of the property owner, and the address numbers of the affordable units.
- The risk assessor will perform the risk assessment. The risk assessment will consist of a visual inspection for deteriorated paint, debris and other hazardous conditions; followed by paint testing; and dust and soil sampling. Dust and soil samples are sent to a lab for analysis. Paint sampling is usually performed on site with an XRF analyzer but sometimes involves sending paint chips to the lab.
- Data collected from the Lead Risk Assessment will be reviewed by the risk assessor to identify hazards and make recommendations for treatment.
- The owner does not need to provide any documentation to the inspector/evaluator.

If the Property Fails the Lead Risk Assessment

- The risk assessment firm informs the owner by mail if the unit fails the risk assessment. The letter will tell the owner where the hazards are and what steps need to be taken to fix them.
- SRPP is not responsible for any paint stabilization, abatement or hazard controls.
- Typically, the required actions involve fixing chipped or flaking paint and a thorough cleaning.
- Once the property owner is finished with these measures, they can call the SRPP and ask for a lead clearance inspection.
- The clearance inspection involves a visual inspection, to make sure the area is clean, and dust wipe sampling to check for lead contaminated dust. The same risk assessment firm conducts the clearance inspection.
- If the property fails the lead clearance inspection, the owner is required to take further measures and schedule a second clearance inspection. This second clearance inspection is also covered by SRPP.
- Beyond that, the cost of any subsequent clearance inspections may be deducted from the final award amount.

If the Property Passes the Lead Risk Assessment

If the property passes the risk assessment, your case advisor will contact you about the next steps and scheduling your final inspection.

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