



## **How to Prepare for a Lead Paint Clearance Inspection**

*The following guidance is to help you prepare, schedule, and pass a visual lead clearance inspection with dust wipe verification on any properties built prior to 1980, with the Schenectady County Health Department or a 3<sup>rd</sup> Party EPA registered Risk Assessment Firm*

### **1. THE PROPERTY OWNER MUST INSPECT ALL AREAS OF THE HOME AND PROPERTY PRIOR TO SCHEDULING A LEAD PAINT CLEARANCE INSPECTION**

- Prior to scheduling a clearance inspection all interior areas of the dwelling unit, including all common area stairwells, and porches must be free of deteriorated paint. There should be no peeling, chipping, cracking, or deteriorated friction surfaces. Any areas, such as basements and attics that the tenant has access to must also be free from deteriorated paint.
- All exterior areas of the building, including siding, eaves, soffits, garages, sheds, fences, window sashes (including areas behind storm windows), stairs, and exposed portions of foundations, must be free of deteriorated paint. There should be no peeling, chipping, cracking, or deteriorated friction surfaces. Windows which were originally installed to be operable must also open freely and cannot be screwed, caulked, or painted shut.
- Grass should be established over bare areas of soil in the yard or areas can be covered with a suitable material such as mulch or stone. There can be no visible paint chips on the ground, including driveways, sidewalks, lawn, and landscaped areas.

**\*\*If deteriorated paint exists anywhere at the property, you must correct it prior to scheduling an inspection. \*\***

### **2. CORRECTING AREAS OF CONCERN – SAFELY AND LEGALLY**

- Any work performed on rental properties built before 1978 are subject to EPA's Lead-Based Paint Renovation, Repair, and Painting Program (RRP). Property Owners, contractors, painters, remodelers, maintenance personnel can make themselves aware of those requirements at the following link:  
<https://www.epa.gov/lead/small-entity-compliance-guide-renovate-right-epas-lead-based-paint-renovation-repair-and-0>
- RRP training is available at no cost through Cornell Cooperative Extension of Albany. Individuals may register for the training at the following link: <http://albany.cce.cornell.edu/home-family/lead-education>
- Follow all applicable Lead Safe Work Practices, including proper containment.
- Mist all painted surfaces with water before sanding or scraping.
- Cover the floor or ground with disposable plastic when scraping or sanding painted surfaces.
- Properly clean and prepare the surface area per manufacturer's instructions prior to applying finishing coats of paint.
- If the property has wooden windows original to the building which have not been meticulously maintained, storm windows may need to be removed and reinstalled after making all portions of the sashes intact. The installation of replacement windows may offer a more economical long-term solution, which also add value to the property, enhance ventilation, and lower heating costs.

- If windows are repainted, they will need to be freed up once the paint dries so that they are easily operable, any chipped edges should be touched up. The window well area will need to be smooth and easily cleanable. In some cases, it may be advisable to overlay the well with a piece of aluminum coil stock and caulk the edges.

### **3. CLEANING AND PREPARING THE PROPERTY AFTER ALL REMEDIATION IS COMPLETE.**

- Open and gently clean all window wells, troughs, and sills using damp disposable paper towels. Repeat cleaning with new damp towels until no visible dirt is on the window surface or paper towel.
- HEPA vacuum all carpeted floors in multiple directions. Damp mop and HEPA vacuum all hard floors including porches and stairwells. Frequently rinse and clean the mop head, using fresh detergent and water.
- Vacuum up any paint chips on driveways, sidewalks, or in the yard.
- Contact an EPA Certified Risk Assessment firm to conduct a clearance Inspection. Firms can be located at the following link: <https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearchAbatement>
- You may also check with the Schenectady County Health Department for availability in providing the testing and inspection at no cost.

### **4. DAY OF INSPECTION**

- Arrive a few minutes early to look the property over again. All windows in the dwelling unit, must be opened 4-6" for the inspector.
- **Part One: Visual Inspection:** Remember, the inspector will do a visual inspection of the entire exterior of the property, dwelling unit, and any common areas. If any peeling or chipping paint is observed or if paint chips are visible on the ground, the inspection will be discontinued and the inspection will need to be rescheduled after the painted surfaces have been made intact and the areas have been properly cleaned up.
- **Part Two: Dust Wipe Sampling.** If no visible deteriorated paint is observed, the inspector will take a minimum of 8 dust samples from floors, windowsills, and window wells all at random locations in the apartment and submit them to an accredited laboratory for analysis. If the levels are within acceptable limits, copies of the lab reports and a lead clearance letter will be provided to you. If elevated dust levels are indicated, the property will need to be recleaned and retested. (You will be informed of the results usually within 3 business days of collection.)

**Thank you for helping keep the children in our community healthy!**