

LEAD BASED PAINT IN RENTAL UNITS

Was your rental house built before 1978? Are there pregnant women or children under 6 years old in the house? If the answer is YES, then you are a candidate for a Lead Inspection.

Section 8 Housing Inspectors will assist participating landlords with an inspection to determine if there is a possible presence of lead in your home by doing the following:

1. When there is a paint failure item, a certified Lead Based Paint Inspector goes to the unit and performs paint sampling on areas exhibiting deteriorated paint.
2. The Inspector sends the sample to Environmental Protection Agency (EPA) Accredited Lab for testing. (It normally takes one week to get the results.)
3. Owner is notified, in writing, of the laboratory findings.
4. If the lab result is **Negative**, the Owner or the maintenance repair person can make repairs to the failing paint in the usual manner.
5. If the lab result is **Positive**, the Owner must hire an EPA Certified Lead Abatement Contractor to repair the deteriorated paint. A list of certified lead abatement contractors is available from the Housing Department.
6. After the work is performed by a certified Lead Abatement Contractor, a Lead Based Paint Inspector from the Housing Department conducts the clearance testing by performing dust wipe samples and soil samples in areas where work has been completed.
7. The clearance tests **must pass inspection** if the unit is to remain rented under the Section 8 Housing Choice Voucher Program.