Initial Lead Based Paint Visual Assessment of the Property

Subject Property Address: _______________________________________

Date of Property Review: _______________________________________

Important Note and Notices (READ CAREFULLY)- ALL properties built prior to January 01, 1978- Please review the “Initial Lead Based Paint Visual Assessment of the Property” form carefully, sign and return the form to York Housing Opportunity Center.

An inspection is required for all subject properties participating in the York City/ York County YHAP Loan Program by a county / city inspector. In addition to a comprehensive inspection all properties built prior to January 01, 1978 must be assessed for deteriorated paint guidelines established by HUD. The following forms have been developed to assist the buyer(s) and other parties with information that clarifies and imparts critical information needed to expedite the purchase process.

The enclosed “Property Inspection Review Form” reflect the areas of the subject property that the county / city inspector will review during his/ her initial inspection. Utilize the “Property Inspection Review Form” as a guide to inspect the property prior to the county / city inspection review to capture and address potential concerns prior to the county / city inspection. Please note that a county /city inspection can have additional findings in addition to those already sited in a previous whole house inspection and/or appraisal (FHA etc.)

The “Initial Lead Based Paint Visual Assessment of the Property” is required for all properties built prior to January 01, 1978. Please review the guidelines for “de minimus” levels below. Failure to review and understand “de minimus” level guidelines and correct items sited on all surfaces exterior or interior prior to the county / city inspection can cause a subject property to be flagged for remediation or lead abatement prior to closing. Please note that “de minimus” level guidelines supersede all whole house inspections and appraisal review completed on the subject property (FHA etc.).

- Deteriorated paint housing built prior to January 01, 1978 must be below the “de minimus” levels as established by HUD. Housing built after January 01, 1978 are exempt from the regulation. Housing found to have a deteriorated paint condition above the de minimus level is ineligible for participation in the First Time Homebuyer Program until the lead base findings are remediated or abated in strict accordance with all Federal, State and local rules, regulations and ordinances.

De Minimus levels are defined as follows:

- Combined Interior or exterior component, 10% - if more than 10% of the total surface area of an interior or exterior type of component with a small surface area is deteriorated the de minimus level has been exceeded. Examples would be window sills, baseboards, trim and similar items.

Deteriorated paint is defined as follows:

- Any interior or exterior paint or other coating that is peeling, chipping, chalking, or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.”

- Interior, 2sq. ft. in any interior room. If a total of more than 2 square feet on the floors, walls, and ceiling (combined) in any one room is deteriorated the de minimus level has been exceeded.
• **Exterior, 20 sq., ft.** – If total or more than 20 square feet of **all** exterior surfaces (combined) is deteriorated the de minimus level has been exceeded. This includes outbuildings, fences, lay equipment, etc.

**EXTERIOR WINDOWS HAD CHIPPING & PEELING**

**FAILED EXAMPLE:**

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**Work Performance Guidelines**

- All work performed to correct the deficiencies as called for above shall be done in strict accordance with all Federal, State and local rules, regulations and ordinances.
- All work performed above shall be done to generally accepted trade standards and practices.
- Workmanship and materials installed shall be in accordance with the manufacturers most current instructions.
- Work performed should be done by skilled workmen thoroughly trained and experienced in the necessary trade and be completely familiar with the requirements and methods needed for the proper performance of the work.
- When painting repair is called for, the affected surfaces shall be thoroughly scraped free of any loose, chipping, peeling or flaking paint and any bare wood primed before the finish coat is applied. Only paint appropriate for the application shall be used. All paint chips and debris shall be thoroughly cleaned up and properly disposed of.
- When roofing replacement is called for, all existing layers of roofing and felt shall be torn off and flashings and drip edging replaced prior the installation of the new roofing materials. No new roofing will be allowed to be placed over existing roofing material.
- All electrical work must be completed in accordance with the most current National Electrical Code.
- Only lead-free solder shall be used on potable water line replacement or repair work.

**Re-inspection:** Any repair work to correct deficiencies not meeting the above requirements and standards will be rejected and shall be cause for “failure of the re-inspection”.

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**Property Inspection Understanding and Certification:**

1) I understand that an inspection is required for all subject properties participating in the York City/ York County YHAP Loan Program by a county / city inspector which is an addition to a whole house inspection.

2) I certify that I reviewed the “Property Inspection Review Form” for reference and thoroughly understand the areas of the subject property that the county / city inspector will inspect during his/ her initial inspection.

3) I understand that the subject property must pass the “Initial Lead Based Paint Visual Assessment of the Property” per the De Minimus levels described above regardless of whole house inspection and/or appraisal review outcome (FHA etc.).

4) All inspection findings in the initial inspection by the county/city inspector must be remedied prior to re-inspection per the “Work Performance Guidelines”.

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Borrower                                Date

__________________________           __________
Realtor                                Date
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<tr>
<th>Section</th>
<th>Description</th>
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<th>Fail</th>
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<td>1.2</td>
<td>Floor Condition</td>
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<td>1.3</td>
<td>Floor Joist Condition</td>
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<td>1.4</td>
<td>Support Column Condition</td>
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<td>1.5</td>
<td>Lighting, Switches &amp; Receptacles</td>
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<td>1.6</td>
<td>Electrical Service</td>
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<td>1.7</td>
<td>Other Electrical</td>
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<td>1.8</td>
<td>Smoke Alarm</td>
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<td>1.9</td>
<td>Handrail</td>
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<td>1.10</td>
<td>Stairs and Treads</td>
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<td>1.11</td>
<td>Window &amp; Door Locks</td>
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<td>1.12</td>
<td>Other (specify)</td>
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<td><strong>Living Room</strong></td>
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<td>2.2</td>
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<td>2.3</td>
<td>Ceiling Condition</td>
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<td>2.4</td>
<td>Lighting, Switches &amp; Receptacles</td>
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<td>2.6</td>
<td>Window Condition</td>
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<td>2.7</td>
<td>Door Condition</td>
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<td>Window &amp; Door Locks</td>
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<td>2.9</td>
<td>Paint Condition</td>
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<td>2.10</td>
<td>Other</td>
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<td><strong>Kitchen</strong></td>
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<td>Door Condition</td>
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<td>Window &amp; Door Locks</td>
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<td>3.9</td>
<td>Paint Condition</td>
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<td>3.10</td>
<td>Stove or Range</td>
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<td>3.11</td>
<td>Refrigerator</td>
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<td>3.12</td>
<td>Sink &amp; Plumbing</td>
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<td>3.13</td>
<td>Food Preparation Space</td>
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<td>3.14</td>
<td>Food Storage Space (cabinets)</td>
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<td>3.15</td>
<td>Other</td>
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### Bathroom:

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<td>4.1 Wall Condition</td>
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<td>4.2 Floor Condition</td>
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<td>4.3 Ceiling Condition</td>
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<td>4.4 Lighting, Switches &amp; Receptacles</td>
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<td>4.5 Other Electrical</td>
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<td>4.6 Window Condition</td>
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<td>4.7 Door Condition</td>
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<td>4.8 Window &amp; Door Locks</td>
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<td>4.9 Paint Condition</td>
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<td>4.10 Water Closet</td>
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<td>4.11 Privacy</td>
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<td>4.12 Vanity/Sink &amp; Plumbing</td>
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<td>4.13 Tub or Shower &amp; Plumbing</td>
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<td>4.14 Ventilation</td>
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<td>4.15 Other</td>
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</table>
Use the following Room Codes for the remainder of the inspection form:

1. Bedroom or other room used for sleeping
2. Dining room or Dining Area
3. 2nd Living Room, Family Room, Den, Playroom, TV Room
4. Corridors, Halls, Stairways
5. Additional Bathroom
6. Other

5. Room Code______, Floor Level______,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

5.1 Wall Condition
5.2 Floor Condition
5.3 Ceiling Condition
5.4 Lighting, Switches & Receptacles
5.5 Other Electrical
5.6 Window Condition
5.7 Door Condition
5.8 Window & Door Locks
5.9 Paint Condition
5.10 Other

6. Room Code______, Floor Level______,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

6.1 Wall Condition
6.2 Floor Condition
6.3 Ceiling Condition
6.4 Lighting, Switches & Receptacles
6.5 Other Electrical
6.6 Window Condition
6.7 Door Condition
6.8 Window & Door Locks
6.9 Paint Condition
6.10 Other
7. Room Code______, Floor Level______,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

7.1 Wall Condition
7.2 Floor Condition
7.3 Ceiling Condition
7.4 Lighting, Switches & Receptacles
7.5 Other Electrical
7.6 Window Condition
7.7 Door Condition
7.8 Window & Door Locks
7.9 Paint Condition
7.10 Other

8. Room Code______, Floor Level______,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

8.1 Wall Condition
8.2 Floor Condition
8.3 Ceiling Condition
8.4 Lighting, Switches & Receptacles
8.5 Other Electrical
8.6 Window Condition
8.7 Door Condition
8.8 Window & Door Locks
8.9 Paint Condition
8.10 Other

9. Room Code______, Floor Level______,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

9.1 Wall Condition
9.2 Floor Condition
9.3 Ceiling Condition
9.4 Lighting, Switches & Receptacles
9.5 Other Electrical
9.6 Window Condition
9.7 Door Condition
9.8 Window & Door Locks
9.9 Paint Condition
9.10 Other
10. Room Code_____, Floor Level_____,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

10.1 Wall Condition
10.2 Floor Condition
10.3 Ceiling Condition
10.4 Lighting, Switches & Receptacles
10.5 Other Electrical
10.6 Window Condition
10.7 Door Condition
10.8 Window & Door Locks
10.9 Paint Condition
10.10 Other

11. Room Code_____, Floor Level_____,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

11.1 Wall Condition
11.2 Floor Condition
11.3 Ceiling Condition
11.4 Lighting, Switches & Receptacles
11.5 Other Electrical
11.6 Window Condition
11.7 Door Condition
11.8 Window & Door Locks
11.9 Paint Condition
11.10 Other

12. Room Code_____, Floor Level_____,
Circle: Front___ Center___ Rear___
Circle: Left___ Center___ Right___

12.1 Wall Condition
12.2 Floor Condition
12.3 Ceiling Condition
12.4 Lighting, Switches & Receptacles
12.5 Other Electrical
12.6 Window Condition
12.7 Door Condition
12.8 Window & Door Locks
12.9 Paint Condition
12.10 Other
### 13. Heating & Plumbing:

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<thead>
<tr>
<th>13.1 Primary Central Heating Apparatus</th>
<th>13.2 Secondary Heating Apparatus</th>
<th>13.3 Ventilation/ Cooling</th>
<th>13.4 Water Heater</th>
<th>13.5 Water Supply</th>
<th>13.6 Water &amp; Drain Lines</th>
<th>13.7 Sewer</th>
<th>13.8 Other</th>
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### 14. Building Exterior:

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### 15. General Health & Safety:

<table>
<thead>
<tr>
<th>15.1 Paint Visual Inspection (LBP)</th>
<th>15.2 Access to Unit</th>
<th>15.3 Additional Smoke Detectors</th>
<th>15.4 Fire Extinguishers</th>
<th>15.5 Fire Exits</th>
<th>15.6 Rodents or Insect Infestation</th>
<th>15.7 Garbage &amp; Debris</th>
<th>15.8 Refuse Disposal</th>
<th>15.9 Common Interior Stairs &amp; Halls</th>
<th>15.10 Other Interior Hazards</th>
<th>15.11 Elevators</th>
<th>15.12 Interior Air Quality</th>
<th>15.13 Site &amp; Neighborhood Conditions</th>
<th>15.14 Other</th>
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</thead>
<tbody>
<tr>
<td>____ ____ (See Note for 15.1 on page 1)</td>
<td>____ ____</td>
<td>____ ____</td>
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<td>____ ____ N/A__</td>
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16. Additional Data, Reason for Fail Rating, or Comments:

Item #

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