

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.***

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.”

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.
- 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.

FAILED EXAMPLE



- 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: →



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”.

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”.

_____ Borrower

_____ Date

_____ Realtor

_____ Date

**Property Inspection Review Form
(Inspection Checklist Reference Form)**

1. Basement:	Pass	Fail
1.1 Foundation Wall Condition	_____	_____
1.2 Floor Condition	_____	_____
1.3 Floor Joist Condition	_____	_____
1.4 Support Column Condition	_____	_____
1.5 Lighting, Switches & Receptacles	_____	_____
1.6 Electrical Service	_____	_____
1.7 Other Electrical	_____	_____
1.8 Smoke Alarm	_____	_____
1.9 Handrail	_____	_____
1.10 Stairs and Treads	_____	_____
1.11 Window & Door Locks	_____	_____
1.12 Other (specify)	_____	_____
2. Living Room:		
2.1 Wall Condition	_____	_____
2.2 Floor Condition	_____	_____
2.3 Ceiling Condition	_____	_____
2.4 Lighting, Switches & Receptacles	_____	_____
2.5 Other Electrical	_____	_____
2.6 Window Condition	_____	_____
2.7 Door Condition	_____	_____
2.8 Window & Door Locks	_____	_____
2.9 Paint Condition	_____	_____
2.10 Other	_____	_____
3. Kitchen:		
3.1 Wall Condition	_____	_____
3.2 Floor Condition	_____	_____
3.3 Ceiling Condition	_____	_____
3.4 Lighting, Switches & Receptacles	_____	_____
3.5 Other Electrical	_____	_____
3.6 Window Condition	_____	_____
3.7 Door Condition	_____	_____
3.8 Window & Door Locks	_____	_____
3.9 Paint Condition	_____	_____
3.10 Stove or Range	_____	_____
3.11 Refrigerator	_____	_____
3.12 Sink & Plumbing	_____	_____
3.13 Food Preparation Space	_____	_____
3.14 Food Storage Space (cabinets)	_____	_____
3.15 Other	_____	_____

4. Bathroom:

4.1 Wall Condition	_____	_____
4.2 Floor Condition	_____	_____
4.3 Ceiling Condition	_____	_____
4.4 Lighting, Switches & Receptacles	_____	_____
4.5 Other Electrical	_____	_____
4.6 Window Condition	_____	_____
4.7 Door Condition	_____	_____
4.8 Window & Door Locks	_____	_____
4.9 Paint Condition	_____	_____
4.10 Water Closet	_____	_____
4.11 Privacy	_____	_____
4.12 Vanity/Sink & Plumbing	_____	_____
4.13 Tub or Shower & Plumbing	_____	_____
4.14 Ventilation	_____	_____
4.15 Other	_____	_____

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:

- 13.1 Primary Central Heating Apparatus _____
- 13.2 Secondary Heating Apparatus _____ N/A__
- 13.3 Ventilation/ Cooling _____ N/A__
- 13.4 Water Heater _____
- 13.5 Water Supply _____
- 13.6 Water & Drain Lines _____
- 13.7 Sewer _____
- 13.8 Other _____

14. Building Exterior:

- 14.1 Foundation Condition _____
- 14.2 Wall & Exterior Surfaces Condition _____
- 14.3 Roof & Gutter Condition _____
- 14.4 Exterior Electrical Conditions _____
- 14.5 Steps, Rails, Porch Conditions _____
- 14.6 Chimney Conditions _____ N/A__
- 14.7 Paint Condition _____
- 14.8 Other _____

15. General Health & Safety:

- 15.1 Paint Visual Inspection (LBP) _____ (See Note for 15.1 on page 1)
- 15.2 Access to Unit _____
- 15.3 Additional Smoke Detectors _____
- 15.4 Fire Extinguishers _____ N/A__
- 15.5 Fire Exits _____ N/A__
- 15.6 Rodents or Insect Infestation _____
- 15.7 Garbage & Debris _____
- 15.8 Refuse Disposal _____
- 15.9 Common Interior Stairs & Halls _____ N/A__
- 15.10 Other Interior Hazards _____
- 15.11 Elevators _____ N/A__
- 15.12 Interior Air Quality _____
- 15.13 Site & Neighborhood Conditions _____
- 15.14 Other _____

16. Additional Data, Reason for Fail Rating, or Comments:

Item #

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