

Visual Lead Inspection - Rental Housing Form

Address _____ Unit: _____

Step 1: List each room (including hallways) in this unit and visually inspect for deteriorated paint.

Room	Deteriorated Paint	List Component(s) Identified with Deteriorated Paint
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
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	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input type="checkbox"/>	

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Step 2: Summarize the results of the inspection by checking one of the following 2 boxes.

- No deteriorated paint identified in this unit.
- One or more component identified with deteriorated paint.

Inspected by (Print Name): _____

- Owner (Owners Representative): Required at unit turnover and prior to re-occupancy¹.
- Occupant: Report deteriorated paint to the owner. Maintain a copy for your records.

Signature

Date

Property Owner:

Step 3: Deteriorated paint must be repaired using lead-safe work practices prior to being leased and within 30 days of being notified unless lead-based paint testing proves the deteriorated paint is not lead-based paint. A clearance inspection conducted by a State Certified Inspector/Assessor or Project Monitor must be conducted whenever the total area of paint disturbance is:

- Greater than two square feet in any interior room or space
- Greater than ten square feet on an exterior surface
- Any window replacements or window treatments

Step 4: After repairs have been completed, the property owner (or their representative) must conduct a final inspection to verify any visible deteriorated paint has been eliminated.

By signing below, I verify there is currently no visible deteriorated paint in this residential unit, and any deteriorated paint identified in the above table has been repaired using lead-safe work practices.

Final Inspection by (Print)

Signature

Date

Resources

- US Department of Housing and Urban Development (HUD) visual assessment training www.hud.gov/offices/lead/training/visualassessment/h00101.htm
- Locate certified renovators and/or learn about lead-safe work practices requirements by visiting the EPA website www.epa.gov/lead, and reviewing the "Renovation, Repair, & Painting Program" links.
- The City of San Diego's "Lead Hazard Prevention and Control Ordinance" is available at www.sdhealthyhomes.org

¹ SDMC §54.1009