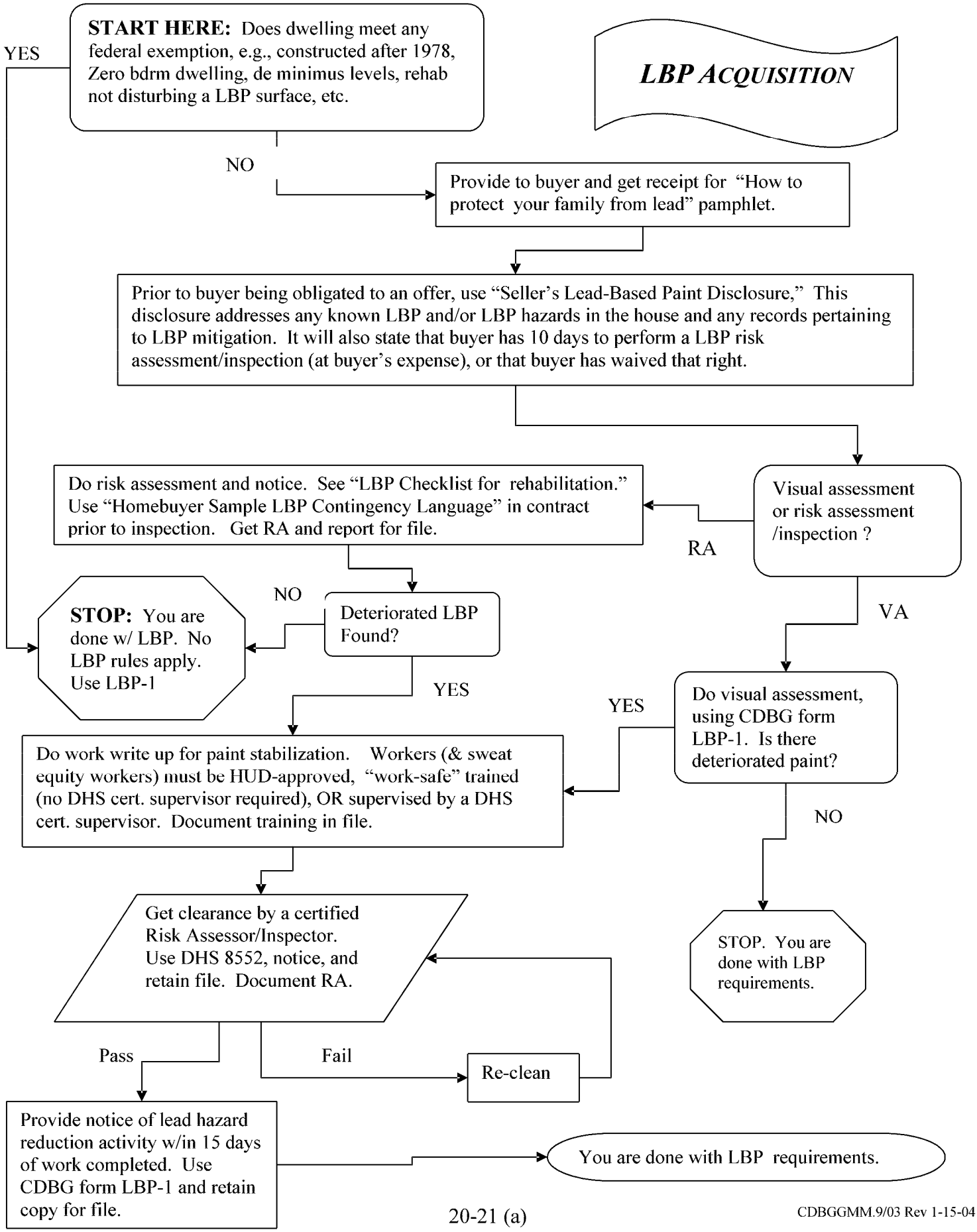
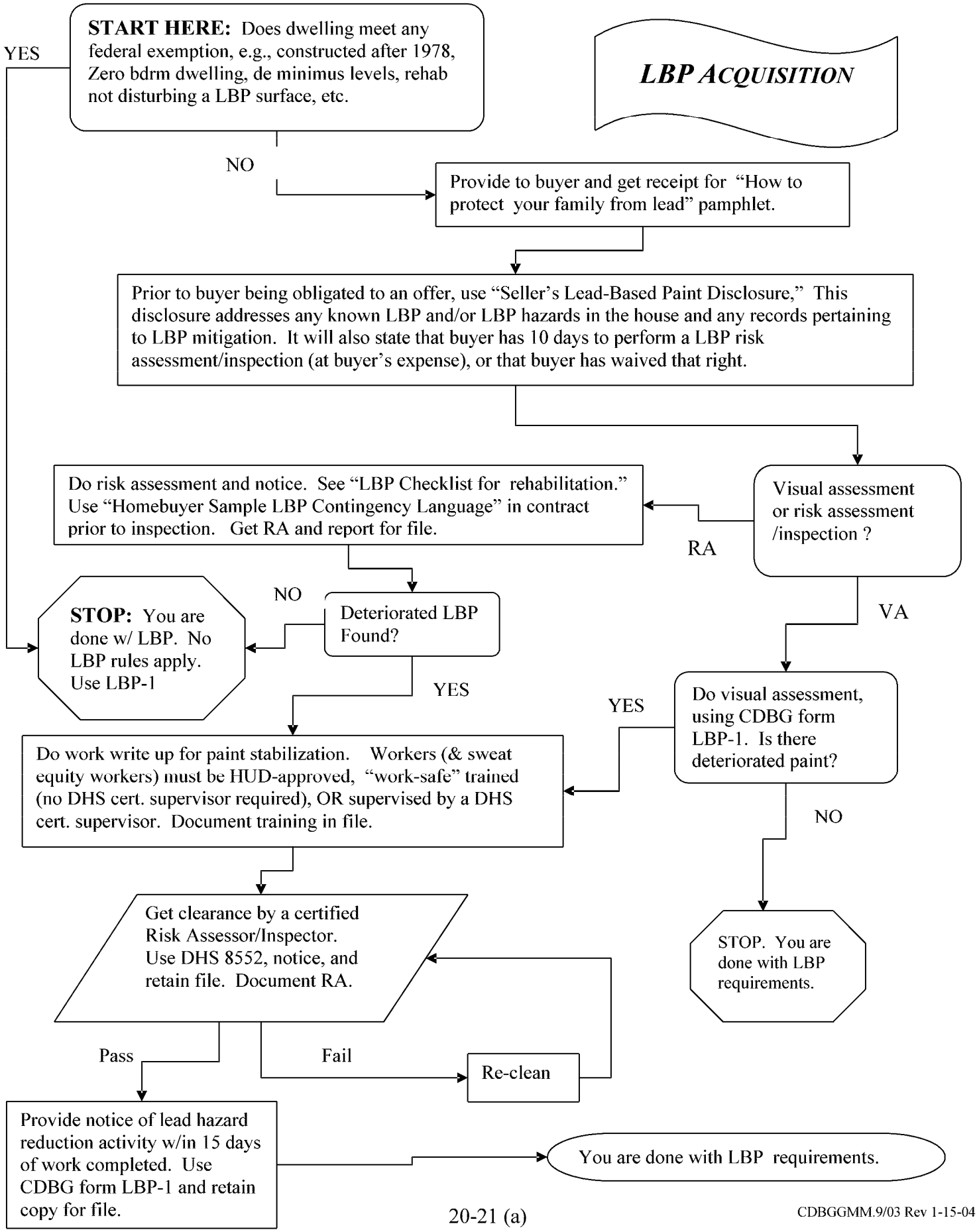

LBP ACQUISITION
START HERE: Does dwelling meet any federal exemption, e.g., constructed after 1978, Zero bdrm dwelling, de minimus levels, rehab not disturbing a LBP surface, etc.
YES
NO
Provide to buyer and get receipt for "How to protect your family from lead" pamphlet.
Prior to buyer being obligated to an offer, use "Seller's Lead-Based Paint Disclosure," This disclosure addresses any known LBP and/or LBP hazards in the house and any records pertaining to LBP mitigation. It will also state that buyer has 10 days to perform a LBP risk assessment/inspection (at buyer's expense), or that buyer has waived that right.
Visual assessment or risk assessment /inspection ?
RA
VA
Do risk assessment and notice. See "LBP Checklist for rehabilitation." Use "Homebuyer Sample LBP Contingency Language" in contract prior to inspection. Get RA and report for file.
Deteriorated LBP Found?
NO
YES
STOP: You are done w/ LBP. No LBP rules apply. Use LBP-1
Do visual assessment, using CDBG form LBP-1. Is there deteriorated paint?
YES
NO
Do work write up for paint stabilization. Workers (& sweat equity workers) must be HUD-approved, "work-safe" trained (no DHS cert. supervisor required), OR supervised by a DHS cert. supervisor. Document training in file.
STOP. You are done with LBP requirements.
Get clearance by a certified Risk Assessor/Inspector. Use DHS 8552, notice, and retain file. Document RA.
Pass
Fail
Re-clean
Provide notice of lead hazard reduction activity w/in 15 days of work completed. Use CDBG form LBP-1 and retain copy for file.
You are done with LBP requirements.


LBP ACQUISITION
START HERE: Does dwelling meet any federal exemption, e.g., constructed after 1978, Zero bdrm dwelling, de minimus levels, rehab not disturbing a LBP surface, etc.
YES
NO
Provide to buyer and get receipt for "How to protect your family from lead" pamphlet.
Prior to buyer being obligated to an offer, use "Seller's Lead-Based Paint Disclosure," This disclosure addresses any known LBP and/or LBP hazards in the house and any records pertaining to LBP mitigation. It will also state that buyer has 10 days to perform a LBP risk assessment/inspection (at buyer's expense), or that buyer has waived that right.
Visual assessment or risk assessment /inspection ?
RA
VA
Do risk assessment and notice. See "LBP Checklist for rehabilitation." Use "Homebuyer Sample LBP Contingency Language" in contract prior to inspection. Get RA and report for file.
Deteriorated LBP Found?
NO
YES
STOP: You are done w/ LBP. No LBP rules apply. Use LBP-1
Do visual assessment, using CDBG form LBP-1. Is there deteriorated paint?
YES
NO
Do work write up for paint stabilization. Workers (& sweat equity workers) must be HUD-approved, "work-safe" trained (no DHS cert. supervisor required), OR supervised by a DHS cert. supervisor. Document training in file.
STOP. You are done with LBP requirements.
Get clearance by a certified Risk Assessor/Inspector. Use DHS 8552, notice, and retain file. Document RA.
Pass
Fail
Re-clean
Provide notice of lead hazard reduction activity w/in 15 days of work completed. Use CDBG form LBP-1 and retain copy for file.
You are done with LBP requirements.