

What Is Considered Deteriorated Paint?

Per HUD guidelines, anything greater than a hairline crack or larger than a nail hole is considered deteriorated paint and will result in a lead safe certification NOT being issued. Scroll through our list of examples to prepare for your upcoming inspection



Please note that our inspectors will need to inspect every area that a tenant can access. This includes but is not limited to laundry rooms, utility closets and all common areas. If our inspectors cannot access a part of the unit that is covered under the new regulations then the inspection will be canceled and a refund will NOT be issued.

Please call our office at 908-654-8068 if you have any questions prior to the inspection.

Doorways

Carefully inspect the door frame for any signs of cracking, peeling or bubbling paint. Pay special attention high friction areas of the door near the knob and other hardware.



Stairs

Look for areas of chipped or peeling paint. If your staircases are carpeted pay close attention to where the carpet meets the wall. If the banisters are painted, ensure they are free from any signs of deterioration.



Windows

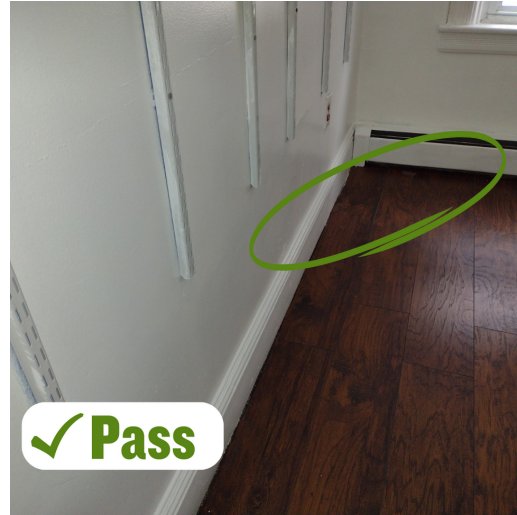
Carefully inspect window sills for any signs of cracking, peeling or bubbling paint. Pay special attention to the inside portion of the window frame for signs of paint deterioration.



Visible Construction/Remediation Dust

If any painting or maintenance work was done to prepare your unit for turnover, ensure that all surfaces are free from visible dust and debris. These surfaces include window sills, stairs, floors, door frames and any surface area that a tenant can access.

Use a wet baby wipe to see how clean the surface is. If the wet baby wipe has dust on it, you will probably fail the visual inspection.



Large accumulations of dust and debris in window sills often contain hazardous lead dust. This type of debris found in a window sill would lead to a failure. Our inspectors are only looking at the window sill, not the window well.



Visible Construction/Remediation Dust

Cobwebs and mild dust accumulation between routine cleanings will NOT result in a failure. Our inspectors are looking for areas with construction/remediation dust and debris which often contain hazardous lead particles.

