This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.

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Standard Practice for Conducting Visual Assessments for Lead Hazards in Buildings[1]

This standard is issued under the fixed designation E2255/E2255M; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 This practice describes procedures for conducting visual assessments in buildings to visually identify the type and location of potential lead hazards. These potential hazards are associated with deteriorated leaded paint, lead in dust, or lead in soil.

1.2 This practice addresses visual assessment procedures for lead-hazard activities such as: lead risk (hazard) assessment (Guide E2115), clearance examination (Practices E2271/E2271M and E3074/E3074M), assessment of paint condition, and re-evaluation inspection. It also can be applied to visual assessments following paint maintenance or renovation or repainting activities, or combinations thereof.

1.3 Because there is considerable overlap among the requirements for lead-hazard activities, this standard first describes a generic visual assessment procedure, and then defines a specific procedure for each assessment type in terms of additions to, or deletions from, the generic procedure.

1.4 This practice does not address testing needed to confirm the presence of lead hazards.

1.5 This practice contains notes, which are explanatory and are not part of the mandatory requirements of this standard.

1.6 The values stated in either SI units or inch-pound units are to be regarded separately as standard. The values stated in each system are not necessarily exact equivalents; therefore, to ensure conformance with the standard, each system shall be used independently of the other, and values from the two systems shall not be combined.

1.7 *This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety, health, and environmental practices and determine the applicability of regulatory limitations prior to use.*

1.8 *This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.*

2. Referenced Documents

2.1 *ASTM Standards:*[2]

D1356 Terminology Relating to Sampling and Analysis of Atmospheres

E1605 Terminology Relating to Lead in Buildings

E2115 Guide for Conducting Lead Hazard Assessments of Dwellings and of Other Child-Occupied Facilities

E2239 Practice for Record Keeping and Record Preservation for Lead Hazard Activities

E2271/E2271M Practice for Clearance Examinations Following Lead Hazard Reduction Activities in Multifamily Dwellings

E3074/E3074M Practice for Clearance Examinations Following Lead Hazard Reduction Activities in Single Family Dwellings, in Individual Units of Multifamily Dwellings, and in Other Child-Occupied Facilities

3. Terminology

3.1 For definitions of terms not appearing here, refer to Terminologies D1356 and E1605.

3.2 *Definitions of Terms Specific to This Standard:*

3.2.1 *leaded dust hazard, n*—a condition that might result in adverse human health effects due to lead in surface dust.

3.2.1.1 *Discussion*—Authorities having jurisdiction may issue guidance or promulgate requirements defining the minimum mass per area content of lead in dust that is considered to constitute a hazard.

3.2.2 *leaded paint hazard, n*—a condition that might result in adverse human health effects due to lead in deteriorated

[1] This practice is under the jurisdiction of ASTM Committee D22 on Air Quality and is the direct responsibility of Subcommittee D22.12 on Sampling and Analysis of Lead for Exposure and Risk Assessment.

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[2] For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

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paint on all building surfaces, lead in paint on chewable surfaces, impact surfaces, or dust-producing friction surfaces.

3.2.2.1 *Discussion*—Levels of lead in deteriorated paint, lead in paint on chewable surfaces, dust-producing friction surfaces, and impact surfaces that might adversely affect human health may be stated in requirements promulgated by authorities having jurisdiction.

3.2.3 *leaded soil hazard, n*—a condition that might result in adverse human health effects due to lead in bare soil.

3.2.3.1 *Discussion*—Authorities having jurisdiction may issue guidance or promulgate requirements defining the minimum amount of lead in soil by percent by mass that is considered to constitute a hazard.

4. Significance and Use

4.1 This practice supports lead poisoning prevention activities by providing standardized procedures for conducting visual assessments.

4.2 This practice is intended to be used with other ASTM standards, as appropriate, for conducting lead-hazard assessments.

4.3 This practice is intended for use by individuals trained to conduct visual assessments associated with lead-hazard activities and in reporting their results. This practice is also applicable for use by others interested in visual assessment of properties for lead hazards, such as building code officials, building operators, homeowners, and insurers.

5. Requirements for Individuals Conducting Visual Assessments

5.1 Persons conducting visual assessments need a range of expertise, including the ability to identify the type, extent, and cause of coating deterioration and component deterioration, and to determine the presence of surface dust, debris, and bare soil. Users of visual assessment services should review their credentials and experience to determine whether they are qualified to conduct the work.

5.1.1 Visual assessments conducted as part of a lead-based paint activity within the scope of regulations promulgated by authorities having jurisdiction shall be conducted by appropriately certified or licensed individuals.

6. Materials and Supplies

6.1 *Copies of Forms,* (see Appendix X1).

6.2 *Clipboard,* for holding forms.

6.3 *Pencil and Sharpener*.

6.4 *Indelible Ink Pen or Permanent Marker*.

6.5 *Flashlight,* or other self-powered portable light source, as needed, for making visual observations in low light level areas.

6.6 *Camera (optional),* with supporting equipment needed to create photographs that can be labeled.

6.7 *Video recorder (suggested),* for both visual and audio documentation of current property conditions.

7. Procedure for Conducting the Generic Visual Assessment

7.1 *General Visual Assessment Requirements*—The following requirements apply to the conduct of visual assessments:

7.1.1 *Reporting:*

7.1.1.1 Use a recording system that uniquely identifies the type and location of each hazard and each incidence of building component deterioration. At a minimum, the recording system must allow a reasonably educated person, when provided with all the records generated from a visual assessment, to determine what hazards and incidences of building component deterioration were identified and where each was found. This practice provides the individual conducting the visual assessment with the flexibility to use personal choices for some recording needs.

7.1.1.2 Examples of forms (site plans, building face sketches, floor plans, building component condition, paint/dust/debris, and grounds) for recording information are shown in Appendix X1. An example of using these forms is presented in Appendix X2.

7.1.1.3 Alternate forms are acceptable provided that they allow unique identification of all hazards and incidences of building component deterioration.

7.1.1.4 Information recorded on any particular form can be limited to only those areas where potential hazards are found. The example floor-plan shown in Appendix X2 includes detail for the living room, dining room and porch only because potential hazards were not identified in other rooms. However, the individuals conducting visual assessments are cautioned against overly sparse records when no potential hazards are found. Lack of potential hazards found needs to be documented along with any exceptions taken during the visual assessment such as, areas not assessed due to access limitations. Lack of records may be viewed as a potential indicator that portions of the assessed area were not inspected.

7.1.1.5 Use of a camera or video recorder, or both, to photographically capture the structures and grounds included within the boundaries of the assessment area provides a means of complementing forms.

7.1.2 *Symbols and Codes*—Use of symbols and codes is not required but is recommended to reduce the effort needed to record building and grounds locations and observations of hazards and component deterioration. The symbols and codes, if used, shall be sufficiently defined to identify the items to which they refer. The codes provided in various sections of this standard, such as in Tables 1-3, are exemplary; others may be used depending on the needs of the person conducting the visual assessment.

7.2 *Existing Information*—Review historic lead-hazard evaluation, hazard reduction and clearance reports and other information describing ongoing maintenance activities, and relevant building operations to identify changes from previous conditions and locations of renovation, remodeling, construction or abatement activity. Use this review to help define the boundaries of the assessment area.

7.3 *Multifamily Housing*—Units to be assessed shall be determined using appropriate statistical procedures.

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TABLE 1 Description of Paint Condition

Hazard	Hazard Code	Description	Observed Condition[A]
Deteriorated Paint or Other Coatings	paint	Deteriorated conditions include paint, stain, varnish, shellac, or other coatings that are chalking, checking, cracking, or flaking. Incidental blemishes in painted surfaces due to factors such as nail holes without cracking of surrounding paint, and so forth, should not be designated as deteriorated paint.	Note the condition of paint deterioration as follows: • ≥2 m^2 [≥20 ft^2] on the exterior building face • ≥0.2 m^2 [≥2 ft^2] on an interior building component, on a room by room basis • ≥10 percent of the total surface area of a component per unit on an exterior or interior component having small surface area. Alternatively, note if areas of paint deterioration are smaller than those described above. Surfaces having no more than incidental blemishes need not be noted as a hazard but should be noted as in fair condition and may require future attention.
Deteriorated Friction Surfaces	friction	Window areas, door areas, painted stair treads and banisters, coated floors, or any other observed friction surfaces displaying signs of wear due to abrasion.	Note the condition if friction surfaces display signs of wear due to abrasion. Surfaces having no more than incidental blemishes need not be noted as a hazard but should be noted as in fair condition and may require future attention.
Deteriorated Impact Surfaces	impact	Surfaces that are frequently banged or bumped (impacted) which can lead to the production of small chips of paint that may be ground into dust or ingested. Potential impact surfaces include lower portions of walls, baseboards, doorjambs and outside corners of walls. Distinguish impact damage from general paint deterioration.	Note the condition if impact surfaces display localized damage attributed to impact. Surfaces having no more than incidental impact damage need not be noted as a hazard but should be noted as in fair condition and may require future attention.
Deteriorated Chewable Surfaces	chew	All surfaces showing evidence of teeth marks. Chewable surfaces include windowsills, stairway spindles, painted furniture on which a child might chew or teethe. Toys that appear to be chewed may be included if noted in the assessment area.	Note the condition if chewable surfaces display evidence of teeth marks.

[A] Codes, such "A" and "B" can be used to record the observed conditions. The descriptions of the observed conditions are based on non-regulatory values but have been found useful in describing the relative size of the potential hazard. If codes are used, they shall be clearly documented as to their meaning.

TABLE 2 Description of Interior Surface Dust, Paint Chips, and Debris

Hazard	Hazard Code	Description
General Surface Dust Accumulation	dust	Permanent horizontal surface areas having visible surface dust. Surface areas prone to dust accumulation include: • Floors; • Window sills and troughs; • Along baseboard moldings; • Room corners; • Door thresholds and other entries; • Beneath radiators and air conditioners; • On and under the edges of carpets/rugs/upholstery/furniture/appliances/and other resident belongings; • Surfaces near or under those having leaded paint hazards; and • Entryways
Paint Chip Accumulation	chip	Permanent horizontal surface areas having paint chips. Areas prone to paint chip accumulation include: • Floors; • Window sills and troughs; • Along baseboard moldings; • Room corners; • Door thresholds and other entries; • Beneath radiators and air conditioners; • On and under the edges of carpets/rugs/upholstery; and, • Surfaces near or under those having leaded paint hazards.
Construction and Other Debris	debris	Permanent horizontal surface areas having construction or other debris.

7.4 *Boundaries of Area to Be Assessed*—In consultation with the client requesting the visual assessment, determine the boundaries of the area to be assessed.

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TABLE 3 Description of Ground Conditions

Hazard	Hazard Code	Description	Observed Condition[A]
Bare Soil—Play Area	bare play	All areas of bare soil on each side of the building where children might play.	Note any observations of bare soil area as follows: • Greater than approximately 0.1 m^2 [1 ft^2] • Less than approximately 0.1 m^2 [1 ft^2]
Bare Soil—Yard	bare yard	All areas of bare soil on each side of the building including out buildings, gardens, and under porches, excluding children's play areas.	Note any observations of bare soil area as follows: • Greater than approximately 1 m^2 [10 ft^2] • Less than approximately 1 m^2 [10 ft^2]
Paint Chip Accumulation	chip	All ground areas having paint chips. Areas prone to paint chip accumulation include: • bare soil; • driplines; • construction debris and resident storage and disposal areas; and • neighboring properties in close proximity to the subject property.	
Construction and Other Debris	debris	All ground areas having construction or other debris.	

[A] Codes, such "A" and "B" can be used to record the observed conditions. The descriptions of the observed conditions are based on non-regulatory values but have been found useful in describing the relative size of the potential hazard. If codes are used, they shall be clearly documented as to their meaning.

7.5 *Walk-Through*—Walk through the area to be assessed to become familiar with the site and verify the boundaries of the area to be assessed, if the entire structure is not to be assessed. Portions of the property excluded from the visual assessment shall be documented and reported.

7.6 *Component Replacement*—In consultation with the client requesting the visual assessment, determine whether any windows or doors penetrating the exterior walls in the assessment area have been replaced. In cases where such a window or door has been replaced, the visual assessment shall include both the interior and exterior of the adjacent walls. In addition, the assessment shall include any horizontal surfaces and the ground beneath the replaced windows or doors.

7.7 *Access to Area to Be Assessed*—Determine whether all areas and surfaces to be assessed are accessible and whether movable building components such as windows and doors in the areas to be assessed are functional. Resolve, to the extent possible, problems and questions associated with access to assessment areas and functionality prior to conducting the visual assessment. Record incidences of unresolved access issues and lack of functionality that inhibit the ability to make a visual assessment of those areas or components.

7.7.1 *Site-Safety Conditions*—During the walkthrough inspection, identify potential problems associated with site safety. Resolve, to the extent possible, such problems that may impact the assessment. Record incidences of potential site-safety conditions.

7.8 *Site-Plan:*

7.8.1 If the area to be assessed includes any exterior portions of a unit or structure, prepare a site-plan for use in recording findings (see the Site-Plan Form in Appendix X1).

7.8.1.1 If a pencil is used for sketching the Site-Plan Form, make the sketch permanent by overwriting it with an indelible marker.

7.8.2 *Show on the Site Plan:*

7.8.2.1 The relative position and shape of the buildings on the property being assessed and designate the primary structure undergoing visual assessment (see Note 1).

NOTE 1—When combined with building face sketches, the site-plan provides an unambiguous method of identifying exterior building components and site features.

7.8.2.2 The address or location of the structure, the name of the person conducting the assessment, the date of the assessment, and the approximate north compass direction.

7.8.2.3 Driveways, and play areas, the exterior walls of the buildings, a unique label for each structure, and a wall identifier to provide a point of reference for labeling exterior walls. If using the Site-Plan Form in Appendix X1, place the primary structure's main entryway facing the bottom edge of the form and label the bottom edge of the form with a wall code (for example, wall A or wall 1).

7.8.2.4 Labels for the remaining exterior walls of the structure. If using the Site-Plan Form in Appendix X1, label the remaining exterior walls of the structure in a clockwise sequentially increasing order. (See the example shown in Appendix X2 for a structure with 13 designated walls.)

7.8.2.5 Approximate dimensions of the structures.

7.9 *Building Face Sketches:*

7.9.1 If the area to be assessed includes any building faces (exterior sides of buildings) or portions thereof, prepare building-face sketches for use in recording findings (see the Building-Face Sketch Form in Appendix X1 and see Note 2). An alternative to the building sketch form is to take photographs or record videos of the building-faces and process these so that they can be labeled.

NOTE 2—The purpose of the building face sketch is to uniquely identify the location of exterior features, particularly windows and doors, and assign labels to these features for recording observations. Thus, a detailed building face sketch is not required.

7.9.2 If a pencil is used for preparing Building-Sketch Forms, make the sketch permanent by overwriting it with an indelible marker.

7.9.3 Show on the building-face sketches:

7.9.3.1 The address or location of the structure, the name of the person conducting the assessment, the date of the

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assessment, and identification of the building face as previously designated on the site-plan.

7.9.3.2 The location of each exterior window and door on the building face. Uniquely label each door and window. (See example shown in Appendix X2).

7.10 *Floor-Plans:*

7.10.1 If the area to be assessed includes interior areas, prepare a floor-plan for each floor of the unit or structure of the area to be assessed (see the Floor-Plan Form in Appendix X1 and Note 3).

7.10.2 If a pencil is used for sketching the layout on the Floor-Plan Form, make the sketch permanent by overwriting it with an indelible marker.

NOTE 3—A floorplan shows the position and shape of rooms and the location of interior building components. It provides a means of assigning labels to building components for recording observations.

7.10.3 Show on the floor-plan:

7.10.3.1 The address or location of the structure, the name of the person conducting the visual assessment, the date of the assessment, the identification of the floor shown, and the approximate geographic north compass direction.

7.10.3.2 The layout of all exterior and interior walls of the floor in question (for example, ground floor or 2nd floor). If using the Floor-Plan Form in Appendix X1, place the exterior wall having the main entryway facing the bottom edge of the form.

7.10.3.3 A unique name or code for each room.

7.10.3.4 A label for each interior wall for each room. For a given room, adjacent walls shall be labeled sequentially.

7.10.3.5 Labels of all exterior windows and doors as designated on the Building Face Sketch Form.

7.10.3.6 A label for each interior door and window.

7.11 *Observations:*

7.11.1 *Categories*—In conducting a generic visual assessment, observations on lead hazards within the boundaries of the area to be assessed are divided into four categories: Building Component Condition; Paint Condition; Interior Surface Dust; Paint Chips and Painted Debris; and, Ground Condition.

7.11.2 *Recording:*

7.11.2.1 Use data forms such as the Building Component Condition Data Form, the Paint/Dust/Debris Data Form, and the Ground Data Form to record observations of incidences of lead hazards and deteriorated building components. These forms are shown in Appendix X1.

7.11.2.2 When completing the data forms, use names, labels and codes designated on the site-plan, building sketches, and floor plans to identify the locations of lead hazards and incidences of component deterioration observed.

7.11.3 *Approach*—Use an approach that results in a thorough systematic inspection of all areas within the boundaries of the area to be assessed (see Note 4).

NOTE 4—The approach often spans the four categories in 7.11.1 on a room-by-room basis, although the identification of lead hazards is described in 7.11.4 – 7.11.7 for the four individual categories.

7.11.4 *Building Component Condition:*

7.11.4.1 Assess all exterior and interior building components within the boundaries of the area to be assessed for deterioration deemed likely to contribute to the failure of paint or other coatings. Components include siding, roofing, gutters, downspouts, soffits, fascia, windows, doors, foundation, walls, trim, and floors.

7.11.4.2 Record observations of deteriorated building components on the Building Component Condition Data Form. Note the suspected cause of each incidence of deterioration and estimated size of each localized damaged area in the comments column.

7.11.4.3 Inspect uncarpeted floors, stairs, interior windowsills and window troughs to detect roughness or pitting, or both, that is deemed to hamper dust removal during cleaning. Record on the Building Component Condition Data Form each observed incidence using an applicable code.

7.11.5 *Paint Condition:*

7.11.5.1 Using a uniform top-to-bottom or ceiling-to-floor visual assessment technique so as to prevent missing building components and areas, assess all exterior and interior painted or coated surfaces for the presence of leaded paint hazards according to the descriptions shown in Table 1.

7.11.5.2 Designate interior and exterior paint hazards on a room-by-room or building face basis, respectively.

7.11.5.3 Record observations of paint hazards on the Paint/Dust/Debris Data Form (see Note 5).

NOTE 5—The observed conditions are used for describing the degree of deteriorated paint. This distinction is primarily used for lead risk (hazard) assessments. It provides a hierarchy based on potential risk so that resources can be directed toward fixing the worst problems.

7.11.5.4 If testing or sampling is to be conducted, note these sites in the comments column of the Paint/Dust/Debris Data Form (see Note 6).

NOTE 6—When testing is performed, completion of the three testing data columns of the Paint/Dust/Debris Data Form and identifying the approximate location of tests on the applicable floor-plan or building-face sketch provide useful testing documentation.

7.11.6 *Interior Surface Dust, Paint Chips, and Painted Debris:*

7.11.6.1 Assess all interior and entryway permanent horizontal surfaces for the presence of surface dust, paint chips and painted debris using the descriptions shown in Table 2.

7.11.6.2 Record observations of surface dust, paint chips and painted debris on the Paint/Dust/Debris Data Form.

7.11.6.3 If testing or sampling is to be conducted, note these sites in the comments column of the Paint/Dust/Debris Form (see Note 7).

NOTE 7—When testing is performed, completion of the three testing data columns on the Paint/Dust/Debris Data Form and identifying the approximate location of tests on the applicable floorplan provide useful testing documentation.

7.11.7 *Ground Area:*

7.11.7.1 Assess the site grounds for bare soil, paint chips, and debris using the descriptions given in Table 3. Take note that in Table 3 a distinction is made between the bare soil in children's play areas and bare soil in yards.

7.11.7.2 Record observations of bare soil, paint chips, or debris on the Ground Data Form.

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7.11.7.3 Record the approximate locations of bare soil areas on the site-plan.

7.11.7.4 If testing or sampling is to be conducted, note these sites in the comments column of the Ground Data Form (see Note 8).

NOTE 8—When testing is performed, completion of the two testing data columns of the Ground Data Form and identifying the approximate location of the tests on the site-plan provide useful testing documentation.

8. Procedures Specific to Various Visual Assessment Applications

8.1 Visual assessments are generally conducted as part of one of four lead-hazard activities. The paragraphs that follow address specific requirements for visual assessment for each of these four activities:

8.2 *Lead Risk (Hazard) Assessments*—Complete all requirements of the generic visual assessment in Section 7 including the following additional requirements.

8.2.1 Record on the applicable site-plan and floor-plans the areas deemed most likely to be frequented by children.

8.2.2 For each paint hazard observed (see 7.11.5), note its suspected cause in the comments column of the Paint/Dust/Debris Data Form.

8.3 *Clearance Examinations*—Complete requirements of the generic visual assessment in Section 7 omitting the requirement in 7.11.4 on Building Component Condition.

8.4 *Assessment of Paint Condition*—For non-abatement activities that require only a visual assessment of leaded paint hazards, complete the requirements of the generic visual assessment omitting the requirements of 7.11.6 on Interior Surface Dust, Paint Chips and Painted Debris and 7.11.7 on Ground Areas.

8.5 *Re-evaluation Inspection*—For re-evaluation inspections following lead-hazard activities, complete all requirements of the generic visual assessment in Section 7 (see Note 9).

NOTE 9—Re-evaluation is conducted on a scheduled periodic basis to evaluate the ongoing effectiveness of non-abatement hazard control measures. Even though findings from an initial lead risk (hazard) assessment indicate that no lead hazards are present, re-evaluation assessments may be appropriate because lead hazards may develop over time.

9. Record Keeping

9.1 Records of visual assessment activities shall be kept in accordance with Practice E2239 and shall include as a minimum:

9.1.1 The visual assessment report.

9.1.2 Records generated during the conduct of the visual assessment including but not limited to: a description of the assessed area, all forms; records containing field data; observations; miscellaneous notes; and photographs and videos.

9.1.3 Information regarding any hazard reduction maintenance activity that was performed including but not limited to: the start and completion dates of any hazard reduction or maintenance activities; and the name and address of each firm or organization conducting the hazard reduction or maintenance activity.

10. Report

10.1 A report of the visual assessment shall be prepared and include at a minimum the following:

10.1.1 Project name, name and address of client, and relationship of the client to the property (owner, buyer, tenant, lender, insurer, and so forth).

10.1.2 The date and time of the visual assessment.

10.1.3 The name of person conducting the assessment and the name of the employing company/agency.

10.1.4 The certifications and training documentation of all staff involved with the visual assessment.

10.1.5 The location of the assessed facility and the nature of property assessed (for example: home, apartment, commercial structure, etc.) and a description of the assessed area.

10.1.6 A summary of the observations, as appropriate for the assessment type, each incidence of lead hazards including the type, location and description. Also, as appropriate for the assessment type the suspected cause of paint deterioration.

10.1.7 A summary of the observations, as appropriate for the assessment type, each incidence of deteriorated building component including the location and suspected cause of deterioration.

11. Keywords

11.1 hazard assessment; lead; visual assessment

APPENDIXES

(Nonmandatory Information)

X1. DATA RECORDING FORMS

X1.1 Scope

X1.1.1 This appendix contains forms suitable for use in visual assessments of lead hazards in buildings and incidences of building component deterioration. These forms include:

X1.1.1.1 Site Plan Form,

X1.1.1.2 Building Face Sketch Form,

X1.1.1.3 Floor Plan Form,

X1.1.1.4 Building Component Condition Data Form,

X1.1.1.5 Paint/Dust/Debris Data Form, and

X1.1.1.6 Ground Data Form.

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