



## Sample Certification for Ongoing Monitoring and Maintenance

This sample document is meant for owners of rental housing that have an ongoing responsibility under the Lead Safe Housing Rule for ongoing maintenance.

**Visual Assessment** must be conducted by someone trained in Visual assessment. This training can be found at <https://apps.hud.gov/offices/lead/training/visualassessment/h00100.cfm>

**Paint stabilization** must be conducted by a certified RRP firm or workers. This is an EPA certification.

**Clearance** must be conducted by a certified lead sampling technician, risk assessor or paint inspector. These are all EPA certifications.

**Risk Assessment** must be conducted by a certified Risk assessor. This is an EPA certification.

I, \_\_\_\_\_ (owner) of \_\_\_\_\_ (address of property) certify that proper maintenance activities for properties that contained or were presumed to contain Lead-Based Paint were conducted during the period of \_\_\_\_\_ to \_\_\_\_\_ (dates).

These maintenance activities included:

- Repaired all deteriorated paint above de minimis levels\* using Safe Work Practices and achieved third party clearance by a certified professional.
- Repaired all encapsulated or enclosed areas that were damaged or failing using appropriate interim controls or abatement methods (if applicable) and achieved third party clearance by a certified professional.
- Requested in writing that occupants of units monitor presumed or known lead-based paint surfaces and notified the owner of any new potential lead hazards. (For units that were newly leased during this monitoring period.)
  - Occupants reported new potential lead hazards on \_\_\_\_\_(date), and the hazards corrected with successful clearance on \_\_\_\_\_(date).
- Owner sent a Notice of Lead Hazard Reduction Activities with clearance results to residents within 15 calendar days of clearance.
- For Subparts H, K, and M: Performed visual assessments by a trained individual for deteriorated paint, bare soil and lead hazard control failures of all presumed and known lead-based paint in units and common areas, annually and at unit turnover.

Dates of Visual Assessment	Name of Staff completing Visual Assessment

Dates of Repairs	Names of Certified staff/contractors performing repairs
Dates of Clearance	Names of independent Certified Clearance Firms

Additional Requirement for Subpart H over \$5000 per unit per annum following any Risk Assessment and Hazard Reduction: Performed Periodic Reevaluation every 2 years until 2 completed with no hazards or measure failure.

Check applicable box below:

Dates of Periodic Reevaluation	Names of qualified Staff/Contractors completing Periodic Reevaluation
Dates of Mediation of Hazards/Failures	Names of qualified Staff/Contractors completing mediation work
Dates of Clearance	Names of independent Clearance Firms

\*De minimis levels are defined as:

- 20 square feet on exterior surfaces;
- 2 square feet in any one interior room or space; or
- 10 percent of the total surface area on an interior or exterior type of component with a small surface area (such as windowsills, baseboards, and trim).

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
City of \_\_\_\_\_ Representative

\_\_\_\_\_  
Date