

Hour 25 Solutions, LLC  
P.O. Box 121  
Phoenix, MD 21131

State of Maryland DLLR  
Home Inspector License #32811



(443) 338-3603  
info@hour25solutions.com  
www.hour25solutions.com

InterNACHI Certified  
Professional Inspector #16121609

## Guide to Maryland Lead Risk Reduction Inspections

**We are required by law to notify the MD Dept. of the Environment 24 hours prior to an inspection.  
MDE can and will show up at the property at the appointment time to audit the inspection.**

### 1. Tracking Number

As part of this process, you will need to obtain a tracking number if you don't already have one. To get one, contact the Maryland Department of the Environment (410-537-4199). We will need this number to generate and issue your Certificate.

### 2. Visual Inspection – Exterior

The first part of the lead paint inspection is a visual inspection of the **ENTIRE EXTERIOR** including walls, windows, doors, door frames, trim, soffit, fascia, gutters, downspouts, porches, posts/columns, ceilings, railings, and steps on both the main structure and any outbuildings accessible to tenant(s). There can be no deteriorated paint conditions (peeling, chipping, cracking, etc.) regardless of the age or type of paint in order for the inspection to proceed to the interior inspection. See examples on the next page.

### 3. Visual Inspection – Interior

If the exterior passes the visual inspection, we then will perform a visual inspection of the **ENTIRE INTERIOR** of the home including baseboards, doors, door frames, walls, ceilings, enclosed porches, window jambs/frames/sills/wells/sashes, cabinets, and radiators. Areas inspected include basements and any other spaces that are directly accessible. All doors must be unlocked and all windows that are intended to open must be able to be opened. There can be no deteriorated paint conditions (peeling, chipping, cracking, etc.) regardless of the age or type of paint in order for the inspection to proceed to wipe sampling. See examples on the next page.

### 4. Dust Wipe Sampling

The last part of the inspection is dust wipe sampling. In houses with wooden windows, two dust samples are taken per room. If vinyl windows are present, only one sample per room is required. The MDE definition of a room includes bedrooms, bathrooms, hallways, basements, etc. Samples may be taken from window sills, wells and/or floors at our discretion. If no window is present, a floor area may still be tested. It is very important to make sure the house is properly cleaned prior to this portion of the inspection (see below).

- A. General Cleaning Tips:** Lead dust needs a detergent cleaner to break the bond with surfaces. Bleach or glass cleaners should not be used. Any cleaning and painting must be completed at least one hour prior to the inspection. Once cleaning has been performed, it is recommended that all human and animal traffic be limited or prevented before and during the inspection.
- B. Cleaning Bare Floors:** Should be cleaned using a High Efficiency Particulate Air (HEPA) vacuum followed by mopping with a new mop head and a mild detergent with clean water for each room. Unfinished concrete floors in basements are very difficult to clean and a frequent cause of failure. The best course of action is usually to clean then paint these floors with a garage-type epoxy paint that will seal in any old dust and make the floor easier to clean. All floors should be "white glove" clean.
- C. Cleaning Carpet:** Should be cleaned using a HEPA vacuum in one direction and then again in the perpendicular direction.
- D. Cleaning Windows:** Window wells and window sills should be cleaned with a HEPA vacuum then with paper towels and a mild detergent solution. The window well is the area where the bottom of the sash hits when the window closes and is a very difficult area to obtain a "pass". When wiping, do so in one direction (not back and forth). This well area needs to be spotless.

Hour 25 Solutions, LLC  
P.O. Box 121  
Phoenix, MD 21131

State of Maryland DLLR  
Home Inspector License #32811



(443) 338-3603  
info@hour25solutions.com  
www.hour25solutions.com

InterNACHI Certified  
Professional Inspector #16121609

## Examples of Deteriorated Paint from Exterior & Interior Visual Inspections

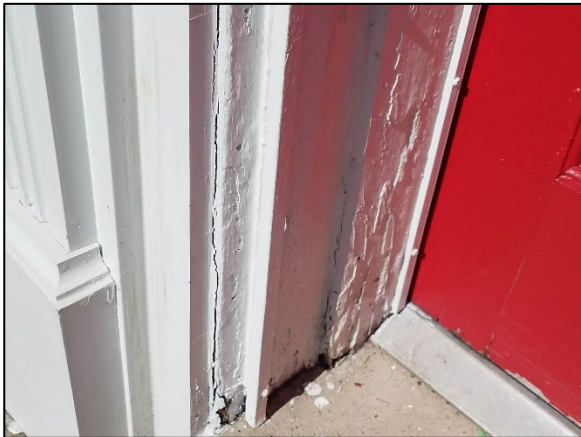
These conditions "fail" and prevent us from completing the inspection. They will result in a return trip with associated fee.



PEELING PAINT ON EXTERIOR DOOR FRAME



PEELING PAINT ON EXTERIOR TRIM



PEELING PAINT ON EXTERIOR DOOR FRAME



BUBBLING AND PEELING PAINT ON INTERIOR CEILING



PEELING PAINT ON EXTERIOR FRONT PORCH



PEELING PAINT ON INTERIOR RADIATOR