

Maine State Housing Authority (MaineHousing)
MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM

PROJECT COVER SHEET

INSTRUCTIONS: Complete this Cover Sheet and the forms contained in this Bundle will auto-populate. Adobe's bookmark feature provides users with access to each form contained in the Bundle. The Cover Sheet does not contain all the fields needed to completely populate forms. Review the forms, provide missing data and then print completed documents for signature(s). Forms not contained in the Bundle can be downloaded from the CAA Portal.

Provide the following data:

APPLICANT (OWNER)

Entity or Owner First Name MI Last Name _____
Mailing Address _____
City _____
State _____ Zip _____
Home Phone _____
Work Phone _____
Email _____

PROPERTY

Property Street _____
Property City _____
Property State _____ Zip _____
County _____

PROPERTY TYPE

Single Family
 Multi-Family # Units _____

CONTRACT

Grant Amount \$ _____
Owner Contribution \$ _____
Total Escrow Funds \$ _____
Contract Amount \$ _____
Contract/Agreement Date _____
Interior Start Date _____
Interior End Date _____
Exterior Start Date _____
Exterior End Date _____

ELIGIBILITY

Household Size: _____
Maximum Eligible Income: _____
AMI: _____

CO-APPLICANT (CO-OWNER)

Co-Entity or Co-Owner First Name MI Last Name _____
Mailing Address _____
City _____
State _____ Zip _____
Home Phone _____
Work Phone _____
Email _____

CAA (ESCROW AGENT/ADMINISTRATOR)

CAA Name _____
Mailing Address _____
City _____
State _____ Zip _____
Telephone _____
Rep Name _____
Rep Phone _____
Rep Email _____
Technician Name _____
Technician Phone _____
Technician Email _____
Intake Worker Name _____
Intake Phone _____
Intake Email _____

CONTRACTOR

Contractor Name _____
Mailing Address _____
City _____
State _____ Zip _____
Telephone _____
Contractor Rep Name _____
Contractor Rep Phone _____
Contractor Rep Email _____
Lead Designer Name _____
Lead Designer Phone _____
Lead Designer Email _____

TENANT INFORMATION

UNIT #

Tenant Name _____
First MI Last

Co-Tenant Name _____
First MI Last

Mailing Address _____
City, State Zip _____
Home Phone _____
Work Phone _____
Email _____
Household Size: _____
Maximum Eligible Income: _____
AMI: _____

UNIT #

Tenant Name _____
First MI Last

Co-Tenant Name _____
First MI Last

Mailing Address _____
City, State Zip _____
Home Phone _____
Work Phone _____
Email _____
Household Size: _____
Maximum Eligible Income: _____
AMI: _____

UNIT #

Tenant Name _____
First MI Last

Co-Tenant Name _____
First MI Last

Mailing Address _____
City, State Zip _____
Home Phone _____
Work Phone _____
Email _____
Household Size: _____
Maximum Eligible Income: _____
AMI: _____

UNIT #

Tenant Name _____
First MI Last

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First MI Last

Mailing Address _____
City, State Zip _____
Home Phone _____
Work Phone _____
Email _____
Household Size: _____
Maximum Eligible Income: _____
AMI: _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

DOCUMENT CHECKLIST – MULTI-FAMILY LOAN SUBMISSION

Applicant (Owner):	CAA:
Property Address:	Number of Units:
	Date Submitted:
PHASE 2	
	CAA DOCUMENT SOURCE
FILE SECTION 1 (Owner)	
Notice to Commence Work	State Form Z
Recorded Declaration of Covenants and Restrictions	State Form H
FILE SECTION 2 (Tenants & Invoices)	
Phase 2 Billing Invoice	State Form I-A
Phase 2 Multifamily Document Checklist	State Form U-2
Relocation Change Order (if applicable)	State Form O
FILE SECTION 3 (Contractor)	
Pre-Construction Report	State Form M
Contractor Payment Request(s) including invoices	State Form I-C
Certificate and Release of Liens	State Form I-B
Certificate of Final Inspection	State Form Q
Change Order (if applicable)	State Form N
FILE SECTION 5 (Fed & State Compliance)	
DEP Notification	Contractor
Dust Wipe Clearance Results	CAA
Lead Paint Plus Essential Maintenance Practice Plan	State Form R
Letter of Lead Hazard Reduction Compliance	State Form P
Occupant Protection Plan	Contractor
FILE SECTION 6 (Photos, Correspondence, Wires)	
Correspondence (if applicable)	CAA
Colored Photo(s) of Project (in progress and completed)	CAA

CAA/Administrator certifies that all documents listed have been included with the project file located at the CAA/Administrator's office. CAA/Administrator further certifies that documents not included on this checklist, but are required by program regulations as referenced in the Procedures Guide, are maintained in the Applicant(s) file at the CAA/Administrator's office. These documents are subject to periodic inspection by MaineHousing.

CAA Representative Signature

Date

CAA Representative Name



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration of Covenants and Restrictions (“Declaration”) is made by

_____ with a mailing address of _____ (“Grantee,” which term shall mean the applicant(s) under MaineHousing’s Maine Lead Paint Hazard Abatement Program) to induce the Maine State Housing Authority with a mailing address of 353 Water Street, Augusta, Maine 04330 (“MaineHousing,” which term shall include its successors and assigns) to grant funds to the Grantee under MaineHousing’s State Lead Paint Hazard Abatement Program.

Whereas, Grantee is the owner of a rental housing property (“Property”) and made application for a grant under MaineHousing’s State Lead Paint Hazard Abatement Program (“Program”); and

Whereas, MaineHousing may provide grants up to \$15,000 per unit for the abatement of lead paint hazards in the Property (“Program Units”) and

Whereas, as part of the application, Grantee agrees to comply with certain terms of Program for four years; and

Whereas, in consideration of the benefit received by Grantee from the Program, Grantee has agreed to abide by the covenants and restrictions set forth in this Declaration.

Now, therefore, Grantee hereby agrees as follows:

1. Enforceability of Covenants. The covenants and restrictions set forth in this Declaration are intended to be and shall be considered covenants that run with the real estate described in **Exhibit A** attached hereto and made a part hereof and shall bind all subsequent owners of the real estate described in **Exhibit A** for the Declaration Period as defined herein. The covenants of Grantee set forth herein are enforceable by MaineHousing as a contract beneficiary. The covenants and restrictions set forth herein shall survive a sale, transfer, or other disposition of the Property by Grantee, except that such covenants and restrictions shall not survive a sale or transfer by foreclosure to a party other than Grantee or any member of Grantee’s household or a transfer by deed in lieu of foreclosure.
2. Covenants and Restrictions. Grantee hereby covenants and agrees that for four (4) years from the date of the recording of this Declaration in the applicable County Registry of Deeds, the following conditions and restrictions will be and remain in effect and Grantee shall be bound thereby:
 - a. Grantee agrees to lease 100% of the Program Units to tenants with a household income at or below 100% of the area median income as established by United States Department of Housing and Urban Development (“HUD”) guidelines.
 - b. The Grantee agrees to limit the monthly rental charges in the Program Units to Fair Market Rents (“FMR”) for the unit size and geographical area, as determined annually by the U.S. Department of Housing and Urban Development and available at www.mainehousing.org.
 - c. Grantee agrees to pay all taxes due on the Property and keep the Property free from all future claims against it.

d. Grantee agrees to keep the Property in good condition and make all repairs needed to comply with local code requirements

3. Remedies for Breach by Grantee. MaineHousing and any tenant who meets the income qualifications contained herein shall be entitled to all rights and remedies available at law and in equity, including injunctive relief and specific performance, to enforce the covenants and obligations of Grantee and the restrictions set forth in this Declaration.

4. Discharge. This Declaration shall automatically expire and have no force or effect four (4) years from the date of recording with no additional action necessary by any party.

By: _____

Date: _____

Grantee Name: _____

Witness: _____

Its: _____

By: _____

Date: _____

Co-Grantee Name: _____

Witness: _____

Its: _____

State of Maine
County of _____

Date: _____

Personally appeared before me the above-named _____
of _____ and gave oath to the foregoing and acknowledged before me the
foregoing to be his/her free act and deed [in his/her said capacity] [and the free act and deed of
_____].

Notary Public/Attorney-at-Law

Printed name: _____

Commission expires: _____

EXHIBIT A TO DECLARATION OF COVENANTS AND RESTRICTIONS

LEGAL DESCRIPTION OF PROPERTY



STATE LEAD PAINT HAZARD ABATEMENT PROGRAM

CONTRACTOR PAYMENT REQUEST

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

CONTRACTOR:

Contractor Name

CONTRACT AMOUNT: \$

CONTRACT DATE:

TYPE OF PAYMENT: [] Final [] Progress _____% of work completed as outlined in the Contract.

CONTRACTOR:

I hereby request an inspection to receive payment # _____ for the amount of \$ _____. I certify that I have satisfactorily completed the necessary work to justify this request. Cost breakdown/invoice(s) attached.

Contractor Representative Signature

Date

Contractor Representative Name

LEAD DESIGNER / RISK ASSESSOR:

I hereby certify that all work is completed as indicated on the Contractor's payment request/invoice and in accordance with all applicable specifications and standards. I hereby recommend approval of the payment to the Contractor in the amount of \$ _____.

Lead Designer/Risk Assessor Signature

Date

Lead Designer/Risk Assessor

OWNER:

Your signature on this Payment Request form means that you understand and agree with the following:

- The materials being billed for this project have been installed in/on your home/property.
The work being billed for this project phase has actually occurred.
You are satisfied with the work that the Contractor has performed.
You are requesting payment to the Contractor for the above work and materials.
You agree that this information has been explained to you and you understand this payment request process.

If you have concerns about the work being done to your home, you should discuss them with the Community Action Agency before signing this form.

Owner Signature

Date

Co-Owner Signature

Date



MAINE STATE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

CERTIFICATE AND RELEASE OF LIENS

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

CONTRACTOR:

Contractor Name

CONTRACT AMOUNT: _____

CONTRACT DATE: _____

Regarding the Construction Contract ("Contract") entered into between the Owner and Contractor identified above, for work performed on the above-referenced Property in accordance with the agreed upon project specifications, the Contractor certifies/states as follows:

- 1. \$ _____ is due from and payable by the Owner to the Contractor pursuant to the Contract and duly approved Change Orders and modifications.
2. All work invoiced under the Contract has been performed in accordance with the terms thereof, and that there are no unpaid claims for materials, supplies or equipment and no claims of laborers or mechanics for unpaid wages arising out of the performance of the Contract.
3. That upon receipt of the payment stated in Paragraph 1 hereof, the Contractor does hereby release the Owner from any and all claims arising under or by virtue of this invoiced amount; provided, however, that if for any reason the Owner does not pay in full the amount stated in Paragraph 1 hereof, the unpaid amount will become the amount which the Contractor has not released.

Contractor Representative Signature

Date

Contractor Representative Name

Acknowledged by:

Applicant (Owner) Signature

Date

Co-Applicant (Co-Owner) Signature

Date



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)
CERTIFICATION OF FINAL INSPECTION

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

LEAD INSPECTOR:

CONTRACTOR:

Name:

Contractor Name

Phone:

Email:

CONTRACT AMOUNT:

CONTRACT DATE:

I, the undersigned, hereby certify that the Contractor has satisfactorily completed the lead-paint mitigation work, including all change orders, as outlined in the Maine Lead Paint Hazard Abatement Program Construction Contract ("Contract"), and final cleaning that passed HUD lead dust wipe clearance standards as outlined in the Contract between the Applicant(s)/Owner(s) and the Contractor on the above written Contract Date.

Lead Inspector Signature

Date

Applicant/Owner Signature

Date

Co-Applicant/Co-Owner Signature

Date



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

LETTER OF LEAD HAZARD REDUCTION COMPLIANCE

DATE:

TO:

ADDRESS:

Dear Owner:

This letter is to certify that I inspected your property at _____
Apartment No . _____ relevant common areas and exterior areas in
_____ Maine for lead hazard reduction compliance on _____ and on that
date those surfaces treated as specified in the Design Plan dated _____ were found to
be corrected and in compliance with HUD Guidelines and State of Maine Department of Environmental Protection
criteria for clearance. A post hazard control work visual inspection and dust wipe samples were taken and found
to be below these clearance criteria.

HUD Guidelines and State of Maine DEP Lead Management Rules do not require full abatement of lead-
containing components within a dwelling. In many instances, interim controls will be used to mitigate lead paint
hazards. This means that lead-based paint remains in your home and you should bear this in mind if you decide
to perform any additional rehab to your home. Those components/surfaces/areas specified in the Design Plan
will be corrected under MaineHousing's Maine Lead Paint Hazard Abatement Program. A report detailing the
sample results in conjunction with this Letter of Compliance are evidence that the work has been completed.

Sincerely,

Lead Inspector
Inspector # _____

DISCLAIMER: THIS LETTER OF LEAD HAZARD CONTROL COMPLIANCE DOCUMENTS THAT THE LEAD
HAZARD CONTROL WORK OUTLINED IN THE LEAD HAZARD CONTROL CONSTRUCTION CONTRACT AS
WELL AS CLEARANCE SAMPLING HAVE BEEN PERFORMED, MEETING CLEARANCE LEVELS
ESTABLISHED IN THE HUD GUIDELINES.

THIS LETTER **DOES NOT CONSTITUTE A LEAD-SAFE STATUS CERTIFICATE** AS DEFINED IN THE MAINE
DEP LEAD MANAGEMENT REGULATIONS.

UNIT _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM

Required Essential Maintenance Practices Plan for Maine Lead Paint Hazard Abatement Projects using Paint Plus Essential Maintenance Plan (“Paint Plus”) to Eliminate Lead Hazards

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

LEAD IINSPECTOR:

Name: _____

CONTRACTOR:

Phone: _____

Contractor Name

Email: _____

Residential Unit: _____

Overview

Paint Plus Essential Maintenance Plan (“Paint Plus”) is an interim (short-term) method used by lead contractors and property owners to temporarily eliminate lead hazards. Interim controls are achieved through the removal of any chipping, cracking, and flaking paint plus the application of a new protective coating of paint in conjunction with the implementation of a written essential maintenance plan. This method cannot be used on impact or friction surfaces (e.g. floors, stair treads/risers, thresh holds, window sashes, parting beads, stops, window wells, doorjamb and edges).

Essential Maintenance Plan

An Essential Maintenance Plan is a written and implemented plan of paint inspection and maintenance that ensures that the paint remains in good condition and that the surface is not creating a lead hazard. The building owner must carry out Essential Maintenance Practices six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces.

Enclosed you will find an inventory of the building components that you will need to inspect and several forms that will assist you in documenting your Essential Maintenance Plan-related activities. Also enclosed you will find the “Essential Maintenance for a Lead-Safe Home” brochure. Please make sure you read this brochure; it provides information you need to implement Essential Maintenance Practices.

Elements of the Essential Maintenance Plan

The Essential Maintenance Plan has 4 parts: an inventory of painted surfaces that need routine inspection and maintenance; a schedule and protocol for routine visual inspections; forms for documenting routine inspections and essential maintenance performed; and the booklet “Essential Maintenance for a Lead-Safe Home” that describes how to perform essential maintenance.

“Paint Plus” Building Component Inventory

The “Paint Plus” Building Component Inventory Form contains a list of all building components within your dwelling unit where paint plus essential maintenance practices was used by the contractor. It is organized first by Room Name, and then lists Building Component and Location in the Room. These are the specific building components that must be visually inspected and properly maintained.

UNIT _____

Scheduled Visual Inspections of Building Components

Each of the building components listed on the “**Paint Plus**” **Building Component Inventory Form** must be visually inspected six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. You must do this visual inspection to document that the condition of the paint remains intact.

How to do a visual inspection

When performing your inspection, check each building component for signs of:

- Flaking paint
- Peeling paint
- Cracking paint
- Paint chips
- Dust on window sills
- Dust on the floor

If the building component is damaged and/or needs repair, follow the **Safe Work Practices** referred to in the enclosed brochure, “**Essential Maintenance for a Lead-Safe Home**”.

What to do after your visual inspection

After completing the routine visual inspection, fill in the enclosed form, “**Visual Inspection Form**” to document that you have done your visual inspection(s). Save this form with your Essential Maintenance Practices Plan.

Documenting Essential Maintenance Practices Plan Requirements

Included are forms used to record your Essential Maintenance Practice-related activities. It includes a signature sheet that is to be used to document that you have read and understand the Essential Maintenance Practices Plan requirements.

Forms/Signature Sheet:

- Understanding the Requirements of the Essential Maintenance Practices Plan Signature Sheet;
- Paint Plus Building Component Inventory Form;
- Visual Inspection Form; and
- Essential Maintenance for a Lead-Safe Home brochure.

Understanding the Requirements of the Essential Maintenance Practices Plan

I/We have read and understand the requirements of the Essential Maintenance Practices Plan, and agree to maintain this facility in accordance with the developed Essential Maintenance Practices Plan.

:

Applicant/Owner Signature

Date

Co-Applicant/Owner Signature

Date

UNIT _____

Visual Inspection Form and Essential Maintenance Record

This form is used to document your visual inspections and essential maintenance actions conducted six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. This helps ensure that the paint on these building components remains in good condition and that the surfaces are not creating lead hazards.

Residential Unit: _____

Room Name	Building Component	Location in Room	Changed Noted	Maintenance Needed	Date Maintenance Completed

INSPECTION DATE

Signature of Lead Inspector



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

LETTER OF LEAD HAZARD REDUCTION COMPLIANCE

DATE:

TO:

ADDRESS:

Dear Owner:

This letter is to certify that I inspected your property at _____
Apartment No . _____ relevant common areas and exterior areas in
_____ Maine for lead hazard reduction compliance on _____ and on that
date those surfaces treated as specified in the Design Plan dated _____ were found to
be corrected and in compliance with HUD Guidelines and State of Maine Department of Environmental Protection
criteria for clearance. A post hazard control work visual inspection and dust wipe samples were taken and found
to be below these clearance criteria.

HUD Guidelines and State of Maine DEP Lead Management Rules do not require full abatement of lead-
containing components within a dwelling. In many instances, interim controls will be used to mitigate lead paint
hazards. This means that lead-based paint remains in your home and you should bear this in mind if you decide
to perform any additional rehab to your home. Those components/surfaces/areas specified in the Design Plan
will be corrected under MaineHousing's Maine Lead Paint Hazard Abatement Program. A report detailing the
sample results in conjunction with this Letter of Compliance are evidence that the work has been completed.

Sincerely,

Lead Inspector
Inspector # _____

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HAZARD CONTROL WORK OUTLINED IN THE LEAD HAZARD CONTROL CONSTRUCTION CONTRACT AS
WELL AS CLEARANCE SAMPLING HAVE BEEN PERFORMED, MEETING CLEARANCE LEVELS
ESTABLISHED IN THE HUD GUIDELINES.

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DEP LEAD MANAGEMENT REGULATIONS.

UNIT _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM

Required Essential Maintenance Practices Plan for Maine Lead Paint Hazard Abatement Projects using Paint Plus Essential Maintenance Plan (“Paint Plus”) to Eliminate Lead Hazards

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

LEAD IINSPECTOR:

Name: _____

CONTRACTOR:

Phone: _____

Contractor Name

Email: _____

Residential Unit: _____

Overview

Paint Plus Essential Maintenance Plan (“Paint Plus”) is an interim (short-term) method used by lead contractors and property owners to temporarily eliminate lead hazards. Interim controls are achieved through the removal of any chipping, cracking, and flaking paint plus the application of a new protective coating of paint in conjunction with the implementation of a written essential maintenance plan. This method cannot be used on impact or friction surfaces (e.g. floors, stair treads/risers, thresh holds, window sashes, parting beads, stops, window wells, doorjamb and edges).

Essential Maintenance Plan

An Essential Maintenance Plan is a written and implemented plan of paint inspection and maintenance that ensures that the paint remains in good condition and that the surface is not creating a lead hazard. The building owner must carry out Essential Maintenance Practices six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces.

Enclosed you will find an inventory of the building components that you will need to inspect and several forms that will assist you in documenting your Essential Maintenance Plan-related activities. Also enclosed you will find the “Essential Maintenance for a Lead-Safe Home” brochure. Please make sure you read this brochure; it provides information you need to implement Essential Maintenance Practices.

Elements of the Essential Maintenance Plan

The Essential Maintenance Plan has 4 parts: an inventory of painted surfaces that need routine inspection and maintenance; a schedule and protocol for routine visual inspections; forms for documenting routine inspections and essential maintenance performed; and the booklet “Essential Maintenance for a Lead-Safe Home” that describes how to perform essential maintenance.

“Paint Plus” Building Component Inventory

The “Paint Plus” Building Component Inventory Form contains a list of all building components within your dwelling unit where paint plus essential maintenance practices was used by the contractor. It is organized first by Room Name, and then lists Building Component and Location in the Room. These are the specific building components that must be visually inspected and properly maintained.

UNIT _____

Scheduled Visual Inspections of Building Components

Each of the building components listed on the “**Paint Plus**” **Building Component Inventory Form** must be visually inspected six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. You must do this visual inspection to document that the condition of the paint remains intact.

How to do a visual inspection

When performing your inspection, check each building component for signs of:

- Flaking paint
- Peeling paint
- Cracking paint
- Paint chips
- Dust on window sills
- Dust on the floor

If the building component is damaged and/or needs repair, follow the **Safe Work Practices** referred to in the enclosed brochure, “**Essential Maintenance for a Lead-Safe Home**”.

What to do after your visual inspection

After completing the routine visual inspection, fill in the enclosed form, “**Visual Inspection Form**” to document that you have done your visual inspection(s). Save this form with your Essential Maintenance Practices Plan.

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Forms/Signature Sheet:

- Understanding the Requirements of the Essential Maintenance Practices Plan Signature Sheet;
- Paint Plus Building Component Inventory Form;
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- Essential Maintenance for a Lead-Safe Home brochure.

Understanding the Requirements of the Essential Maintenance Practices Plan

I/We have read and understand the requirements of the Essential Maintenance Practices Plan, and agree to maintain this facility in accordance with the developed Essential Maintenance Practices Plan.

:

Applicant/Owner Signature

Date

Co-Applicant/Owner Signature

Date

UNIT _____

Building Component Inventory Form

The following listing shows the type and location of those building components where Paint Plus Essential Maintenance Practices was used as a lead hazard control method by a lead abatement contractor to eliminate lead hazards. These are the specific building components that must be visually inspected and properly maintained to prevent lead hazards from redeveloping.

Residential Unit: _____

<i>Room Name</i>	<i>Building Component</i>	<i>Location in Room</i>

UNIT _____

Visual Inspection Form and Essential Maintenance Record

This form is used to document your visual inspections and essential maintenance actions conducted six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. This helps ensure that the paint on these building components remains in good condition and that the surfaces are not creating lead hazards.

Residential Unit: _____

Room Name	Building Component	Location in Room	Changed Noted	Maintenance Needed	Date Maintenance Completed

INSPECTION DATE _____

Signature of Lead Inspector _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

LETTER OF LEAD HAZARD REDUCTION COMPLIANCE

DATE:

TO:

ADDRESS:

Dear Owner:

This letter is to certify that I inspected your property at _____
Apartment No . _____ relevant common areas and exterior areas in
_____ Maine for lead hazard reduction compliance on _____ and on that
date those surfaces treated as specified in the Design Plan dated _____ were found to
be corrected and in compliance with HUD Guidelines and State of Maine Department of Environmental Protection
criteria for clearance. A post hazard control work visual inspection and dust wipe samples were taken and found
to be below these clearance criteria.

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sample results in conjunction with this Letter of Compliance are evidence that the work has been completed.

Sincerely,

Lead Inspector
Inspector # _____

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DEP LEAD MANAGEMENT REGULATIONS.

UNIT _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM

Required Essential Maintenance Practices Plan for Maine Lead Paint Hazard Abatement Projects using Paint Plus Essential Maintenance Plan ("Paint Plus") to Eliminate Lead Hazards

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

LEAD IINSPECTOR:

Name: _____

CONTRACTOR:

Phone: _____

Contractor Name

Email: _____

Residential Unit: _____

Overview

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Elements of the Essential Maintenance Plan

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UNIT _____

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- Dust on window sills
- Dust on the floor

If the building component is damaged and/or needs repair, follow the **Safe Work Practices** referred to in the enclosed brochure, “**Essential Maintenance for a Lead-Safe Home**”.

What to do after your visual inspection

After completing the routine visual inspection, fill in the enclosed form, “**Visual Inspection Form**” to document that you have done your visual inspection(s). Save this form with your Essential Maintenance Practices Plan.

Documenting Essential Maintenance Practices Plan Requirements

Included are forms used to record your Essential Maintenance Practice-related activities. It includes a signature sheet that is to be used to document that you have read and understand the Essential Maintenance Practices Plan requirements.

Forms/Signature Sheet:

- Understanding the Requirements of the Essential Maintenance Practices Plan Signature Sheet;
- Paint Plus Building Component Inventory Form;
- Visual Inspection Form; and
- Essential Maintenance for a Lead-Safe Home brochure.

Understanding the Requirements of the Essential Maintenance Practices Plan

I/We have read and understand the requirements of the Essential Maintenance Practices Plan, and agree to maintain this facility in accordance with the developed Essential Maintenance Practices Plan.

:

Applicant/Owner Signature

Date

Co-Applicant/Owner Signature

Date

UNIT _____

Building Component Inventory Form

The following listing shows the type and location of those building components where Paint Plus Essential Maintenance Practices was used as a lead hazard control method by a lead abatement contractor to eliminate lead hazards. These are the specific building components that must be visually inspected and properly maintained to prevent lead hazards from redeveloping.

Residential Unit: _____

<i>Room Name</i>	<i>Building Component</i>	<i>Location in Room</i>

UNIT _____

Visual Inspection Form and Essential Maintenance Record

This form is used to document your visual inspections and essential maintenance actions conducted six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. This helps ensure that the paint on these building components remains in good condition and that the surfaces are not creating lead hazards.

Residential Unit: _____

Room Name	Building Component	Location in Room	Changed Noted	Maintenance Needed	Date Maintenance Completed

INSPECTION DATE _____

Signature of Lead Inspector _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (N261)

LETTER OF LEAD HAZARD REDUCTION COMPLIANCE

DATE:

TO:

ADDRESS:

Dear Owner:

This letter is to certify that I inspected your property at _____
Apartment No . _____ relevant common areas and exterior areas in
_____ Maine for lead hazard reduction compliance on _____ and on that
date those surfaces treated as specified in the Design Plan dated _____ were found to
be corrected and in compliance with HUD Guidelines and State of Maine Department of Environmental Protection
criteria for clearance. A post hazard control work visual inspection and dust wipe samples were taken and found
to be below these clearance criteria.

HUD Guidelines and State of Maine DEP Lead Management Rules do not require full abatement of lead-
containing components within a dwelling. In many instances, interim controls will be used to mitigate lead paint
hazards. This means that lead-based paint remains in your home and you should bear this in mind if you decide
to perform any additional rehab to your home. Those components/surfaces/areas specified in the Design Plan
will be corrected under MaineHousing's Maine Lead Paint Hazard Abatement Program. A report detailing the
sample results in conjunction with this Letter of Compliance are evidence that the work has been completed.

Sincerely,

Lead Inspector
Inspector # _____

DISCLAIMER: THIS LETTER OF LEAD HAZARD CONTROL COMPLIANCE DOCUMENTS THAT THE LEAD
HAZARD CONTROL WORK OUTLINED IN THE LEAD HAZARD CONTROL CONSTRUCTION CONTRACT AS
WELL AS CLEARANCE SAMPLING HAVE BEEN PERFORMED, MEETING CLEARANCE LEVELS
ESTABLISHED IN THE HUD GUIDELINES.

THIS LETTER **DOES NOT CONSTITUTE A LEAD-SAFE STATUS CERTIFICATE** AS DEFINED IN THE MAINE
DEP LEAD MANAGEMENT REGULATIONS.

UNIT _____



MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM

Required Essential Maintenance Practices Plan for Maine Lead Paint Hazard Abatement Projects using Paint Plus Essential Maintenance Plan (“Paint Plus”) to Eliminate Lead Hazards

APPLICANT (OWNER):

CO-APPLICANT (CO-OWNER):

Entity or Owner First Name MI Last Name

Entity or Owner First Name MI Last Name

PROPERTY:

COMMUNITY ACTION AGENCY (CAA):

Property Street

CAA Name

Property City Property State Property Zip

LEAD IINSPECTOR:

Name: _____

CONTRACTOR:

Phone: _____

Contractor Name

Email: _____

Residential Unit: _____

Overview

Paint Plus Essential Maintenance Plan (“Paint Plus”) is an interim (short-term) method used by lead contractors and property owners to temporarily eliminate lead hazards. Interim controls are achieved through the removal of any chipping, cracking, and flaking paint plus the application of a new protective coating of paint in conjunction with the implementation of a written essential maintenance plan. This method cannot be used on impact or friction surfaces (e.g. floors, stair treads/risers, thresh holds, window sashes, parting beads, stops, window wells, doorjamb and edges).

Essential Maintenance Plan

An Essential Maintenance Plan is a written and implemented plan of paint inspection and maintenance that ensures that the paint remains in good condition and that the surface is not creating a lead hazard. The building owner must carry out Essential Maintenance Practices six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces.

Enclosed you will find an inventory of the building components that you will need to inspect and several forms that will assist you in documenting your Essential Maintenance Plan-related activities. Also enclosed you will find the “Essential Maintenance for a Lead-Safe Home” brochure. Please make sure you read this brochure; it provides information you need to implement Essential Maintenance Practices.

Elements of the Essential Maintenance Plan

The Essential Maintenance Plan has 4 parts: an inventory of painted surfaces that need routine inspection and maintenance; a schedule and protocol for routine visual inspections; forms for documenting routine inspections and essential maintenance performed; and the booklet “Essential Maintenance for a Lead-Safe Home” that describes how to perform essential maintenance.

“Paint Plus” Building Component Inventory

The “Paint Plus” Building Component Inventory Form contains a list of all building components within your dwelling unit where paint plus essential maintenance practices was used by the contractor. It is organized first by Room Name, and then lists Building Component and Location in the Room. These are the specific building components that must be visually inspected and properly maintained.

UNIT _____

Scheduled Visual Inspections of Building Components

Each of the building components listed on the “**Paint Plus**” **Building Component Inventory Form** must be visually inspected six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. You must do this visual inspection to document that the condition of the paint remains intact.

How to do a visual inspection

When performing your inspection, check each building component for signs of:

- Flaking paint
- Peeling paint
- Cracking paint
- Paint chips
- Dust on window sills
- Dust on the floor

If the building component is damaged and/or needs repair, follow the **Safe Work Practices** referred to in the enclosed brochure, “**Essential Maintenance for a Lead-Safe Home**”.

What to do after your visual inspection

After completing the routine visual inspection, fill in the enclosed form, “**Visual Inspection Form**” to document that you have done your visual inspection(s). Save this form with your Essential Maintenance Practices Plan.

Documenting Essential Maintenance Practices Plan Requirements

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:

Applicant/Owner Signature

Date

Co-Applicant/Owner Signature

Date

UNIT _____

Building Component Inventory Form

The following listing shows the type and location of those building components where Paint Plus Essential Maintenance Practices was used as a lead hazard control method by a lead abatement contractor to eliminate lead hazards. These are the specific building components that must be visually inspected and properly maintained to prevent lead hazards from redeveloping.

Residential Unit: _____

<i>Room Name</i>	<i>Building Component</i>	<i>Location in Room</i>

UNIT _____

Visual Inspection Form and Essential Maintenance Record

This form is used to document your visual inspections and essential maintenance actions conducted six months from the initial application of the paint and annually thereafter, whenever occupancy changes and immediately after the occurrence of unexpected events which cause deterioration of the painted surfaces. This helps ensure that the paint on these building components remains in good condition and that the surfaces are not creating lead hazards.

Residential Unit: _____

Room Name	Building Component	Location in Room	Changed Noted	Maintenance Needed	Date Maintenance Completed

_____ **INSPECTION DATE**

_____ **Signature of Lead Inspector**