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# LEAD HAZARD REDUCTION GRANT PROGRAM (Federal Lead) MAINE LEAD PAINT HAZARD ABATEMENT PROGRAM (State Lead)

### LEAD PAINT PLUS ESSENTIAL MAINTENANCE PLAN

Project Funding:	State Lead (Z267)	State Lead (N261)	Federal Lead	Healthy Homes	DHHS
Agency (CAA):				CAA Rep Name:	
				CAA Rep Title:	
Businest Towns	O'	Made Family		CAA Rep Phone:	
Project Type:	☐ Single-Family ☐ Multi-Family	☐ Multi-Family		CAA Rep Email:	
Applicant (Own	ner):		Со-Ар	pplicant:	
Property:			Contractor:		
Unit #:			Inspection Date:		
RESIDENTIA	AI IINIT:				

#### A. <u>Overview</u>

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, doorjambs and edges).

## B. <u>Essential Maintenance Plan</u>

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.

## C. <u>Elements of the Essential Maintenance Plan</u>

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.

#### D. "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.

E.						
<b>L</b> .	<u>Sche</u>	duled Visual Inspections of Building Components				
visua chan	ılly inspe ges and	uilding components listed on the "Paint Plus" Building Component Inventory Form must be cted six months from the initial application of the paint and annually thereafter, whenever occupancy immediately after the occurrence of unexpected events which cause deterioration of the painted u must do this visual inspection to document that the condition of the paint remains intact.				
F.	How to do a visual inspection					
Wher	n perforn	ning your inspection, check each building component for signs of:				
	(1)	Flaking paint				
	(2)	Peeling paint				
	(3)	Cracking paint				
	(4)	Paint chips				
	(5)	Dust on window sills				
	(6)	Dust on the floor				
		component is damaged and/or needs repair, follow the <b>Safe Work Practices</b> referred to in the chure, " <b>Essential Maintenance for a Lead-Safe Home</b> ".				
G.	What	to do after your visual inspection				
		ing the routine visual inspection, fill in the enclosed form, "Visual Inspection Form" to document done your visual inspection(s). Save this form with your Essential Maintenance Practices Plan.				
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UNIT	#
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## **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:					
Room Name	Building Component	Location in Room			

UNIT #						
V	ISUAL INSPECTI	ON FORM AND	ESSENTIAL M	AINTENANCE 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	