

Official Name	Also Known As	Expires	What it means	Exterior Waiver Possible from Nov 1st to April 1st?	Date Waiver Must Be Reinspected	Supervisor Statement Needed by Accredited Lead Paint Contractor?	Turnaround Time	Expediting Available?	How is inspection performed?	Main Ways to Fail	Preparation for Lead Inspection	Can Rooms be locked off and not tested?*	Pricing***
Full Risk Reduction	Swipes/Lead Safe	Tenant Turnover	There is lead on the interior of the property	Yes (except in Baltimore City)	April 30th	Only to Release Waiver	48 hours (usually faster) to do inspection or Reinspection . 1 week to receive swipe results back from lab (sometimes less)	Yes. Next day lab charges \$8 extra per sample. 2nd Day \$4 extra per day	Visual inspection looking for defective paint on inside, outside and basement. Take dust swipes from each room	1) Original Wooden windows. 2) Unfinished basement floors. 3) Dirty and dusty floors 4) defective paint	1) No defective paint anywhere. 2) Property should be clean and rent ready. 3) Unfinished basement floors should be spotlessly clean or painted 4) Any wooden windows need to be 'prepared.'**	Yes	\$65 plus \$13 per swipe. Usually \$175-225 if there are vinyl replacement windows. More for units with wooden windows. \$75 plus \$15 a swipe for areas outside of Balt
Lead Free	Lead Free	Good Forever	There is no lead present any where inside or outside or common areas	No	NA	Usually Not	48 Hours (usually less)	No Lab involved	XRF Gun shoots xrays to determine if there is lead paint	All trim in pre 1942 properties is usually positive. Window casings, door casings, baseboards, stair trim. All original exterior paint is positive	Call when property is under rehab. (when it's framed in, works the best) It's cheaper and easier and you can fix any problems during the construction. No preparation needed	No	\$295 for most inspections in Balt area. \$345 for areas outside of Balt area.
Limited Lead Free	Lead Free Inside	Good for two years. Needs exterior visual inspection every two years to extend for 2 more years	The interior of the unit is leadfree. There is lead on the exterior or common areas (but no chipping paint)	No	NA	Usually Not	48 Hours (usually less)	No Lab Involved	XRF Gun shoots xrays to determine if there is lead paint on the interior. And visual inspection of exterior and common areas looking for any defective paint.	Same as lead free. Also can't have any defective paint on exterior or common areas	Call when property is under rehab. (when it's framed in, works the best) It's cheaper and easier and you can fix any problems during the construction. No preparation needed	No	\$295 for most inspections. To extend the certificate every two years, usually \$89
Modified Risk Reduction	What to do when you get a notice of defect	At tenant turnover	A higher standard of full risk reduction required when you have a "notice of defect"	Yes (except in Baltimore City)	April 30th	To release waiver and to do risk reduction treatments	48 hours (usually faster) to do inspection or Reinspection . 1 week to receive swipe results back from lab (sometimes less)	Yes. Next day lab charges \$8 extra per sample. 2nd Day \$4 extra per day	Visual inspection looking for defective paint on inside, outside and basement. Take 3 dust swipes from each room. Reduction Treatments must be done by accredited supervisor.	1) Original Wooden windows. 2) Unfinished basement floors. 3) Dirty and dusty floors 4) defective paint. All window wells and sills must be prepared.	1) No defective paint anywhere. 2) Property should be clean and rent ready. 3) Unfinished basement floors should be spotlessly clean or painted 4) all window wells and sills need to be 'prepared.' Health Dept must sign off first	Yes	\$95 plus \$13 per swipe. Usually \$250-450 (must take 3 swipes per room)

*must send email that says: " _____ is locked, tenant doesn't have access and it's not part of leased premises"

** To prepare wooden windows, lift window up and spotlessly clean (white glove clean) or paint the window well. (the 'well' is the place where the window comes down on top of. It's not the sill.

*** prices can vary. Call for multi unit pricing