

## APPENDIX E. HOUSING INSPECTION & LEAD PAINT REQUIREMENTS

### Housing Inspection

All units assisted with a CARES Housing Voucher must pass the habitability standards for permanent housing established in 24 CFR part 576.403(c).

The CARES Housing Voucher Project uses the AHS Housing Inspection (or Housing Quality Standards Plus) performed by the Vermont State Housing Authority. To request an inspection, the organization must use the AHS Housing Inspection Request form found here:

<https://dcf.vermont.gov/sites/dcf/files/OEO/Docs/Housing-Inspection-Request.pdf>

The client file must include notice that the unit (as noted by address) passed inspection, and if also met Lead Based Paint requirements, if applicable. Full records of all inspections are on file at the Vermont State Housing Authority. The Local CARES Housing Support Agency is responsible for requesting a housing inspection and submitting notice of passed inspection to the Champlain Valley Office of Economic Opportunity.

### Lead-based Paint Requirements

All apartments built prior to 1978, must comply with HUD's Lead Paint Standards unless, X-ray or laboratory testing of all painted surfaces has been conducted, in accordance with HUD regulations, and found not to contain lead-based paint, or the building has been substantially renovated and all painted surfaces have been replaced.

Unless the building is exempt as outlined above, the client must receive:

1. Provide the client with HUD's **Lead Hazard Information Pamphlet** available here:  
[https://www.epa.gov/sites/production/files/2013-09/documents/lead\\_in\\_your\\_home\\_brochure\\_land\\_color\\_508.pdf](https://www.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_land_color_508.pdf)
2. The landlord must provide the client with a Disclosure report that provides information concerning lead-based paint or lead-based paint hazards in the unit and the exterior of building. If known, the landlord must disclose information such as the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. A sample disclosure form is available here:  
[https://www.epa.gov/sites/production/files/documents/lesr\\_eng.pdf](https://www.epa.gov/sites/production/files/documents/lesr_eng.pdf)

**If the apartment will house children under 6 years of age, or pregnant women,** then the housing inspection completed by the Vermont State Housing Authority will provide Visual Assessment by a HUD certified inspector of painted surfaces to identify deteriorated paint. If needed, the landlord must complete paint stabilization of deteriorated paint by repainting deteriorated surfaces. This work must be done in compliance with Vermont's Lead Laws. The HUD certified inspector must arrange for a post stabilization clearance inspection.