

SUPERVISOR'S STATEMENT OF WORK
with Tenant Verification Instructions

In accordance with COMAR 26.16.02.03, certification of visual inspections shall not be issued unless the inspector receives a signed statement from an accredited supervisor stating all treatment were performed in accordance with the statute and applicable regulations.

Property Owners seeking to satisfy Maryland Department of the Environment's Lead Risk Reduction requirements by obtaining a Supervisor's Statement of Work with Tenant Verification (SSW/TV) must have their State accredited lead contractor obtain a certificate number from MDE prior to seeking tenant verification for performance of lead risk reduction work by a Maryland accredited Lead Paint Maintenance & Repainting Supervisor. To obtain a SSW/TV certificate form the contactor shall telephone the Department at 410-537-3825 or from the MDE website at www.mde.state.md.us/lead.

SSW/TV can only be used to satisfy the Modified Risk Reduction requirement.

Upon **completion** of the performance of the modified lead risk reduction treatments based on SSW/TV, Environmental Article §6-819(f) requires that the tenant verify the SSW/TV and that the Property Owner shall submit it to the Department on or before the tenth day of the month following the month in which the work was completed. Original signatures of the parties are required for the SSW/TV and should be maintained by the Property Owner with copies being provided to the tenant, and MDE.

If the tenant refuses to verify the SSW/TV the certificate number is null and void.

If the tenant refuses to verify the SSW/TV, the Property Owner, at no expense to the tenant, must obtain services of an independent Maryland accredited Visual Inspector or Risk Assessor to inspect the property within 5 days of the refusal to document compliance with the Maryland Lead Risk Reduction requirements. The inspector will issue a MDE 330 and appropriate forms to certify that the work is complete. The Property Owner shall provide the Tenant with a copy of the report by the Property Owner and the Department is provided a copy by the inspector within 10 days after the inspection or re-inspection. The inspector's report shall verify that the work required under § 6-819 was satisfactorily completed or specify precisely what additional work is required.

If additional work is required: The owner shall have 20 days after the receipt of the inspectors report to perform the work, subject to winter waiver provisions, and the inspector shall re-inspect the affected property after the additional work is completed. MDE Form D shall be used to update the MDE 330 issued for a failing inspection.

The Modified Risk Reduction Standard requires:

- (1) A visual review of all exterior and interior painted surfaces;
- (2) The removal and repainting of chipping, peeling or flaking paint on exterior and interior painted surfaces;
- (3) The repair of any structural defect that is causing the paint to chip, peel or flake, that the owner of the affected property has knowledge of or, with the exercise of reasonable care, should have knowledge of;
- (4) Stripping and repainting, replacing or encapsulating all interior window sills with vinyl, metal, or an other material in a manner and under conditions approved by the Department;
- (5) Ensure that caps of vinyl, aluminum, or another other material in a manner and under conditions approved by the Department, are installed in all window wells in order to make the window wells smooth and cleanable
- (6) Except for a treated or replacement window that is free of lead-based paint in its friction surfaces, fixing the top sash of all windows in place in order to eliminate the friction caused by the movement of the top sash;
- (7) Re-hanging all doors in order to prevent the rubbing together of a lead-painted surface with another surface;
- (8) Ensure that all kitchen and bathroom floors are overlaid with a smooth, water-resistant covering; and
- (9) HEPA-vacuuming and washing with a detergent, any area of the affected property where repairs were made.

MDE reserves the right to perform inspections of properties for which SSW/TV is sought. Investigations performed which indicate violations of the lead statute and regulations may result in enforcement action(s) being issued against property owners, lead contractors and inspectors.