



**COLORADO  
HOUSING ASSISTANCE  
CORPORATION**

**PROPERTY CERTIFICATIONS**

**Property Address:** \_\_\_\_\_

**Buyer:** \_\_\_\_\_

All Properties - Smoke Detectors and Carbon Monoxide Detectors must be properly installed, tested, and functioning. Carbon Monoxide Detectors must be installed in one of the following ways:

- o Wired directly into the home's electrical system
- o Directly plugged into an electrical outlet (does not require a switch other than a circuit breaker)
- o Any battery powered alarm can be attached to the wall or ceiling of the home. (Alarms installed in this manner must comply with the National Fire Protection Association standard 720, or any successor standard for the operation and installation of carbon monoxide alarms.)

An operational carbon monoxide alarm must be installed within 15 feet of the entrance to each bedroom (or other room lawfully used for sleeping purposes), or in any location otherwise specified by a state or local building code. No person shall remove batteries from, or render inoperable, a carbon monoxide alarm except as part of the inspection, maintenance, repair, or replacement process.

**I certify that the Carbon Monoxide and Smoke Detectors are properly installed, tested, and functioning**

\_\_\_\_\_  
Name (printed) Signature

\_\_\_\_\_  
Date Phone e-mail

Properties Built Prior To 1978 - Lead Based Paint Visual Assessment Requirement.  
(A visual assessment verifies paint is stabilized and does not certify as to its lead content)

A visual assessment must be conducted by an inspector. Lead Based Visual Assessment training can be found at HUD's online training website: <https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>

The 20-minute training teaches individuals how to identify deteriorated paint and how deteriorated paint must be treated. A certificate of completion will be printed out at the end of the training.

The assessor must determine the level of any identified problems with paint surfaces (areas of chipped or peeling paint) and compare it to the "de minimis" level. Under the Lead act, the "de minimis" level is as follows:

- 20 square feet on exterior surfaces;
- 2 square feet in any one interior room or space; or
- 10 percent of the total surface area on an interior or exterior component with a small surface area, like windowsills, baseboards, and trim.

All deteriorated paint identified during the visual assessment must be repaired.

- If the area of paint to be stabilized exceeds the "de minimis" level, the use of lead safe work practices and clearance is required.
- If deteriorating paint exists but the area of paint to be stabilized does not exceed the "de minimis" level, then safe work practices and clearance are not required.
- If deteriorating paint is not identified, the unit is considered cleared.

**I certify that all paint has been determined to be stable or has been stabilized.**

\_\_\_\_\_  
Name (printed) Signature

\_\_\_\_\_  
Date Phone e-mail

