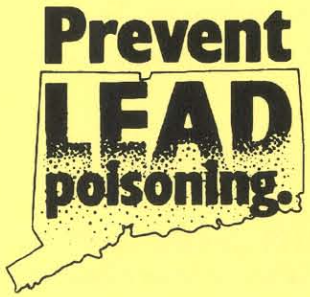
Encapsulant Maintenance Record

Room/ Common Area	Location/ Surface	Product Used	Observations	Action Taken	Name of Person	Date

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Encapsulants:

Care and Maintenance of Encapsulated Surfaces



Local Health Department Information:

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Adapted for use in Connecticut from materials prepared by the Massachusetts Department of Public Health.
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What are encapsulants?

Encapsulants are coatings applied as a liquid or in a cement-like compound that are made to be long-lasting barriers over lead paint. ***Typical paints such as latex and oil-based paint <u>are not</u> encapsulants.***

What is important to know about encapsulants covering lead paint?

- Encapsulants will not protect people from ingesting lead paint or dust if the encapsulants become damaged, broken, or worn away.
- Encapsulants must be checked visually on a regular basis to look for damage which may expose the underlying lead paint.
- Be sure to keep any written information from the encapsulant manufacturer about care, maintenance and repair of the encapsulant.

When should visual monitoring be done?

- Encapsulants should be checked visually by *following a schedule established in a written management plan*. It is recommended that encapsulants are checked monthly for six months after application.
- Then, encapsulants should be checked at least once a year.

How should visual monitoring be recorded?

- Write down all observations made during visual monitoring of encapsulants on the maintenance record on the back of this brochure.
- Record keeping is an important method to ensure that encapsulants continue to protect people from lead paint hazards.

What is important to look for when visually monitoring encapsulants?

It is important to look closely at all surfaces coated with encapsulants. ***These conditions should be noted on the maintenance record:***

- dirt
- holes, cracks and dents
- peeling, sagging or bubbling surfaces
- thin spots in encapsulant
- water damage: stains, blistering
- chemical damage: surfaces changed in any way by household liquids

What should be done when any damage is found?

- ***If the encapsulated surface appears intact but dirty***, clean the surface with a cleaner suggested by the manufacturer of the encapsulant or soap and water.
- ***If the damage is small***, property owners may repair the damage by using new encapsulant, caulking, spackling or other material recommended by the manufacturer.
- ***If the damage is large***, the property owner should contact the contractor who performed the original encapsulation work and the local health department.

Should property owners make repairs themselves?

It is important to *consider two factors* when deciding whether to do repair work on encapsulated surfaces:

- The amount of dust that will result from repair of failed areas. *Lead dust is dangerous.*
- The skill level needed to apply the encapsulant.