

January 10, 2010



Ref.: 1811 Tyndall Dr., Tallahassee, Florida
Lead Paint Risk Assessment Report

pleased to offer the results of a Lead Paint Risk Assessment conducted at 1811 Tyndall Dr., Tallahassee, Florida on January 9, 2010.

- **The results of this risk assessment identified lead hazards.**

A copy of the assessment must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR Part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards

A lead paint inspection has been previously conducted and was the basis for this risk assessment. The lead paint inspection report addressed only the presence and location of lead-paint coated components inside and outside the dwelling. This risk assessment addresses lead dust and soil hazards, and also provides a prioritized scheme and options for controlling any identified hazards and deteriorated lead-based painted components. Controlling lead-paint deterioration on all components may minimize future lead dust and soil hazards. Lead paint abatement is offered as an option to permanently control lead hazards.

This risk assessment report should be attached the lead paint inspection report.

The owner and all future owners for the life of the dwelling should keep this report.

This risk assessment documented the condition of the dwelling on the date tested and no representation beyond this date can be made.

If you have any questions or need further clarification please contact me at [redacted] appreciates this opportunity to be of service.

Respectfully Submitted,

The data in this report represents the entire scope of services for this inspection. Conclusions drawn or opinions formed by others from this data are their own, and shall in no way obligate [redacted] or their representatives.

To the best of our knowledge and belief, the data contained herein is true and correct as represented.

A copy of the inspection must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR Part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Please be aware that if a lead paint clearance test is conducted on this dwelling certain components and conditions must be evaluated as required by HUD and EPA. These include, but are not limited to:

- Deteriorated lead-based paint, either assumed or identified
- Lead-based paint, either assumed or identified, covering deteriorated substrates
- Visible paint chips on bare soil in the vicinity of identified or assumed lead-based paint
- Elevated levels of lead in soil
- Friction or impact surfaces of identified or assumed lead-based paint
- Visible dust or debris in the vicinity of lead-paint abatement or interim controls activities
- Elevated lead dust levels determined by clearance sampling

Lead-Based Paint Risk Assessment Report

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Summary

A lead-based paint risk assessment was conducted at 1811 Tyndall Dr., Tallahassee, Florida for [redacted], conducted the risk assessment. A prior comprehensive lead paint inspection was conducted by [redacted] and identified lead paint in the residence.

The dwelling is frame construction, approximately 1100 square feet in poor condition.

The results of this risk assessment identified lead-paint hazards in the following locations:

Lead Hazards in Soil – None Detected

Lead Hazards in Dust – None Detected

Deteriorated Lead-Based Paint –

- All painted wood carport components:
 - Carport posts
 - Carport headers
 - Carport Ceiling

Disturbance of any lead-painted components during renovation must be addressed and care taken not to needlessly disturb the component. Workers disturbing any lead-painted component in the dwelling must always use “Lead Safe Work Practices”. Proper interim controls must be used to maintain remaining lead-paint-coated components in a safe condition. Interim control options are provided in Section 17 of this assessment. Abatement options are provided in Section 18.

The owner/manager has been provided with options for controlling identified lead dust hazards that are acceptable based on HUD’s 1995 *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

The residence may be scheduled for renovation under a government rehabilitation program. The project manager is responsible for determining which of the lead hazard control options provided will be used to control identified and potential lead hazards.

The project manager should share the results of this report with the owners of the property and those who occupy the property and to provide the occupants with the EPA brochure as a way of educating the residents.

Part II: Results of Management, Maintenance and Environmental Analysis

4. Management Information Form (not applicable)

5. Maintenance/Paint Condition Form (Form 5.2)

This form was completed only for those components determined to be coated with lead-based paint based on the lead paint inspection report.

Pain Paint Conditions on Selected Surfaces Identified as Containing Lead-Based Paint (Single-Family, Owner Occupied)					
Building Component	Location Notes	Paint Condition (Intact, Fair, Poor)	Deterioration Due to Friction Or Impact?	Deterioration Due to Moisture?	Location of Painted Component with Visible Bite Marks
Other Surfaces:	All wood carport components	Poor		Moisture	
<p>If the overall condition of a component is similar throughout the dwelling, the condition is noted. If a component in a couple of locations is in poor condition, but the overall condition is good or fair, the specific site(s) of the badly deteriorated paint is noted. The specific locations of components with bite marks are noted.</p>					

Part II: Results of Management, Maintenance and Environmental Analysis (continued)

6. Building Condition Form (Form 5. 1)

Building Condition Form (used to determine if the dwelling in "good" or "poor" condition)		
Condition	Yes	No
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		x
Roof has holes or large cracks		x
Roof leaking, deteriorating shingles or roof covering	x	
Gutter or downspout broken or missing	x	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	x	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine painting	x	
Exterior siding has missing boards or shingles	x	
Water stains on interior walls or ceilings	x	
Plaster walls or ceilings deteriorated	x	
Two or more windows or doors broken, missing, or boarded up	x	
Porch or steps have major elements broken, missing, or boarded up	x	
Foundation has major cracks, missing material, structural leans, visibly unsound, or is obviously deflected	x	
Total Number of "Yes" marks	10	
If the "Yes" column has 2 or more checks, the dwelling is considered to be in poor condition. Less than 2 checks in the "Yes" column means that the dwelling appears to be well maintained in "Good" condition and the Standard Re-evaluation Schedule does not need to be revised. Only buildings in "Good" condition are eligible for the Lead Hazard Screen.		

Part II: Results of Management, Maintenance and Environmental Analysis (continued)

7. Brief Narrative Description of Dwelling Selection Process
(not applicable for single family residences)

8. Analysis of Previous XRF Testing Report - Lead-based paint is located on the following components in the property inspected: (Refer to Lead-Paint Inspection Report for full data.)

Exterior

- Carport posts
- Carport Ceiling
- Carport Headers

Interior

- No lead-based paint was detected in the interior of the dwelling

Refer to the unit sketch on page 11 for room designations.

Part II: Results of Management, Maintenance and Environmental Analysis (continued)

9. List and Location and Type of Actual or Suspected Lead Hazards – Sample Summary

Deteriorated Lead-Based Paint –

Exterior – All wood painted carport components:

- Carport posts
- Carport Ceiling
- Carport Headers

10. Deteriorated Paint Sampling Results – Refer to Lead-Paint Inspection Report for full data.

11. Dust Sampling Results

Dust Sample Results – Collected 1-09-10		
Sample No.	Sample Location	Pb Concentration ug/ft²
FL1	Living Room Floor	14.2
SL1	Living Room Windowsill	<20.0
FL2	Kitchen Floor	23.1
SL2	Kitchen Windowsill	<20.0
FL3	Back East Bedroom Floor	<5.00
SL3	Back East Bedroom Windowsill	<20.0
ND = Not Detectable		
Blank was Not Detectable		
Concentrations in bold exceed the established hazard standards		

EPA has established the following levels of lead in dust as “lead hazards”.

- 40 micrograms per square foot (ug/ft²) for floors (including carpeted floors), or
- 250 ug/ft² for interior window sills

12. Soil Sampling Results

Soil Sample Results – Collected 1-19-10		
Sample No.	Sample Location	Pb Concentration ppm
CS1	Perimeter Drip Line Composite	65
S1	Play Area,	<13
ND = Not Detectable Blank was Not Detectable Concentrations in bold exceed the established hazard standards		

EPA has established the following levels of lead in soil as “lead hazards”.

- 400 parts per million (ppm) in play areas of bare residential soil, or
- 1,200 ppm (average) in bare soil in the remainder of the yard

13. Other Sampling Results - No other samples were collected.

Option of Additional Testing

Some Owners may find that additional testing could reduce their requirements for lead hazard control. The requirements described in this report are based on lead evaluations for randomly selected units. Untested units are assumed similar to these randomly selected units. The Owner is encouraged to consider the benefits of additional testing using their own private consultant, who must be a State of Florida or EPA-licensed Lead-based Paint Risk Assessor or Lead-based Paint Inspector, if they believe that untested components are free of Lead-based Paint.

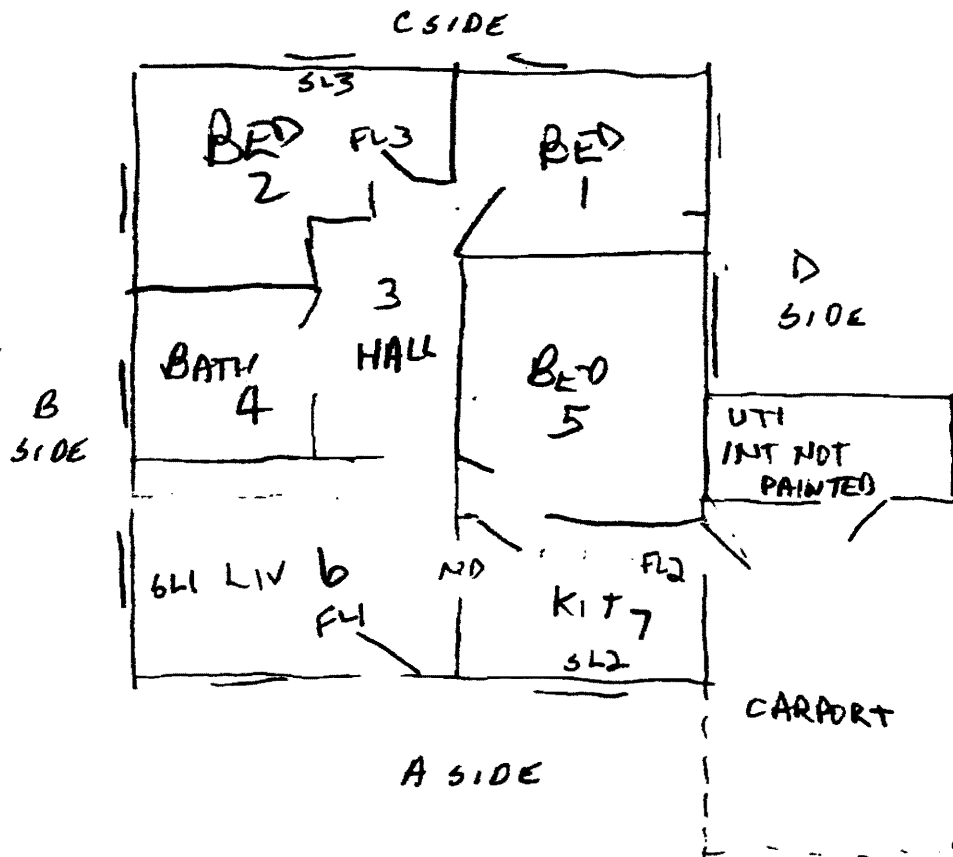
Additional evaluation may provide information that will assist the Owner to focus on maintenance or corrective measures regarding specific building components with Lead-based Paint. Additional assessment by a certified Lead-based Paint risk assessor will further define the nature, severity, source and location of Lead-Based Paint hazards. This will provide the Owner with multiple options to focus on corrective measures regarding interim controls, permanent controls, and management/maintenance systems. As stated previously, the Owner may realize cost savings by pursuing further assistance.

Unit sketch showing dust and soil sampling locations.

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1811 TYNDALL ST.
TALLAHASSEE, FL

NOT TO SCALE



Part III: Lead Hazard Control Plan

14. Lead-Based Paint Policy Statement (not applicable)

15. Name of Individual in Charge of Lead-Paint Hazard Control Program:

NA

16. Recommended Changes to Work Order System and Property Management

If any lead-painted building component remains in the dwelling after renovations have been completed, the occupants should be provided with the EPA Pamphlet "Protect Your Family From Lead In Your Home."

Persons conducting work on lead-painted components in this dwelling must be either a certified lead paint supervisor/worker, supervised by a certified lead-paint supervisor or be trained in "Safe Lead Work Practices."

Part III: Lead Hazard Control Plan

17. Interim Control Options and Estimated Costs –

Contractors are responsible for compliance with all applicable building codes.

Lead “Hazards” may be defined as any of the below conditions:

- **Dust or Soil levels exceeding the EPA established standards**
- **Deteriorated lead-paint**
- **Lead-paint friction or impact surfaces**
- **Lead-paint on damaged substrates**

- Potential hazards are other components coated with lead-paint but do not pose a lead hazard at the time of the risk assessment. Be aware that there is always potential for future hazards, therefore, control options are provided for all lead-paint coated components.

Refer to the joint EPA/HUD letter dated April 19, 2001 clarifying “interim controls” and “abatement”.

These estimated costs do not include the cost of clearance testing or contractor mobilization.

Please note that both EPA and HUD require occupant protection procedures for all disturbances of lead-based paint in excess of de-minimus levels until clearance is achieved.

The costs shown below include labor, materials, worker protection, site containment and cleanup. These are only very rough estimates that may not be accurate; a precise estimate should be obtained from a certified lead-based paint abatement contractor or a contractor trained in “Lead Safe Work Practices”.

Hazard No. 1 – Exterior Wood Trim – Deteriorated Lead Paint

All wood painted carport components

Paint film stabilization for the components listed, includes wet scraping and repainting – Deteriorated paint must be wet scraped prior to repainting or encapsulation	
Component removal and replacement	
Component enclosure with vinyl or metal siding	
Lead Paint removal and repainting with lead-free paint	
Encapsulation – Deteriorated paint must first be stabilized before encapsulation with a lead-paint Encapsulant as per manufacturer’s instructions. Deteriorated substrates and causes of such deterioration must be corrected before encapsulation.	

Hazard No. 2 – Exterior Soil – no visible paint chips on bare soil is a clearance criteria concern

HEPA vacuuming soil surface around the perimeter drip-line of the dwelling in the vicinity of identified lead-based paint, to remove visible paint chips, followed by installing landscape fabric and cover with at least 2 inches of wood mulch or sod a minimum 3 feet from dwelling wall	
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Part III: Lead Hazard Control Plan

18. Abatement Options and Estimated Costs –

- *Contractors are responsible for compliance with all applicable building codes.*
- *Refer to the joint EPA/HUD letter dated April 19, 2001 clarifying “interim controls” and “abatement”.*
- *These estimated costs do not include the cost of clearance testing or contractor mobilization.*
- *Please note that both EPA and HUD require occupant protection procedures for all disturbances of lead-based paint in excess of de-minimus levels until clearance is achieved.*

The costs shown below include labor, materials, worker protection, site containment and cleanup. These are only very rough estimates that may not be accurate; a precise estimate should be obtained from a certified lead-based paint abatement contractor. Only certified lead-based paint contractors may perform abatement activities.

Hazard No. 1 – Exterior Wood Trim – Deteriorated Lead Paint
All wood painted carport components

Paint film stabilization for the components listed, includes wet scraping and repainting – Deteriorated paint must be wet scraped prior to repainting or encapsulation	
Component removal and replacement	
Component enclosure with vinyl or metal siding	
Lead Paint removal and repainting with lead-free paint	
Encapsulation – Deteriorated paint must first be stabilized before encapsulation with a lead-paint Encapsulant as per manufacturer’s instructions. Deteriorated substrates and causes of such deterioration must be corrected before encapsulation.	

Hazard No. 2 – Exterior Soil – no visible paint chips on bare soil is a clearance criteria concern

HFEPA vacuuming soil surface around the perimeter drip-line of the dwelling in the vicinity of identified lead-based paint, to remove visible paint chips, followed by installing landscape fabric and cover with at least 2 inches of wood mulch or sod a minimum 3 feet from dwelling wall	
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Part III: Lead Hazard Control Plan

19. Re-evaluation and Monitoring Schedule

Each of these treatments will need to be re-evaluated periodically to make certain they remain effective and to ensure that new lead-based paint hazards do not appear. The interim controls offered as options are less expensive initially, but they may be more expensive in the long run since they need to be re-evaluated more frequently. The replacement and paint removal methods are more expensive initially, but do not require any re-evaluation

The owner should monitor the condition of lead-based painted components annually. Re-evaluations may only be conducted by certified risk assessors. The standard schedule for re-evaluating the dwelling is shown below:

Unadjusted Standard Re-evaluation Schedules Recommended by HUD <i>(taken from Table 6.1 of the HUD Guidelines)</i>		
Hazard Control Method	Standard Re-evaluation Schedule	Type of Re-evaluation
Dust Removal	1 year, 2 years later Annually	Dust Sampling, Visual Examination of Lead Paint
Paint Film Stabilization	1 year, 2 years later Annually	Dust Sampling, Visual Examination of Lead Paint
Encapsulation	1 month, 6 months; Annually thereafter	Visual Examination of Encapsulant Integrity
Enclosure	Annually	Visual Examination
Removal of all Lead-Based Paint	None	None
Building Component Replacement	None	None

Part IV: Site-Specific Lead Hazard Control Plan

20. Interim Control/Abatement Options to be Implemented in this property

The project manager has been provided with interim control and abatement options and will decide at a later date which option to implement.

21. Training plan for Managers, Maintenance Supervisors and Workers

All renovation work on lead-painted components must be done by persons certified as lead abatement supervisors or workers, or be trained in "Lead Safe Work Practices."

22. Resident Notification of this Risk Assessment

The project manager should provide the results of this risk assessment to the residents in the dwelling. After all renovation activities have been completed and clearance established, a certificate of Lead-Based Paint Compliance may be appended to this report.

23. Signatures (Risk Assessor and Owner/Project Manager), Date

This risk assessment documented the condition of the dwelling on the date tested and no representation beyond this date can be made.

Date of Risk Assessment

Project Manager

Date

Owner

Date

Appendix 1 – Lead Clearance Test Criteria

- ***Please note that both EPA and HUD require occupant protection procedures for all disturbances of lead-based paint in excess of de-minimus levels until clearance is achieved.***

The U.S. Environmental Protection Agency has established criteria for Lead and Lead Dust Hazards as follows:

40 CFR 745.65 Lead-based paint hazards.

(a) *Paint-lead hazard.* A paint-lead hazard is any of the following:

- (1) Any lead-based paint on a friction surface that is subject to abrasion and where the lead dust levels on the nearest horizontal surface underneath the friction surface (e.g., the window sill, or floor) are equal to or greater than the dust-lead hazard levels identified in paragraph (b) of this section.
- (2) Any damaged or otherwise deteriorated lead-based paint on an impact surface that is caused by impact from a related building component (such as a door knob that knocks into a wall or a door that knocks against its door frame).
- (3) Any chewable lead-based painted surface on which there is evidence of teeth marks.
- (4) Any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.

(b) *Dust-lead hazard.* A dust-lead hazard is surface dust in a residential dwelling or child-occupied facility that contains a mass-per-area concentration of lead equal to or exceeding 40 ug/ft² on floors or 250 ug/ft² on interior window sills based on wipe samples.

(c) *Soil-lead hazard.* A soil-lead hazard is bare soil on residential real property or on the property of a child-occupied facility that contains total lead equal to or exceeding 400 parts per million (mg/g) in a play area or average of 1,200 parts per million of bare soil in the rest of the yard based on soil samples.

Please be aware that if a lead paint clearance test is conducted on this dwelling certain components and conditions must be evaluated as required by HUD and EPA. These include, but are not limited to:

- Deteriorated lead-based paint, either assumed or identified
- Lead-based paint, either assumed or identified, covering deteriorated substrates
- Visible paint chips on bare soil in the vicinity of identified or assumed lead-based paint
- Elevated levels of lead in soil
- Friction or impact surfaces of identified or assumed lead-based paint
- Visible dust or debris in the vicinity of lead-paint abatement or interim controls activities
- Elevated lead dust levels determined by clearance sampling

Appendix 2 – Laboratory Data Sheets – Lead Dust

ACCOUNT #: DATE COLLECTED: 1/9/2010
CLIENT: DATE RECEIVED: 1/13/2010
ADDRESS: DATE ANALYZED: 1/13/2010
DATE REPORTED: 1/13/2010

PROJECT NAME: I
JOB LOCATION: 1811 Tyndall St
PROJECT NO.:
PO NO.: Sample Type: WIPE

SLI Sample No.	Client Sample No.	Sample Description	Sample Area (ft ²)	Total Lead (µg)*	Lead Conc (µg/ft ²)
30449988	FL1	Liv FL	1.00	14.2	14.2
30449989	SL1	Liv Sill	0.25	< 5.0	< 20.0
30449990	FL2	Kit FL	1.00	23.1	23.1
30449991	SL2	Kit Sill	0.25	< 5.0	< 20.0
30449992	FL3	Bk E Bed FL	1.00	< 5.0	< 5.0
30449993	SL3	Bk E Bed Sill	0.25	< 5.0	< 20.0

Analysis Run ID: 44852

Analyst:

Total Number of Pages in Report: 1

Reviewed By

Results relate only to samples as received by the laboratory.

Minimum Reporting Limit: 5.0 µg. EPA Lead Hazard Std: 40 µg/ft² floors and 250 µg/ft² interior window sills, based on weight of any of all samples taken. EPA Clearance Std: 40 µg/ft² floors, 250 µg/ft² interior window sills, 400 µg/ft² window troughs. MDLs and resulting reporting limits are based on ASTM E 1792 compliant media. *Data precision justifies 2 sig figures. All internal QC parameters were met. Unusual sample conditions, if any, are described.