

PREBID INSPECTION
August 6, 2019 @ 1:00 p.m.

BIDS DUE
August 22, 2019 @ 2:00 p.m.

Lead-Based Paint Risk Assessment and Inspection Report

Date of report: June 27, 2019

Date of risk assessment/inspection: June 11, 2019

Name and Address:

Ms. Bernadette Redd
357 S Ann Street
Mobile, AL

Name of certified inspectors/risk assessors: Micheal Harris

Lead-based paint present? YES

Lead hazard present? YES

This lead-based paint inspection and risk assessment was conducted pursuant to the Department of Housing and Urban Development at 24 CFR 35, Subpart J – Rehabilitation. As such, all painted surfaces to be disturbed or replaced during rehabilitation were tested for the presence of lead. In addition, a risk assessment to determine the presence and location of lead-based paint hazards was conducted throughout the residence.

Location of lead-based paint:

Reading No	Side	Room	Color	Substrate	Component	Replication	Condition	Comment	Results	PbC
12	A	Living room	Green	Wood	Window sash	5	Intact		Positive	1.4
37	B	Kitchen	White	Drywall	Wall	4	Intact		Positive	3.9
45	A	Kitchen	Green	Wood	Wall trim	8	Intact		Positive	2.7
46	A	Kitchen	Green	Wood	Wall trim	8	Intact		Positive	2.9
173	A	Exterior	Cream	Wood	Window sash	5	Intact	W1	Positive	8.7
174	A	Exterior	Cream	Wood	Window sash	5	Intact	W3	Positive	1.8
178	A	Exterior	Cream	Metal enclosure	Wall	1	Intact		Positive	6.4
192	D	Exterior	Cream	Metal enclosure	Wall	1	Intact		Positive	11.8
206	B	Exterior	Cream	Wood	Window frame	4	Intact	W2	Positive	1.7

Location of deteriorated lead-based paint hazards:

Reading No	Side	Room	Color	Substrate	Component	Replication	Condition	Comment	Results	PbC
7	A	Living room	Green	Wood	Door	2	Fract		Positive	1.4
24	A	Dining room	Green	Wood	Door	2	Fract		Positive	3.9
38	A	Kitchen	White	Drywall	Wall	4	Fract		Positive	3.8
39	D	Kitchen	White	Drywall	Wall	4	Fract		Positive	3.9
66	A	Bedroom 1	White	Wood	Window sash	4	Fract	Front	Positive	6.3
100	A	Bathroom 1	White	Wood	Door	1	Fract		Positive	5.3
170	A	Exterior	White	Wood	Door	1	Fract		Positive	1.2
171	A	Exterior	White	Wood	Door frame	1	Fract		Positive	17.5



Location of deteriorated lead-based paint hazards continued:

Reading No	Side	Room	Color	Substrate	Component	Replication	Condition	Comment	Results	PbC
172	A	Exterior	White	Wood	Door threshold	1	Poor		Positive	4.6
175	A	Exterior	Cream	Wood	Column	8	Poor		Positive	20.4
176	A	Exterior	Cream	Concrete	Column	3	Poor		Positive	1.4
179	A	Exterior	Cream	Wood	Beam	3	Poor		Positive	20.4
180	A	Exterior	Cream	Wood	Ceiling	1	Poor		Positive	20.1
183	A	Exterior	Cream	Wood	Crown mould	4	Poor		Positive	18.7
184	A	Exterior	Cream	Concrete	Column	2	Poor	On steps	Positive	1.5
186	D	Exterior	Cream	Wood	Window frame	6	Poor	W3	Positive	1.4
187	D	Exterior	Cream	Wood	Window frame	6	Poor	W6	Positive	1.2
188	D	Exterior	Cream	Wood	Window sash	6	Poor	W1	Positive	1.3
191	D	Exterior	Cream	Wood	Window sash	6	Poor	W5	Positive	1
199	C	Exterior	Cream	Wood	Rafter	16	Poor		Positive	1.4
207	B	Exterior	Cream	Wood	Window sash	4	Poor	W2	Positive	3.6
208	B	Exterior	Cream	Wood	Window sash	4	Poor	W1	Positive	13.4

Recommendation:

- The areas of deteriorated lead-based paint (**Poor Condition**) noted above must be paint stabilized using the Work Plan for interior and exterior deteriorated paint hazard control.
- A Clearance inspection following final cleanup is required.

Location of lead dust hazards: YES

Location	Component	Side	ug/ft ²
Bedroom 1	Window sill	A	280

Recommendation:

- All window sills in bedroom 1 must be cleaned
- A clearance inspection is required upon completion of the cleaning

Location of lead soil hazards: YES

Soil Hazard	Location of Composite Sample	mg/kg
Composite Sample	Dripline	1300

Recommendation:

- An Alabama Certified Lead Abatement company must be used to put into place interim controls for the soil
- A clearance inspection is required upon completion of the work

Inspection methodology:

Approximately 205 components were selected for testing.

Note: In the attached inspection report, Side A is the side of a room oriented toward the main (usually front, street-side) entrance. Sides B, C, and D proceed from side A in a clock-wise fashion.

This inspection was conducted in general accordance with protocols published in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, Chapter 7, 1995, revised 1997. Selected interior and exterior surfaces were tested with a portable x-ray fluorescence analyzer (Niton Corp. Model XLp 300A, Serial Number 15431; Source – Cd 109, 40 mCi, June 2016, and/or Model XLi 303A, Serial Number 19457; Source – Cd 109, 40 mCi, January 2017). Test results were all recorded on the analyzer's internal memory, including descriptive information, test result, condition of painted surface tested, and other analytical parameters. The inspection was conducted on June 11, 2019.

The inspection started around 2:30 PM and ended around 4:22 PM. The calibration of the XRF analyzer(s) used was checked prior to the start of the inspection.

Risk assessment methodology

This risk assessment was conducted in accordance with protocols from HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, Chapter 5, 1995. The homeowner was interviewed for information regarding other occupants (especially children), history of building renovations, areas most frequented by children and other occupants, and plans for future renovations/landscaping. The condition of interior and exterior building components was noted, and all painted surfaces were evaluated for deterioration.

If deteriorated paint was identified, the deteriorated surface was tested with a portable XRF analyzer to determine whether the area of deteriorated paint contained lead in concentrations greater than 1.0 mg/cm². Dust samples were collected from either floors or window sills in the rooms/areas most frequented by occupants, especially children. Soil samples were collected from the foundation drip line and/or bare areas in the yard, particularly in areas used by children as play areas. All dust wipe and soil laboratory analyses were performed by EMSL, Baton Rouge, LA.