THE UNIVERSITY OF ALABAMA® | College of Continuing Studies
Environmental and Industrial Programs

PREBID INSPECTION
August 13, 2019 @ 11:00 a.m.

BIDS DUE
August 29, 2019 @ 2:00 p.m.

Lead-Based Paint Risk Assessment and Inspection Report

Date of report: May 8, 2019

Date of risk assessment/inspection: April 9,2019

Name and Address:

Ms. Beverly Woodard
963 Maryland 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
378	A	Hall 1	White	Wood	Door frame	2	Intact	Rear	Positive	1.7
429	C	Hall 2	White	Wood	Attic access frame	1	Intact	Front	Positive	4.4
480	A	Exterior	Black	Wood	Door frame	1	Intact		Positive	2.6
489	A	Exterior	White	Wood	Ceiling	1	Intact		Positive	2.7
490	A	Exterior	White	Wood	Beam	3	Intact		Positive	2.7
512	D	Exterior	Black	Wood	Wall trim	3	Intact		Positive	2

Location of deteriorated lead-based paint hazards:

Reading No	Side	Room	Color	Substrate	Component	Replication	Condition	Comment	Results	PbC
348	B	Dining room	White	Wood	Door frame	1	Poor		Positive	5.1
349	A	Dining room	White	Wood	Window frame	3	Poor		Positive	2.1
350	A	Dining room	White	Wood	Window sash	3	Poor		Positive	5.5
355	C	Dining room	White	Wood	Baseboard	4	Poor		Positive	2.9
356	B	Dining room	White	Wood	Door threshold	1	Poor		Positive	1.2
357	B	Dining room	White	Wood	Attic access frame	1	Poor		Positive	6.9
360	C	Dining room	White	Wood	Door frame	2	Poor		Positive	3.9
375	C	Kitchen	White	Wood	Door	1	Poor		Positive	3.2
379	A	Hall 1	White	Wood	Door threshold	1	Poor	Rear	Positive	1.6
419	B	Bedroom 1	White	Wood	Window frame	1	Poor	Rear	Positive	1
421	B	Bedroom 1	White	Wood	Window sash	1	Poor	Rear	Positive	1
439	A	Hall 2	White	Wood	Baseboard	1	Poor	Front	Positive	1.4
444	A	Bathroom 2	White	Wood	Door	2	Poor	Front	Positive	1.7
445	A	Bathroom 2	White	Wood	Door frame	2	Poor	Front	Positive	2
468	D	Bedroom 3	White	Wood	Baseboard	4	Poor	Middle	Positive	2
488	A	Exterior	Black	Wood	Beam	3	Poor		Positive	2.7
516	D	Exterior	Black	Wood	Door	1	Poor		Positive	1.8
523	A	Exterior	White	Wood	Window sash	2	Poor	W3	Positive	6.9
524	A	Exterior	Black	Wood	Window frame	3	Poor	W3	Positive	1.8

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.

Note: The surfaces noted in the Location of Lead-Based Paint table above found to have intact lead-based paint. Avoid disturbing these surfaces; if disturbance cannot be avoided, use lead-safe work practices to contain and control any dust or debris generated by renovation work. If any of these surfaces are disturbed, a clearance inspection is required.

Location of lead dust hazards:

Lead Dust Hazards	Side	Component
Dining Room	A	Window Sill

Recommendation:

- All window sills in the Dining Room must be cleaned using the Work Plan for control of interior lead dust hazards.
- A clearance test is required following completion of the cleaning.

Location of lead soil hazards: None

Recommendation: None

Inspection methodology:
Approximately 196 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 April 9, 2019.

The inspection started around 1:36 PM and ended around 3:09 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/cm^2. 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.