PROFESSIONAL BUILDING INSPECTORS
1057 MORA PLACE, WOODMERE, NY 11598 • 6 JULIA CIRCLE, EAST SETAUKET, NY 11733
PHONE: 516-295-2581 • FAX: 516-791-6832 • WEB: PROFESSIONALBUILDINGINSPECTOR.COM

June 5, 2009

Mr. [redacted] Via email:

LEAD-BASED PAINT PRESENT

Door Components

Enclosed you will find the results of the Lead-Based Paint Inspection (utilizing an X-Ray Fluorescence Device) which was performed at the address mentioned above on Thursday, June 4, 2009. This inspection was targeted at the painted surfaces throughout the apartment.

Included with this report is a Lead in Paint Certification sheet. This Certification sheet contains pertinent information including but not limited to: license and certification numbers; property location; date of inspection and instrumentation used for testing.

The enclosed Data Charts contain the results of the inspection. The important figures on the charts are in the Combined (Pbc) columns. The Action Level for lead in paint in New York State, as set forth by the United States Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD), is 1.0 milligram per square centimeter (mg/cm2).

Results below 1.0 mg/cm2 are negative (acceptable); results equal to or above this figure are positive for lead-based paint.

A building component that tests positive for lead in paint contains an unacceptable level of lead and is a potential health hazard if the paint is in poor condition or if the paint is disturbed. Lead dust, when ingested or inhaled, can have an adverse affect on a person's health, especially a child 6 years of age and younger.

The calibration results of the X-Ray Fluorescence Device (XRF), which was used for the painted surface testing, is listed on the Data Charts. The calibration tests are the first three readings and the last three readings on the charts. In addition, the instrument is calibrated every four hours. The calibration tests are taken in order to insure that the XRF device is operating properly. Lead Paint Standards issued by the XRF device manufacturer (Niton) are used for the calibration tests. **All of the calibration tests were successful, as noted by OK on the Data Charts.**

A floor plan is included with this report. In each room or area, side A is always the same wall as

the apartment entry, with sides B, C, and D following in a clockwise direction. The sides are noted on the floor plan and in the Data Charts.

Positive and negative results are listed on the Data Charts. There were positive surfaces (a painted surface that contains an unacceptable amount of lead) found in the residence. These surfaces included: several doors (including at closets).

*****

The **DI** column on the Data Charts stands for the **Depth Index.** The **DI** indicates if the lead-based paint that was found on a positive component is surface lead (close to the surface) or buried lead (not on the surface). The **DI** is between 1 and 10, with 1 being the closest to the surface and 10 being the furthest. In the cases of positive components that are in poor condition, undergoing excessive friction or components that are going to be demolished, the **DI** has no bearing on the hazard potential because the paint is deteriorated through several layers and is considered hazardous already.

The DI is only valuable if a positive component is going to be retained and refinished and is not undergoing excessive friction. The more frequently a positive component is painted, the higher the depth index will be and the further the lead-based paint will be from the living space.

*****

Lead-based paint presents a serious health risk if it is in poor condition: Deterioration caused by friction (DOORS); Deterioration caused by impact (DOORS); and Deterioration from age and moisture damage. **Hazardous lead dust can also be spread by painting or renovation work.**

When a positive component is intact and is showing no signs of deterioration, it will not present a hazardous situation (except for friction surfaces). Any worn, cracked or peeling paint should be tended to without delay.

Since there are positive components present, good housekeeping within this residence should be a daily practice.

Keeping dust accumulation to a minimum will be advantageous to the health of all children under the age of six
Lead is not an airborne hazard such as asbestos. Lead dust is heavy, therefore it will settle onto horizontal surfaces (floors, tables, top edges of door and window casings and window stools)
Horizontal surfaces should be kept very clean (dust free) as often as possible

Hands should be washed after playing on the floor and before eating
A toy that a child may put in his or her mouth that is on the floor should be washed often or disposed of

It is imperative that absolutely no sanding, dry scraping or power tool cutting of positive surfaces is ever done. Contractors must be informed of the positive surfaces that are present. Sanding and/or disturbing a positive surface by hand or mechanical means can spread hazardous lead dust. When the positive surfaces are being disturbed during a renovation project it will be important to contain, as efficiently as possible, the paint dust and paint chips that are generated. *Preventing paint chip and dust debris from spreading throughout the apartment during a project is mandatory.*

To properly address the positive building components that were found, following are lead abatement (eliminate the presence of lead-based paint) and interim control (render positive surfaces safe without complete removal) recommendations:

1. The paint on the doors potentially undergoes friction and impact during each use.
    a. If the doors are going to be retained and undesired friction is being created, the doors will have to be adjusted or planed (shaved) in order to eliminate unwanted friction. **Doors must be planed in non-living spaces.** Once the doors are fitting into the openings properly and are painted the doors should always be monitored for wear and tear and repaired immediately if damage does occur.
    b. If the doors are going to be retained, any chipping paint should be tended to without delay utilizing the **wet scraping** method.
        i. **Wet scraping** entails wetting any chipping or peeling paint with water and **wet scraping** the loose paint onto plastic or a disposable drop cloth. The water limits the spreading of fine dust particles and inhalation of the same. These **wet scraped** surfaces, which still have lead-based paint remaining on them, should then be painted with 2 coats of good quality paint, preferably encapsulant paint, which is a coating that is specifically formulated to paint over lead-based paint.
    c. Removal and replacement or chemical stripping of the doors is recommended if friction cannot be eliminated (abatement).
2. In terms of any positive component, another abatement option is chemical stripping. *Chemical stripping is a safe method to eliminate the presence of lead-based paint because it is a dust-free process, it does not altar the structure of a component, and it is beneficial for historical preservation.* However, chemical stripping is labor intensive, caustic chemicals are used, several applications may be necessary, and it could cost as much or more than the other abatement options mentioned above. **Dry scraping or sanding a positive surface must be prohibited.**

During a renovation project the hourly and daily clean up of paint chip and dust debris generated from positive surfaces will be extremely important. In addition, contractors must be responsible for proper protection of household items (furniture, bedding, personal belongings, etc.) during the project. **A properly executed final clean up will remove any lead dust that may have entered this apartment during any work involving positive components.**

To properly clean lead dust from household surfaces after a painting or renovation project involving lead-based paint:

1. Utilize a vacuum that is equipped with a HEPA (high efficiency particulate air) filter and vacuum all work areas (floors, stools, wells, tops of casings, tables and all other horizontal surfaces)
2. Mop and wipe all vacuumed surfaces with the proper dust absorbing detergent (examples—Ledisolv, tri-sodium phosphate substitute or any high quality household cleaning detergent)
3. HEPA vacuum again for the final step.

Do not use a "shop vac" or household vacuum to clean dust generated from positive components as these vacuums are not equipped with a HEPA filter and will re-circulate fine dust particles back into the living space.

Immediately following any painting, renovation or cleaning project, a Risk Assessment is recommended. This Risk Assessment will determine if there is lead-contaminated household dust in this home. The Risk Assessment requires the collection of dust samples from floors, windowsills and window wells in selected rooms or areas throughout the home where work occurred. A certified laboratory would be utilized to analyze the collected dust samples for lead.

The dust sample procedure acts as a clearance test so that you can be assured that you are living in a lead-safe environment and that any cleaning that was performed was done efficiently. A Risk Assessment can be performed at any time to check the present status of the household dust for lead contamination.

Please keep this report for future reference, especially if damage occurs to the positive components or if renovation or painting is scheduled that will involve the lead-based paint.

Please call with any questions you may have regarding this report or any other lead paint issues.

Sincerely,

Scott Gressin

Certified Indoor Environmental Consultant # 0705065
NYS Home Inspector License #16000028893
Certified EIFS Inspector #785806
Certified Infrared Thermographer #32227
NYS EPA Asbestos Inspector #07-07380
EPA Lead Inspector Risk Assessor #NY-R-17027-1

Project #: 09-4289

Floor Plan

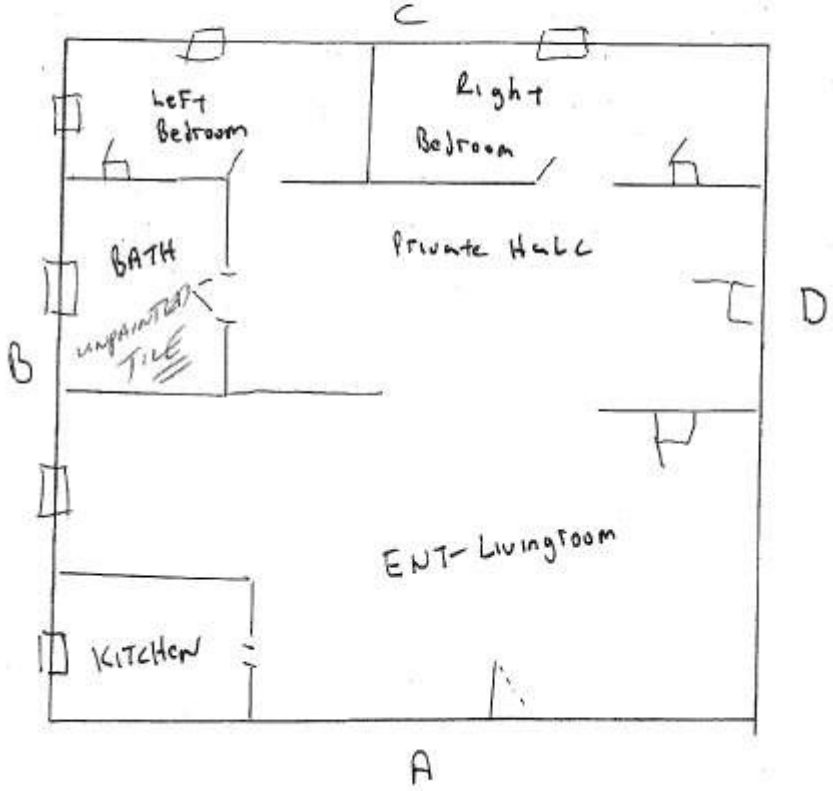
Date: 6-4-09 Client:

Address: 30-51 Hobart St Building B APT 5D

City: Queens State: NY

Name of Inspector: Julio Berrios

Inspector Company Name: ENVIRO-TEST For Office use:



PROFESSIONAL BUILDING INSPECTORS
1057 MORA PLACE, WOODMERE, NY 11598 • 6 JULIA CIRCLE, EAST SETAUKET, NY 11733
PHONE: 516-295-2581 • FAX: 516-791-6832 • WEB: PROFESSIONALBUILDINGINSPECTOR.COM

LEAD IN PAINT CERTIFICATION

Client: [redacted]

Project #: 09-4289

Certified Test Date: June 4, 2009

Test Category: Portable X-Ray Fluorescence/ Spectrum Analysis

Report Medium: mg Pb/cm2 (Milligrams of lead per square centimeter)

Instrumentation: Niton Corporation, **XL-309** or XLp-300 Spectrum Analyzer Serial # U911, **U3871**, U2051, or 7126

Calibration: To measure lead K & L-line X-Ray emissions
Factory calibrated with HUD approved reference standards.
Calibration accuracy checked as per manufacturer's recommendations.

We hereby certify that to the best of our knowledge and capabilities, the following report reflects the true lead content of the painted surfaces that were tested at the above address.