Lead Based Paint Survey Report

For the Dwelling Located at:

5 Library Lane
Woodstock, NY 12498

Flatley Read, Inc.
P.O. Box 104
Schuylerville, NY 12871
(518) 577-5681
EPA License Number: LBP-F-157741-1

Date of Site Visit: 2/9/21

This report is valid for the date and time here within. We are not responsible for lead based paint contamination to the home or occupants that could occur if painted surfaces become damaged or deteriorated. In addition we cannot control the introduction of lead contamination from outside sources nor do we assume any liability therefore.

Property Location	5 Library Lane Woodstock, NY 12498
Prepared By	Michelle DeGarmo Flatley Read 12 Spring Street, Suite 102 PO Box 104 Schuylerville, NY 12871
Risk Assessor	Michael C. Jenison
Firm License	LBP-F-157741-1
Risk Assessor License	LBP-R-I217373-1
NYS Radioactive Materials License	C5744
XRF Analyzer	Viken Serial No. 1119 Radioactive Source: Co57
Testing Laboratory (if applicable)	Accurate Analytical Testing 30105 Beverly Road Romulus MI 48174
Calibration Action Level*	1.0 mg/cm2

*Factory calibrated with HUD approved reference standards. Calibration accuracy field checked by trained personnel per manufacturer's recommendations.

Executive Summary

The object of the following lead-based paint survey was to determine and report the extent and location of lead based paint via limited testing throughout the properties listed herein. Testing included dust wipe samples to establish if a current lead hazard exists.

This site visit was conducted in accordance with the US Environmental Protection Agency (USEPA) regulations at 40 CFR Part 745. Ultimately, the owner(s) bear responsibility for the condition of the property. The presence of absence of lead-based paint applies only to the date and time of the field visit (conditions may change). Ongoing maintenance and monitoring by the owner(s) will be necessary to ensure lead hazard control.

The scope of the evaluation included testing of the following surfaces with X-ray Fluorescence Analyzer (XRF):

- Accessible interior and exterior components

The following is a list of positive areas. Not all areas were accessible or tested. Tested components are representative of homogeneous areas throughout the unit. ***Positive results are applicable to all untested components of same type, configuration, vintage, and paint history.***

Specific lead hazards found during the assessment are detailed in Table 1 (attached). Please note that the scope of testing was limited to the accessible areas of the property. Not all areas were tested.

Interim control measures designed to mitigate the lead hazards should be incorporated into the overall scope of work. Control measures recommended for this property are detailed in accordance with HUD and EPA guidelines for Federally Owned and Assisted Housing.

The property is a library and may be a Child Occupied Facility. All work performed should follow the lead safe work practices procedures described in EPA Renovation, Repair, and Painting Program (RRP). In addition, all work should comply with the OSHA Lead in Construction Standard 1926.62.

Summary of Results

The following components were identified by XRF analysis to contain lead in concentrations at or above 1.0 mg/cm^2 or 0.5% lead by weight, and are therefore potential Lead Based Paint Hazards. A complete list of XRF Analysis is included in Appendix B.

Table 1- Summary of Identified Potential Lead Hazards

Components observed in defective condition should be treated as an immediate Lead Based Paint Hazard and addressed appropriately with interim controls and/or paint stabilization. Some painted surfaces which tested positive were intact at the time of this site visit. However, the presence of lead in the following components may indicate a potential future hazard should the paint or substrates become deteriorated.

ROOM	WALL	COMPONENT	READING	RESULT	SUBSTRATE	CONDITION
ENTRYWAY	C	DOOR	1.1	POSITIVE	WOOD	DETERIORATED
ENTRYWAY	C	LOWER PANEL BELOW SL	1	POSITIVE	WOOD	INTACT
ENTRY TO BB	C	DOOR TRIM RIGHT	2.9	POSITIVE	WOOD	DETERIORATED
R S+S	C	OLD BARN DOORS	3.4	POSITIVE	WOOD	DETERIORATED
R S+S	C	DOORS STOP	3.5	POSITIVE	WOOD	DETERIORATED
R S+S	C	DOORS CASE	3.2	POSITIVE	WOOD	DETERIORATED
R S+S	C	WINDOW SASH	3.6	POSITIVE	WOOD	DETERIORATED
R S+S	C	WINDOW TRIM RIGHT	2.9	POSITIVE	WOOD	DETERIORATED
R S+S	D	BARN DOOR	1	POSITIVE	WOOD	DETERIORATED
R S+S	D	BARN DOOR SUPPORT	1.9	POSITIVE	WOOD	DETERIORATED
R S+S	D	BARN DOOR STOP	2.3	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	BASEBOARD LOWER	5.6	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	BASEBOARD UPPER	5.1	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	WINDOW KEEP	6.4	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	WINDOW TRIM RIGHT	10.5	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	WINDOWSILL	7.9	POSITIVE	WOOD	DETERIORATED
STAFF RM	A	WINDOW APRON	9.5	POSITIVE	WOOD	DETERIORATED
EXTERIOR	D	WINDOW TRIM	1.2	POSITIVE	WOOD	INTACT
EXTERIOR	D	WINDOW SASH	1.1	POSITIVE	WOOD	INTACT
EXTERIOR	A	SIDE LIGHT PANEL	1.1	POSITIVE	WOOD	INTACT

Not all areas were accessible or tested. Tested components are representative of homogeneous areas throughout the unit. Positive results are applicable to all untested components of same type, configuration, vintage, and paint history.

Visual Assessment

A visual assessment was performed for the interior and exterior of the property. Accessible/visible areas were intact at the time of this site visit unless otherwise specified for components tested via XRF analysis.

Dust Wipe Samples

Laboratory results indicate no dust wipe samples contained lead dust in excess of the federal threshold.

Soil Samples

No soil samples were collected during this field visit.

Interim Control and Maintenance - Recommended Control Methods

Exterior Surfaces

A visual inspection should be conducted annually to check for the following conditions:

- Chipping, flaking or peeling paint.
- Paint deterioration, such as cracks or dust on the surface
- Worn friction surfaces

Interior Surfaces

A visual inspection should be conducted on all painted surfaces annually to check for the following conditions:

- Paint chips, dust or debris
- Deterioration of paint, especially on friction or impact surfaces such as doors and windows

In addition, the following recommendations apply until the property is certified "lead free".

- All paint stabilization and maintenance work performed should be conducted by a contractor trained in Safe Work Practices (as defined by Title X of the Housing and Community Development Act).
- If components which tested positive for lead in excess of federal standards will be disturbed by repair or renovation, the work should take the necessary precautions using Safe Work Practices (as defined by Title X of the Housing and Community Development Act).

The above recommendations include abatement and interim controls. All interim control measures are designed to temporarily reduce human exposure to lead based paint hazards, and are not designed to permanently remove the lead hazard. Interim control measures require ongoing monitoring to be effective.

Interim Control Strategy – Hazard Elimination: Perform stabilization of all deteriorated surfaces referred to in Table 1. Interim controls and required clearance sampling should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Interim Control Measures:

- Paint stabilization using Lead Safe Work Practices for all deteriorated areas listed above.
- No further action is required while components remain intact.

Permanent Abatement Strategy: The option of permanent abatement can be selected for any lead-positive surface instead of interim controls. Lead abatement and required clearance sampling should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Permanent Abatement Methods:

- Remove components and install replacement materials.
- Encapsulate (cover) components with a permanent material.

For more information on lead hazards, lead safe work practices, and finding a certified abatement or RRP firm, visit www.epa.gov/lead or call the National Lead Information Center at 1-800-424-LEAD (5323).

The above recommendations include abatement and interim controls. All interim control measures are designed to temporarily reduce human exposure to lead based paint hazards, and are not designed to permanently remove the lead hazard. Interim control measures require ongoing monitoring to be effective.

Please note that other options are available to address the hazards identified during this assessment. Flatley Read recommends the measures outlined above. An overview of interim controls and abatement recommendations is outlined below.

Conclusions and Recommendations

LBP was found in concentrations ≥ 1.0 mg/cm^2 or 0.5% on the surfaces identified above. This report includes both surfaces that were classified as LBP Hazards and those surfaces observed to be intact and not meeting the EPA/HUD definition of a potential lead hazard. All LBP regardless of condition has the potential to become a LBP hazard if disturbed.

Interim Control Strategy: Hazard Elimination: Perform paint stabilization of all deteriorated LBP surfaces referred to in the Executive Summary. Interim controls and required clearance sampling

should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Permanent Abatement Strategy: The option of permanent abatement can be selected for any LBP surface instead of interim controls. Recommended methods for each surface are included in Table 2, above. LBP abatement and required clearance sampling should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Lead in Dust

Recommendations for lead dust include cleaning windows and floors in each of the listed areas where failing results were identified to ensure elimination of lead dust hazards. Cleaning should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards). Clearance inspections and dust sampling should be performed upon completion of lead hazard control work in accordance with 24 CFR Part 35 Section 35.1340 Clearance.

Lead in Soil

Where the lead concentration in soil exceeded the federal thresholds, all bare visible paint chips should be removed by HEPA vacuum or soil removal. Areas of bare soil should be covered with sod or other barrier to prevent access and dust generation.

Prioritization of Hazard Reduction Work

The HUD Guidelines require elimination of all LBP hazards from a federally subsidized property. The timeframe for hazard reduction is based upon the requirements of the funding program. LBP hazards identified in the Executive Summary should be prioritized based upon the following guidelines:

- Units occupied by children under six years of age;
- Common areas accessible to children under six years of age;
- Remaining units or common areas prioritized based upon concentration of dust levels, number of leaded components, and severity of deteriorated paint.

At minimum, interim controls such as paint stabilization, dust cleaning, and soil covering should be performed. Abatement can be substituted for interim controls on any surface.

Certification of Results

This report has been prepared for the exclusive use of the homeowner, in order to comply with federal guidelines for participation in a residential housing program referenced herein. Photocopying or dissemination of this document, in part or in whole, by parties other than those

designated by the homeowner, or the use of this document for purposes other than it is intended, is prohibited.

The results of this risk assessment are valid only for the date and time of this field visit. Conditions may change. Not all surfaces were tested during the site assessment. Other areas may contain lead based paint. Any painted surface that will be disturbed by rehabilitation or renovation should be addressed by personnel trained in Lead Based Paint Safe Work Practices. Any work that disturbs painted surfaces should be followed by a clearance examination. Assessment was conducted for visible components only; this report is based solely on the data collected during this field visit. Flatley Read is not responsible for lead based paint contamination to the home or occupants that could occur if painted surfaces become damaged or deteriorated. In addition we cannot control the introduction of lead contamination from outside sources nor do we assume any liability therefore.

Respectfully Submitted By:

Michelle Read DeGarmo
President, Flatley Read, Inc.

Appendix A – Standards and Guidelines

All testing was performed in accordance with the following:

- Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing, as published by the U.S. Department of Housing and Urban Development (HUD), June 1995, Chapter 7 Inspection, Rev. 1997;
- Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing, as published by the U.S. Department of Housing and Urban Development (HUD), June 1995, Chapter 5, Risk Assessment;
- United States Environmental Protection Agency (USEPA) 40 CFR Part 745.227(b);
- United States Environmental Protection Agency (USEPA) 40 CFR Part 745.227(d);
- XRF-specific Performance Characteristic Sheet methodology (included herein).

Lead Based Paint Threshold Limits

In classifying our findings, Flatley Read applied lead-based paint hazard thresholds as established in:

- USEPA 40 CFR Part 745 Lead: Identification of Dangerous Levels of Lead; Final Rule (January 5, 2001);
- HUD 24 CFR Part 35-Lead: Requirements for Notification, Evaluation and Reduction of LBP Hazards in Housing Receiving Federal Assistance and Federally Owned Residential Property Being Sold (September 15, 1999).

The following standards were applied:

Paint: At or above 1.0 mg/cm^2 or .5% lead by weight

Dust:	Floors	less than 10 µg/ft^2
	Window Sills	less than 100 µg/ft^2
	Window Wells	less than 100 µg/ft^2

Soil:	Play Areas / High Contact Areas	400 ppm
	Other Bare Soil	1200 ppm

A condition assessment was performed for each painted component. A complete list of interior and exterior surfaces tested at each location is included herein. The condition of each component was rated in accordance with the criteria established in Chapter 5 – Table 5.3 Conditions of Paint Film Quality of the HUD Guidelines.

Component	Intact	Deteriorated
Exterior components with large surface areas	Entire surface is intact	More than 10 square feet is deteriorated
Interior components with large surface areas (walls, ceilings, floors, doors, etc.)	Entire surface is intact	More than 2 square feet is deteriorated
Interior and exterior components with small surface areas (window sills, baseboards, soffits, trim, etc.)	Entire surface is intact	More than 10 percent of the total surface area of the component is deteriorated

Surfaces containing lead-based paint were classified as potential lead hazards in accordance with the following criteria specified in USEPA 40 CFR 745.65:

- Any lead-based paint on a friction surface that is subject to abrasion and where the lead dust levels on the closest horizontal surface exceeds the dust lead standards;
- Any damaged or otherwise deteriorated surface that is caused by impact from a related building component;
- Any chewable lead-based painted component that bears evidence of teeth marks;
- 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.

XRF Sampling and Analytical Procedures

Testing was performed using X-Ray Fluorescence (XRF) analysis of painted building components using the Pb 200i unit manufactured by Viken (formerly Heuresis) Corporation.

HUD Performance Characteristic Sheet is available here:
https://www.heuresistech.com/sites/default/files/Heuresis_PCS_Dec_2015.pdf

Spectrum Project #21-131
First Floor XRF Positive Readings
Sample Date: February 9, 2021

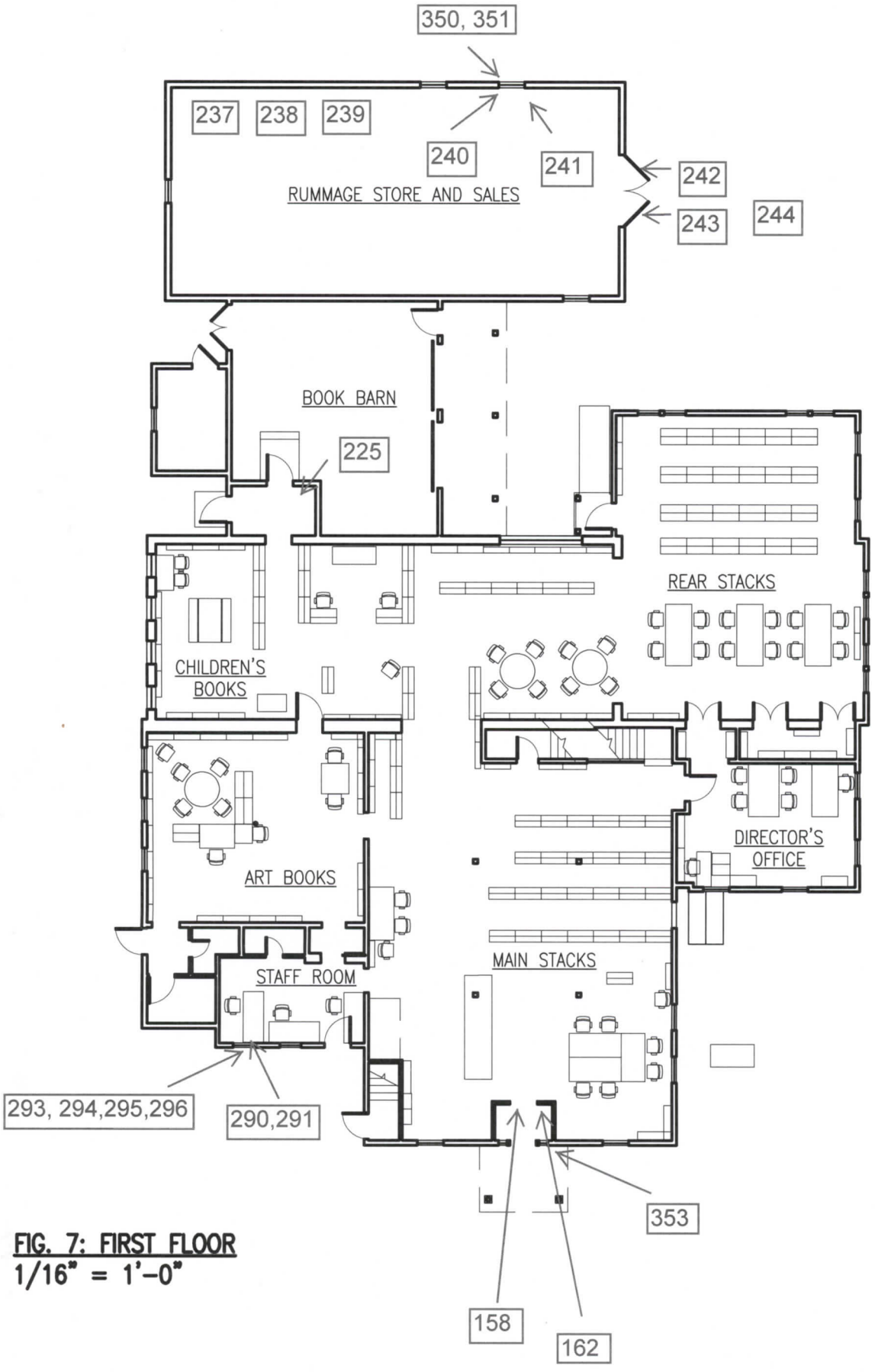

FIG. 7: FIRST FLOOR
1/16" = 1'-0"

United States Environmental Protection Agency

This is to certify that

Michael C Jenison

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 06, 2023

LBP-R-I217373-1

Certification #

September 22, 2020

Issued On

Ben Conetta

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch

United States Environmental Protection Agency

This is to certify that

Flatley Read, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires November 16, 2021

LBP-F157741-1

Certification #

November 02, 2018

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch