

**Lead-Based Paint Hazard Risk Assessment Report**

The Following Risk Assessment was conducted per chapter 5 of the HUD Guidelines (1995) for the dwelling located at:

307 Palmer Drive  
Fayetteville, New York 13066

Prepared For:

Allen C. Hatch

On

March 29, 2007

By:

Phillip K. Welch

Onondaga County Community Development

1100 Civic Center

Syracuse, New York 13202

Certificate # NY-03-052004-751

Firm License NY-02-052004-144

**Report Summary**

Identifies in general terms where lead based paint was found to exist and what lead paint hazards exist. Recommends specific and general repairs and maintenance items. Recommends specific and general cleaning procedures.

**Resident Questionnaire**

The questionnaire is used to determine the best areas to take dust and soil samples to help determine the presence of lead hazards.

**Building Condition Form and Paint Condition Form**

All buildings with lead based paint should be reevaluated periodically according to the HUD Standard Reevaluation Schedule. It is recommended that reevaluation be performed by a certified lead based paint risk assessor. Buildings in poor condition should be re-evaluated more frequently than those considered to be in “good” condition.

Ongoing monitoring by the owner is recommended to help ensure that components known to contain lead based paint do not deteriorate and become hazards.

**Lead Dust Wipe and Soil Sample Analysis Reports**

Show the location and results of dust wipe and soil samples. The federal lead guidelines are included in this report and those above the guidelines are highlighted.

**XRF Survey For Lead**

Shows the location and results of the lead based paint survey utilizing an x-ray fluorescence analyzer.



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# Lead Dust Wipe Analysis Report

**Test Address:**  
 307 Palmer Drive Fayetteville NY 13066

**Client:**  
 Onondaga County Comm. Dev.  
 Contract # 58101  
 Syracuse, NY 13202

**Report Number:** 07032200053A  
**Received Date / Time:** 03/22/2007 12:08:43 PM  
**Reported Date / Time:** 03/27/2007 12:15:53 PM  
**Method:** EPA SW846,7420  
**Accreditation #:** NY 11603  
**Shipping #:**

AIHA Accreditation #: 102722

**Account Number:** 106670  
**Fax Number:** 315/435-3794 FAX

Maria P. Perez, QA/QC Supervisor

## Laboratory Results

Lab Sample #	Client Sample ID Collection Location	Log In Condition Surface	Collected Date Analyzed Date	Total Pb µg	Area ft²	Pb µg/ ft²	Narr. ID
1	PKW2472 KT C	Acceptable WW	03/26/2007 03/27/2007	<10.0	0.25	Not Detectable	
2	PKW2472 BR R RT A	Acceptable SL	03/26/2007 03/27/2007	<10.0	0.25	Not Detectable	
3	PKW2472 BA 1 A	Acceptable FL	03/26/2007 03/27/2007	<10.0	1.00	Not Detectable	
4	PKW2472 LR A	Acceptable FL	03/26/2007 03/27/2007	<10.0	1.00	Not Detectable	
5	PKW2472 BR R RT B	Acceptable WW	03/26/2007 03/27/2007	87.4	0.25	349.4	
6	PKW2472 LR D	Acceptable FL	03/26/2007 03/27/2007	22.3	1.00	22.3	
7	PKW2472 BR FT B	Acceptable FL	03/26/2007 03/27/2007	62.5	1.00	62.5	
8	PKW2472 BR R RT A	Acceptable FL	03/26/2007 03/27/2007	<10.0	1.00	Not Detectable	

All internal quality control requirements associated with this batch were met. The Federal lead guidelines for leaded dust clearance levels by wipe sampling; Floors (FL) - 40 µg/ft², Interior Window Sills (SL) - 250 µg/ft², Window Wells (WW) - 400 µg/ft². The Reporting Limit (RL) is 10.0 µg/ft². Reported results are not corrected for field blanks. Dust wipe area and results are calculated based on area measurements determined by the client.

Analytical results and reports are generated by BTS Laboratories at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports or copies of same will not be released by BTS Laboratories to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these test results and BTS Laboratories makes no express or implied warranties as to such use or interpretation. BTS Laboratories is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the client, BTS Laboratories reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a five day period, whichever is greater. This report is not intended for regulatory compliance.

## **Report Summary**

The lead inspection (dust wipes taken) did not confirm the presence of lead based paint at a hazardous level in the interior of the home for all (8) eight samples taken at random. All of the samples were found to be “Not Detectable” or within the safe guidelines, set by HUD. A copy of the lab results has been attached.

The accompanying XRF Survey details the location of surfaces with and without lead that were tested.

Please note that the presence of lead paint does not constitute a hazard if the paint surface is in good condition. However, paint conditions can change especially if the surface is a friction or impact surface; or when the general condition of the building deteriorates.

There is a major concern with poor paint conditions and the positive results for LBP found with the XRF survey completed at your home, especially the friction surfaces of the windows, doors and the deteriorating exterior paint surfaces in poor condition.

It is my recommendation to replace the old window sashes with new vinyl replacement windows and exterior door units with new metal door units, to eliminate the friction surfaces. Cover all of exterior painted surfaces, including the porch components with aluminum and vinyl.

Further more maintain your current methods of cleaning and regularly maintain all interior painted surfaces to keep LPB hazards in check.

**Areas of the home to be completed for lead hazard re-reduction:**

<b>ID</b>	<b>Location</b>	<b>Component</b>	<b>Hazard / Condition</b>	<b>Control Options / Treatments</b>	<b>Date Cleared</b>
2472	Rear Bedroom	2-Double hung units.	Deteriorated/ Friction	Remove sashes & replace with vinyl windows.	
"	Living Room	Entrance Door	Deteriorated/ Friction	Remove door unit and replace.	
"	Garage	Side Entrance Door	Deteriorated/ Friction	Remove sashes & replace with vinyl windows.	
"	Exterior	Trim & Cornice	Deteriorated painted surfaces	Cover w/coil stock and vinyl.	

**Resident Questionnaire**

**1 Children/Children's Habits**

**Do you have any children that live in your home?**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_ **X** \_\_\_\_\_

**If yes, how many?** \_\_\_\_\_ **Ages?** \_\_\_\_\_

**Record blood lead levels, if known** \_\_\_\_\_

**IF NO CHILDREN, SKIP TO Q.5**

**2. Locate the rooms/areas where each child sleeps, eats and plays: Day Care Children**

Name of Child	Location of Bedroom	Location of all rooms where child eats	Primary location where child plays <u>indoors</u>	Primary location where child plays <u>outdoors</u>

**3. Where are toys stored/kept?** \_\_\_\_\_

**4. Is there any visible evidence of chewed or peeling paint on the woodwork, furniture or toys?**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**Family Use Patterns**

**5. Which entrances are most frequently used?** Side through the garage.

**6. Which windows are opened more frequently?** Bedroom & porch

**7. Do you use window air conditioners? If yes, where?**  
**YES** **X** **NO** \_\_\_\_\_ **If yes, Where?** Bedroom

**8. (a) Do any household members engage in gardening?**  
**YES** **X** \_\_\_\_\_

**(b) Record the location of vegetable garden** Flowers only

**(c) Are you planning landscaping activities that will remove grass or ground covering?**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_ **X** \_\_\_\_\_

9. (a) How often is household cleaned? Daily/Weekly  
(b) What cleaning methods do you use? Vacuum, Dust, Sweep & Mop-All

10. (a) Did you recently complete any building renovations? Yes \_\_\_\_\_ No X  
(b) If yes, where? \_\_\_\_\_  
(c) Was building debris stored in the yard? Yes \_\_\_\_\_ No X  
If so, where? \_\_\_\_\_

11. Are you planning any building renovations?  
YES \_\_\_\_\_ X \_\_\_\_\_ NO \_\_\_\_\_  
If so, where? Community Development Work (As per Specifications)

12. (a) Do any household members work in a lead-related industry?  
YES \_\_\_\_\_ NO \_\_\_\_\_ X \_\_\_\_\_

13. If yes, where are dirty work clothes placed and cleaned?  

NA
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**Building Condition Form**  
(from HUD *Guidelines Form 5.1*)

CONDITION	YES	NO
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		<b>X</b>
Roof with holes or large cracks		<b>X</b>
Gutters or downspouts broken or missing		<b>X</b>
Chimney masonry cracked, bricks loose or missing, obviously out of plumb.		<b>X</b>
Exterior or interior walls with obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		<b>X</b>
Exterior siding with missing boards or shingles		<b>X</b>
Water stains on interior walls or ceilings		<b>X</b>
Plaster walls or ceilings deteriorated		<b>X</b>
Two or more windows or doors broken, missing, or boarded up		<b>X</b>
Porch or steps with major elements broken, missing, or boarded up		<b>X</b>
Foundation with major cracks, missing material, structure leans, or visibly unsound		<b>X</b>
<b>TOTAL NUMBER*</b>	<b>0</b>	<b>11</b>
<p>*If the "Yes" column has two or more checks, the dwelling is considered to be in poor condition. Fewer than two checks in the "Yes" column means that the dwelling appears to be well maintained and the Standard Re-evaluation Schedule does not need to be revised. Only buildings in "good" condition are eligible for the Lead Hazard Screen.</p> <p>NOTES:</p> <hr/> <hr/> <hr/>		



**HUD Guidelines Form 5.2**  
**Paint Conditions on Selected Surfaces**

<b>Building Component</b>	<b>Location Notes</b>	<b>Paint condition (intact, fair, poor or not present) to be completed by risk assessor</b>	<b>Deterioration due to friction or impact?</b>	<b>Deterioration due to moisture?</b>	<b>Location of painted component with visible bite marks</b>
<b>Building Siding</b>	All	Poor/Fair	Yes	Yes	No
<b>Exterior trim</b>	All	Poor/Fair	Yes	Yes	No
<b>Exterior windows</b>	All	Intact/Fair	Yes	Yes	No
<b>Exterior doors</b>	All	Fair	Yes	No	No
<b>Railings</b>	N/A	-----	-----	-----	-----
<b>Porch Floor</b>	All	Intact	No	No	No
<b>Other porch Surfaces</b>	All	Intact	No	No	No
<b>Interior doors</b>	All	Intact	No	No	No
<b>Ceilings</b>	All	Intact	No	No	No
<b>Walls</b>	All	Intact	No	No	No
<b>Interior Windows</b>	All	Intact	Yes	Yes	No
<b>Interior Floors</b>	All	Intact	No	No	No
<b>Interior Trim</b>	All	Intact	No	No	No
<b>Stairways</b>	All	Intact	No	No	No
<b>Radiator (or cover)</b>	N/A	-----	-----	-----	-----
<b>Kitchen Cabinets</b>	All	Intact	No	No	No
<b>Bathroom Cabinets</b>	All	Intact	No	No	No

**Federal Lead Standards**

**Dust Levels for Risk Assessment and Clearance (by wipe sampling):**

**40 ug/ft<sup>2</sup>** (micrograms per square foot) for Floors (FL) or Carpet (CP)

**250 ug/ft<sup>2</sup>** (micrograms per square foot for Window Sills (SL)

**400 ug/ft<sup>2</sup>** (micrograms per square foot for Window Wells (WW)

**400 ppm** (parts per million) for soil in a play area (soil – S; composite soil – CS)

**2,000 ppm** (parts per million) for soil in the general yard

\*\*\*The above levels are taken from the revised US HUD "Guidelines for the Identification and Control of Lead-Based Paint Hazards in Housing" (September, 2000).

\*\*\*Per the revised guidelines, window well dust wipe samples are not included in the risk assessment process.

## **Key Definitions**

### **Lead-Based Paint:**

Any paint, varnish, shellac, or other coating that contains lead equal to or in excess of 1.0 mg/cm<sup>2</sup> as measured by an x-ray fluorescence analyzer or laboratory analysis or 0.5 percent by weight (5,000 ug/g, 5,000 ppm, or 5,000 mg/kg) by laboratory analysis.

### **Lead-Based Paint Hazard:**

A condition in which exposure to lead from lead-contaminated dust, lead contaminated soil, deteriorated lead-based paint, or from lead-based paint present on accessible, friction, or impact surfaces would result in adverse human effects.

### **Interim Controls:**

Measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. These measures include specialized cleaning, repairs, maintenance, painting, temporary containment, and educational programs for management and residents. Interim controls also include all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures.

### **Abatement:**

A measure or measures designed to permanently eliminate lead-based paint hazards. These measures include the removal of lead-based paint and lead contaminated dust, the permanent enclosure or encapsulation of lead-based paint, the replacement of lead-painted surfaces and fixtures and the removal or permanent covering of lead contaminated soil. Abatement also includes all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures.