

LEAD-BASED PAINT INSPECTION REPORT

Vacant Property
4323 Garfield Street, NW
Washington, DC



Prepared By:
Elite Technical Consulting, LLC
4220 9th Street, SE
Washington DC
Phone (202) 322-2127

For
District Properties
6500 Chillum Place, NW
Washington, DC 20012

Project No. 15-1240

July 2015

Appendix A

Sampling and Analytical Documentation

- Paint Chip Analytical Data
- Sample Chain of Custody
- ELLAP Laboratory Accreditation
- Risk Assessor Certifications
- Business Lead Activity License
- Photo Logs

RISK ASSESSORS INFORMATION

Risk Assessors: Chi Onuoha

Signature: 

Date of Inspection: 07/08/2015

Risk assessor: Mr. Chijioke Onuoha DC14-7476

Company License: DC14-4361

EXECUTIVE SUMMARY:

Elite Technical Consulting, LLC performed a lead-based paint (LBP) Inspection at an abandoned private property located on 4323 Garfield Street, NW Washington DC on July 8th, 2015. A Licensed District of Columbia Risk Assessor (DC14-7476) performed the inspection. The lead-based paint inspection was conducted at the request of homeowner, who is in the process of renovating the home. Deteriorated lead-based paint and lead-dust hazards were not found to be present in this building. The sampling protocol utilized for this assessment was consistent with Chapter 7 of HUD *"Guideline for the Evaluation and Control of Lead-Based Paint Hazards in Housing"* titled *"Lead-Based Paint Risk Assessments"* and 1997 Revision 4 Chapter 7 of HUD *Guidelines* titled *"Lead-Based Paint Inspections"*.

Property Descriptions

This property is a residential property with 3-bedroom, dining, kitchen and bathroom. The property was built prior to 1978, and consists of three levels, and restrooms. The building is in fair structural condition

Identified Lead-Based Paint Hazards

Lead-based paint hazards were not found in this property.

GENERAL RECOMMENDATIONS

None needed, renovation work can occur/ or continue without delay.

DISCLOSURE RESPONSIBILITY

Federal law requires that this property's owner provide a copy of this lead-based paint inspection report to current occupants and to future tenants or purchasers of this property before they become obligated under a lease or sales contract. Property owners are advised to learn about and comply with all Federal and any other applicable District laws relating to their duties concerning lead-based paint and lead-based paint hazards.

1.0 INTRODUCTION

A licensed risk assessor conducted lead-based paint inspection at 4323 Garfield Street, NW Washington DC on July 8th, 2015. The inspection was initiated at the request of the property owner due to the on-going demolition and renovation, and to determine the presence or absence, and location of lead-based paint hazards in the property.

Building /Description/Paint Condition:

The subject building is an abandoned vacant property, interior had been gutted and boarded up. This is a residential property with three bedrooms, and has a bathroom and restroom. The property has been partially demolished, but most of the exterior are still intact.

2.0 SAMPLING METHODS AND ANALYTICAL PROCEDURES

a. PAINT CHIP ANALYSIS

On July 8th 2015, a Lead-Based Paint Inspection by paint chip analysis method, was conducted by a licensed Risk Assessor at the above named property. Approximately four square centimeters (4 cm²) was used to measure the concentration of lead on surface coatings of various building components in the property. Collected samples were placed in sample bags and forwarded to Accurate Analytical Testing, Inc in Romulus, Michigan; an accredited lead laboratory for analysis.

The sampling methodology for this evaluation was based on the 1997 revised US Department of Housing and Urban Development (HUD) Guidelines and the District of Columbia Department of Health standard operating procedures. District of Columbia regulations specify a positive determination of lead in paint when the lead content is equal to or greater than **0.5% by weight of lead when measured by paint chip analysis**

3.0 ANALYTICAL TEST RESULTS:

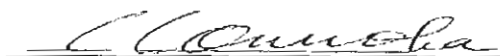
a. PAINT CHIP ANALYSIS

The results of all paint chip sampling can be found in **Appendix A**. Lead-based paints were ***not found*** on the tested paint surfaces analyzed.

4.0 ANALYSIS AND RECOMMENDATIONS

Based on the results summarized above, this paint inspection revealed lead-paint hazards do not exist in the property. Renovation activities can continue on this property.

If you have any questions about this Report, please contact Chi Onuoha at (202) 322-2127.



Chijioke C. Onuoha (Risk Assessor)
DC Risk Assessor # DC14-7476

Appendix A

Paint Chip Analytical Data



39105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8181; Fax: 734-629-8431

Certificate of Analysis: Lead In Paint by EPA SW-846 7420 and 3050B Method

Client : Elite Technical Consulting
4220 9th St SE
Washington, DC 20032

Attn : Chi Onuoha Email : pidoway@yahoo.com
Phone : 202-322-2127 Fax : 202-450-6664

Client Project : Garfield House LBP
Project Location : 4323 Garfield St NW DC

AAT Project : 237957
Sampling Date : 07/08/2015
Date Received : 07/08/2015
Date Analyzed : 07/10/2015
Date Reported : 7/10/2015 4:26:14PM
Analyst : Tony Ginoat

Lab Sample ID	Client Code	Sample Description	PPM	Result Lead (% by weight)	Calculated R L (% by weight)
2287899	1	SIDE PORCH FASICA B	24490	2.4490	0.0046
2287900	2	SIDE PORCH SOFFIT B	390	0.0390	0.0059
2287901	3	BRICK WALL SIDE C	9976	0.9976	0.0074
2287902	4	BRICK WALL SIDE B	6409	0.6409	0.0062
2287903	5	EXTERIOR DOOR TRIM A	13003	1.3003	0.0068
2287904	6	EXTERIOR WINDOW TRIM A	87735	8.7735	0.0045
2287905	7	REAR WINDOW SIDE C	4742	0.4742	0.0061
2287906	8	REAR DOOR TRIM SIDE C	66	0.0066	0.0052
2287907	9	WINDOW FRAME REAR SIDE D	<59	<0.0059	0.0059
2287908	10	BRICK WALL SIDE D	3320	0.3320	0.0079

Tony Ginoat

Analyst Signature

RL= Reporting Limit * For true values assume (2) significant figures. The method and each QC is acceptable unless otherwise noted. Current EPA/NIOSH method standard for lead in paint samples is: 5000 PPM (parts per million) or 0.5% by weight. AAT internal test (500). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIAA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not permitted. All Quality control requirements for the samples this report contains have been met.

AIAA ELAP: Lab ID #100996, NY State DOH ELAP: Lab ID #11954, State of Ohio: Lab ID # 10042

Date Printed: 07/10/2015 4:26PM

AAT Project: 237957



Page 1 of 2

Elite Technical Consulting, LLC
Sample Chain of Custody

Sample ID #	Sample Type	Sample Location / Identification	Analysis Requested	Matrix	Area / Volume
1	Paint - clumps	side Porch fascia - B	✓ Ywp Leaf	solid	2x4 cm
2		✓ Siding - B			
3		Brick wall - side A			
4		Brick wall - side B			
5		Exterior Door Trim - A			
6		Exterior Window Trim - A			
7		Rear Window - side C			
8		Rear Door Trim - side C			
9		Window Frame - side D			
10		Brick wall - side D			

Laboratory Certifications



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Accurate Analytical Testing, LLC

30105 Beverly Road, Romulus, MI 48174

Laboratory ID: 100986

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP, LLC accreditation to the ISO/IEC 17025:2005 international standard General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

- ☐ INDUSTRIAL HYGIENE
- ☒ ENVIRONMENTAL LEAD
- ☐ ENVIRONMENTAL MICROBIOLOGY
- ☐ FOOD
- ☐ INQUIRY SCOPES

Accreditation Expires:
Accreditation Expires: 07/01/2017
Accreditation Expires:
Accreditation Expires:
Accreditation Expires:

Specific field(s) of Testing (to Method(s)) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2005 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website (www.aihaaccredidn.com) for the most current Scope.

Donald R. Schultz

Gerald Schulte, CH
Chairperson, Analytical Accreditation Board

Revision 14 - 03/26/2014

Cheryl C. Morton

Cheryl C. Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Date Issued: 05/28/2015

Risk Assessor Certifications



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

LEAD AND HEALTHY HOME SING DIVISION
COMPLIANCE AND ENFORCEMENT BRANCH



NAME: **Chijioke Onuoha**
COMPANY: Elite Technical Consulting, LLC
CLASS CODE: Risk Assessor
EXPIRATION DATE: 2-26-2016
CARD NUMBER: DC14-7476



Keith Anderson
Director

Firm Activity License



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

LEAD AND HEAVY METALS DIVISION
COMPLIANCE AND ENFORCEMENT BRANCH II

COMPANY: Elite Technical Consulting, LLC
CLASS CODE: Business Entity
EXPIRATION DATE: 3-25-2019
CARD NUMBER: DC14-4361

A handwritten signature in black ink, appearing to read 'Keith Anderson'.

Keith Anderson
Director

PHOTO LOGS



Side porch



Front Exterior