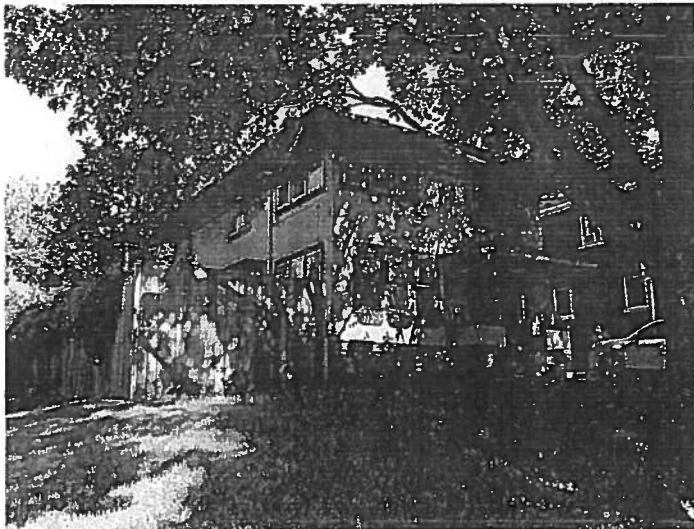


**Pre-Rehabilitation Lead Hazard Paint
Inspection/Risk Assessment Report**



PERFORMED AT:
Private Dwelling
[Redacted]
[Redacted]

PERFORMED FOR:
[Redacted]
Owner

PREPARED BY:




Michael Lesser, State of Nebraska Risk Assessor (License #260)
City of Omaha Housing Community & Development Department
1819 Farnam St
Omaha, NE 68183
Date: 6/27/2017

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Environmental Consultant: City of Omaha

Signature of Risk Assessor:  Date: 6/27/17

Executive Summary

As a result of the Lead Hazard Risk Assessment and Lead-Based Paint Testing conducted on 6/27/2017, it was determined that lead-based surface coatings (paint) and lead hazards were present on the subject property as of the date of the Assessment. The analytical results from this Assessment effort identified (LBP) and Lead hazards, as defined by the EPA and/or HUD standards.

Identifying Information and Purpose of Risk Assessment

A Lead Hazard Risk Assessment and LBP Testing (Assessment) was conducted at _____ on 6/27/2017. The assessment was conducted for the City of Omaha Lead Hazard Control Program by Michael Lesser; a Certified State of Nebraska Risk Assessor License #260. The objective of a risk assessment/paint inspection is to determine the existence, nature, severity and location of lead-based paint hazards and the provision of a report by the firm conducting the risk assessment, explaining the results of the investigation and options for reducing or eliminating lead-based hazards. Based upon conversations with the Owner, to the knowledge of this Assessor, there has not been any previous LBP testing within one (1) year at this home.

As part of the Assessment, a visual survey of the property and structure was conducted, dust wipe sampling was performed on a number of interior surfaces, and composite soil samples were collected. In addition, on-site paint testing using an x-ray fluorescence (XRF) lead-in-paint analyzer was performed.

Site Information and Field Testing

The property is a single family, two and one half story home with a full basement. It has five bedrooms, living room, dining room, kitchen, and 3 bathrooms. The wood-frame structure was built in 1913. The interior walls are both drywall and plaster. The windows and doors are wood. The exterior siding is stucco with wood trim and with a painted foundation.

The house sits on an East facing lot which slopes from West to East. The exterior lot is partially covered by grass. There are several bare areas.

Resident Questionnaire

The following questionnaire was completed as part of the Assessment, to help the Client identify particular use patterns, which may be associated with potential LBP hazards, such as opening and closing windows painted with LBP. Following is a summary of the information obtained during that interview:

Children's Habits and Behavioral Factors

Do you have children that live in your home or visit on a regular basis and if so, what are their ages?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	9mo, 2 yr
Children's blood lead testing history.	Child's Initials: AFL SPL	Testing History: tested/not tested/date Not Yet

*For children under the age of 6 complete the chart below indicating where the children eat, sleep, play indoors and play outdoors.

Initials/age of child	Where is the child's bedroom	Location of all rooms where child eats	Primary location where child plays indoors	Primary location where child plays outdoors
AFL	Bed #3	Dining Room	Everywhere	Back Yard
SPL	Bed #1	Dining Rm	Everywhere	Back Yard

Where are toys stored?	Sun Room
Are there any areas of peeling paint on walls, ceilings, stairs, woodwork, furniture or toys?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes list all locations: windows, exterior
Does the child put painted objects into his/her mouth such as crayons, paint chips, chew on crib railing; chew on window sills, etc?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please explain:

Family Use Patterns

Which entrances are used most frequently?	Front
Which windows are opened most frequently?	Living Rm, Sun Rm, Dining Rm
Do you use window air conditioners? If yes, where?	Yes, Dining Rm, Bedroom #1,2,3
Do any household members have a vegetable garden? If yes, where?	Yes, Back Yard
Are you planning any landscaping activities? If yes where and what type?	No
Is there a pet such as a dog or cat?	Yes, 2 cats
How often is the household cleaned?	Daily
What cleaning methods are used?	Dusting, mopping & vacuum
Did you recently complete any building renovations? If yes, where and what was done?	No
Was building debris stored in the yard? If yes, where?	No
Are you planning any building renovations? If yes, where?	No
Are there any women of child-bearing age current residing at the dwelling? If yes, please list ages.	Yes, 38
Do any household members work in a lead-related industry or have hobbies that use lead such as making fishing weights, make bullets, stained glass windows, etc?	No
If yes, where are dirty clothes placed and cleaned?	N/A
Name of person interviewed for the resident questionnaire: _____	
Date: _____	

Building Condition Survey Form

Date of construction	1913
Apparent building use	Residence
Setting	Metropolitan neighborhood
Front entry faces (direction)	East
Design (Ranch, two story, etc.)	2-1/2 story
Construction type	Wood frame
Lot type (slope/drainage)	West to East
Roof condition	Good
Foundation condition	Some deteriorated block
Front lawn condition	Some bare spots
Rear lawn condition	Some bare spots
Drip line condition (< 2' from structure)	Some bare spots
Site evaluation	Overall good condition
Exterior structural condition: The structure has a stucco exterior with wood trim which are in good condition. The foundation is painted and some areas are in poor condition.	Interior structural condition: Overall condition is good. Windows and painted doors and jambs are deteriorated. The walls in Sunroom are deteriorated.
Overall building/site condition: This property is in overall good condition with the exception of some areas on the interior and exterior that has painted areas which are deteriorated.	

Building Condition Notes

This dwelling sits on an East facing lot that slopes from West to East.

Paint Condition Survey

Please Note: EPA and HUD have provided a specific definition for the term "deteriorated paint." Deteriorated paint is defined as "any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or that is otherwise damaged or separated from the substrate." This definition is most typically associated with surface conditions only. Usage of this term in describing conditions other than those associated with surface coatings are not known to be defined by EPA or HUD.

Paint Condition Form

Building Component	Location Notes	Paint Condition (Intact or Deteriorated)	Deterioration due to (Friction / Impact) or (Yes/No)	Deterioration due to moisture? (Y or N)	Location of painted component with visible bite marks
Siding	Stucco	I	N	N	N/A
Exterior trim	Wood	D	N	Y	N/A
Exterior windows	Wood	D	N	Y	N/A
Exterior doors	Wood	I	N	N	N/A
Railings	Front Porch	D	N	Y	N/A
Porch floors	Wood	D	N	N	N/A
Other porch surfaces	None				
Interior doors	Painted	D	I	N	N/A
Ceilings	Good				
Walls		D	I	N	N/A
Interior windows	Painted, wells & jambs	D	N	Y	N/A
Interior floors	Good	I	N	N	N/A
Interior trim	Painted	D	I	N	N/A
Stairways	Basement walls	D	I	N	N/A
Kitchen cabinets	Painted	I	N	N	N/A
Bathroom cabinets		N/A	N	N	N/A
Other surfaces					

Paint Sampling and Testing

LBP testing, conforming to HUD regulation 24 CFR 35.930 was accomplished at this residence on all surfaces. No paint chip samples were taken. On 6/27/2017, a total of **746** tests (assays) were taken at a number of specified surfaces on the inside and outside of the residence using an x-ray fluorescence analyzer. Lead concentrations that meet or exceed the HUD published levels identified as being potentially dangerous are listed in the chart below.

Positive XRF Test Sample Results

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR:

INSPECTION DATE:	6/27/2017	ADDRESS:	
ABATEMENT LEVEL:	1.0		
REPORT #:	6272017-418		
TOTAL READINGS:	746	ACTIONABLE:	197
JOB START 1:	6/27/17 8:44	JOB FINISH 1:	6/27/17 14:52
JOB START 2:	6/28/17 8:40	JOB FINISH 2:	6/28/17 9:51

Reading No	WALL	LOCATION	COMPONENT	MEMBER	COND.	SUBSTRATE	COLOR	NOTES	Results	Lead # mg/cm ²
STORAGE #1										
11	B	CENTER	WALL	-	I	CONCRETE	WHITE		Positive	1.6
14	C	CENTER	WALL	-	I	BRICK	WHITE		Positive	4.1
36	C	RIGHT	DOOR	-	D	WOOD	WHITE	-	Positive	1.9
37	C	RIGHT	DOOR	-	D	WOOD	WHITE	-	Positive	1.6
LAUNDRY ROOM										
44	B	CENTER	WALL	-	I	CONCRETE	WHITE	-	Positive	1.6
56	A	LEFT	DOOR	-	D	WOOD	WHITE	-	Positive	1.7
57	A	LEFT	DOOR	-	D	WOOD	WHITE	-	Positive	1.6
60	D	CENTER	WINDOW	CASING	D	WOOD	WHITE	W06	Positive	2.5
61	D	CENTER	WINDOW	SASH	D	WOOD	WHITE	W06	Positive	1.6
62	D	CENTER	WINDOW	SILL	D	WOOD	WHITE	W06	Positive	2
63	D	CENTER	WINDOW	JAMB	D	WOOD	BLACK	W06	Positive	3.2
64	D	CENTER	WINDOW	WELL	D	WOOD	BLACK	W06	Positive	2.5
HALLWAY #1										
101	B	RIGHT	WALL	SINK	D	METAL	WHITE	-	Positive	15.2
STAIRS DOWN										
115	-	LOWER	DOOR	CASING	D	WOOD	WHITE	-	Positive	8
116	-	LOWER	DOOR	JAMB	D	WOOD	WHITE	-	Positive	5.6
117	-	LOWER	DOOR	JAMB	D	WOOD	ORANGE	-	Positive	7.2
118	B	UPPER	WALL	TRIM	D	WOOD	ORANGE	-	Positive	6.8
123	C	UPPER	STAIR	STRINGER	D	WOOD	ORANGE	-	Positive	6
124	C	LOWER	BASEBOARD	-	D	WOOD	ORANGE	-	Positive	6.2
126	D	UPPER	DOOR	-	D	WOOD	WHITE	-	Positive	4
127	D	UPPER	DOOR	-	D	WOOD	BROWN	-	Positive	5.1
128	D	UPPER	DOOR	CASING	D	WOOD	WHITE	-	Positive	6.9
129	D	UPPER	DOOR	JAMB	D	WOOD	BROWN	-	Positive	25.9
132	D	RIGHT	WALL	TRIM	D	WOOD	ORANGE	-	Positive	9.3
FRONT ENTRY										
133	A	CENTER	WALL	-	I	PLASTER	WHITE	-	Positive	2.8
134	B	CENTER	WALL	-	I	PLASTER	WHITE	-	Positive	1.7
135	C	CENTER	WALL	-	I	PLASTER	WHITE	-	Positive	2.1
137	-	UPPER	CEILING	-	I	PLASTER	WHITE	-	Positive	2.9
144	A	CENTER	DOOR	JAMB	D	WOOD	BROWN	-	Positive	19.8
146	A	CENTER	DOOR	THRESHOLD	D	WOOD	GRAY	-	Positive	18.3
FOYER										
156	A	LEFT	WALL	-	I	PLASTER	WHITE	-	Positive	1.9
157	B	LEFT	WALL	-	I	PLASTER	WHITE	-	Positive	3
158	C	LEFT	WALL	-	I	PLASTER	WHITE	-	Positive	2.5
160	-	UPPER	CEILING	-	I	PLASTER	WHITE	-	Positive	2.4

RA # LHC

Testing was performed by Michael Lesser, a State of Nebraska certified Risk Assessor, using a Niton XLp302A X-ray Fluorescence analyzer (S/N 096779, State of Nebraska license #NE-260).

Interior Dust Sampling

A total of 17 single surface dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the interior window sills, and floors. These samples were collected from areas most likely to be lead-contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD and State of Nebraska regulations define the following as hazardous levels for lead dust in residences (Per the revised standard levels by HUD effective 4/1/2017): floors – ≥ 10 mg/ft² (micrograms per square foot); interior window sills – ≥ 100 mg/ft². Please refer to **Appendix C – Dust Wipe Analytical Data** for the complete laboratory report.

As indicated below, a hazardous level of leaded dust, as defined by EPA and HUD, was detected in four samples. The samples were obtained from the Sunroom & Bedroom # 3 window sills, and Sunroom & Living Room Floors. These results constitute a dust-lead hazard in these rooms.

Dust Lead Hazards

Sample Number/ Type	Room & Sample Location	Component (sl, fl)	Area Wiped in sq./ft.	Lead Concentration in ug/sq.ft.
Dust Wipe #3	Sunroom, Floor	Floor	1.00 sq/ft	49.6 ug/sq/ft
Dust Wipe #4	Sunroom, Window Sill	Sill	.125 sq/ft	1800 ug/sq/ft
Dust Wipe #5	Living Room	Floor	1.00 sq/ft	12.0 ug/sq/ft
Dust Wipe #17	Bedroom #3	Sill	.125 sq/ft	595 ug/sq/ft

HUD reporting limits – floors, 10 ug/ft², window sills, 100 ug/ft².

Soil Sampling

Five (5) composite soil samples were collected at this residence in accordance with the requirements of ASTM Standard E1727, Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques. A composite sample is a sample containing soil from a stated number of locations mixed together to form a Composite sample.

Testing data in **bold face** indicates soil lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on January 5, 2001. Please refer to **Appendix D – Soil Sample Analytical Data** for the complete laboratory report.

Soil-thresholds for Lead Contamination

- Play areas used by children under age 6 - 400 µg/g, or 400 ppm
- Other areas 1200 µg/g, or 1200 ppm

All five (5) samples are below the action level.

Laboratory Information

Dust and soil samples were analyzed by Environmental Hazards Services Laboratories LLC located at 7469 Whitepine Road, Richmond, VA 23237, 1-800-604-1995. Environmental Hazards Services Laboratories LLC has fulfilled the requirements of the AIHA Lab Accreditation Program (AIHA-LAP) LLC accreditation to the ISO/IEC 17025:2005 international standard, *General Requirements for the Competence of Testing and calibration Laboratories* in Industrial Hygiene, Environmental Lead and Environmental Microbiology.

Lead Hazards Identified

"Lead Hazard" is any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated paint or is present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

"Deteriorated Paint" is dried paint that is showing signs of chipping, cracking, flaking and peeling or otherwise damaged or separating from the substrate that it was applied to.

"Friction Surfaces" are areas where two surfaces are subject to abrasion and are associated with elevated lead dust levels such as window sills and troughs.

"Impact Surfaces" are areas with damaged paint due to other building components striking them thus damaging the paint. The damaged paint releases from the substrate it was intended to protect.

"Chewable Surfaces" are areas easily accessed by small children with evidence of teeth marks.

Lead Based Paint in "Intact" condition is not considered a hazard.

Special Cleaning Preceding Lead Hazard Control Activities

Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned following HUD specified cleaning protocols, as detailed in *Guidelines for the Evaluation and Control of LBP Hazards in Housing* (Chapter 14, July 2012), published by the U.S. Department of Housing and Urban Development. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, windowsills, troughs, etc.).

Existing Lead-Based Paint Hazards

The XRF results from some of the deteriorated paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. The XRF results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exists.

*Please remember that all identified LBP and Lead Hazards should always be properly addressed by professionally trained, experienced, and/or licensed lead workers.

Identified Lead Hazards and Recommended Corrective Action

Location of Hazard (Int/Ext & Room#/name)	Type of Lead Hazard (Dust, paint or soil)	Structure/Feature (Window, wall, door, trim etc.)	Substrate (Wood, plaster, drywall etc.)	Condition (Intact or Deteriorated)	Recommendation* (Abatement or Interim Control)
Storage #1	Paint	C Wall Door	Wood	D	A
Storage #1	Paint	Window #1	Wood	D	A
Laundry Room	Paint	A Wall Door	Wood	D	A
Laundry Room	Paint	Window #6	Wood	D	A-IC
Basement	Paint	Window #2, 3, 4,5	Wood	D	A
Stairs Down	Paint	A Wall Door Jamb & Trim	Wood	D	IC
Stairs Down	Paint	D Wall Door, Jamb, Trim	Wood	D	A-IC
Stairs Down	Paint	Stair Stringer, Baseboards	Wood	D	IC
Stairs Down	Paint	Wall Trim	Wood	D	IC
Front Entry	Paint	A Wall Door Jamb & Threshold	Wood	D	A
Sunroom	Paint	Walls & Ceiling	Wood	D	IC
Sunroom	Paint	Window #8, 9	Wood	D	A
Living Room	Paint	Window #10	Wood	D	A
Dining Room	Paint	Window #11,12,13	Wood	D	A
Kitchen	Paint	Window #14, 15	Wood	D	A
Kitchen	Paint	C Wall Door, Jamb, Trim	Wood	D	A-IC
Stairs up	Paint	Window #26	Wood	D	A
Office #1	Paint	Window #18, 28	Wood	D	IC
Office #1	Paint	B&C Wall Door Jambs (3)	Wood	D	A
Office #2	Paint	Window #19, 20	Wood	D	A
Bedroom #1	Paint	Window #21	Wood	D	A
Bedroom #1	Paint	Radiator	Metal	D	IC
Bedroom #2	Paint	Window #22, 23	Wood	D	A
Bedroom #3	Paint	Window #24, 25	Wood	D	A
Hallway #2	Paint	A,B,C,D Door Jambs (7)	Wood	D	A
Hallway #2	Paint	D Wall Chute Door & Trim	Wood	D	A-IC
Bathroom #1	Paint	B Wall Door	Wood	D	A
Bathroom #1	Paint	Window #27	Wood	D	A-IC
Front Porch	Paint	Wood Trim	Wood	D	IC
Exterior House	Paint	Wood Trim	Wood	D	IC
Garage	Paint	A Wall Door, Jamb, Trim	Wood	D	IC
Garage	Paint	Exterior Wood Trim	Wood	D	IC

*See description for abatement or interim control in the "Lead Hazard Control Options" section. Costs to address lead hazards can vary. Generally, abatement methods are considerably higher than those of interim control. Dust hazards for windows will be addresses during the abatement process by cleaning and/or finishing all horizontal surfaces.

Lead Hazard Control Options

Lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered Lead Hazard Control, will enlist the use of interim control and/or abatement methods. It should be noted that all Lead Hazard Control activities have the potential of creating additional hazards, or even creating hazards that were not present before. All persons and/or firms performing lead hazard control activities must have received proper training in Lead-Safe and/or Lead Abatement work practices. Details for the listed Lead Hazard Control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazards in Housing* (July 2012 Revision, Chapters 8 & 9) published by the HUD, as well as in the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the "OSHA Lead Exposure in Construction Industry Standard".

Interim controls, as defined by HUD, means a set of measures designed to *temporarily* reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate repairs, paint and varnish repairs, the removal of dust-lead hazards, renovation, remodeling, maintenance, temporary containment, placement of seed, sod or other forms of vegetation over bare soil areas, the placement of at least 6 inches of an appropriate mulch material over an impervious material laid on top of bare soil areas, the tilling of bare soil areas, extensive and specialized cleaning and ongoing LBP maintenance activities.

Abatement, as defined by HUD, means any set of measures designed to *permanently* eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components, the replacement of components or fixtures with lead containing materials and/or lead containing paint, the permanent enclosure of LBP with construction materials, the encapsulation of LBP with approved products, the removal or permanent covering (concrete or asphalt) of soil-lead hazards and extensive and specialized cleaning activities.

Un-tested Suspected Lead Hazards and Potential Lead Hazards

Inaccessible - Untested Suspected Lead Hazards

The following areas are suspected of being coated with LBP that is *deteriorated* and currently present lead hazard. However, the upcoming abatement or interim control plans include work inside the house and scraping and repainting the exterior. If these renovations occur, lead-safe work practices will need to be implemented during the project to ensure that lead hazards are not created.

Suspected Lead Hazards				
#	Location	Condition	Comments	Color
1	Dining Room, B wall, Window # 11	Peeling	Inaccessible/A/C *photos	Brown
2	Dining Room, C Wall, Window #13	Peeling	Inaccessible/Caulked Closed *photos	Brown
3	Kitchen, C Wall, Window #14	Peeling	Inaccessible/Caulked Closed *photos	Brown
4	Kitchen, D Wall, Window #15	Peeling	Inaccessible/Caulked Closed *photos	Brown
5	Bed #2, C wall, Window # 23	Peeling	Inaccessible/A/C *photos	Brown
6	Bed #3, D wall, Window # 25	Peeling	Inaccessible/A/C *photos	Brown

*Photos are located in Appendix F

Item Description

1. Dining Room, B wall, Window #11 shows signs of LBP (cracking pattern). (photo)
2. Dining Room, C Wall Window #13 shows signs of LBP (cracking pattern).
3. Kitchen, C wall, Window #14 shows signs of LBP (cracking pattern). (photo)
4. Kitchen, D wall, Window #15 shows signs of LBP (cracking pattern). (photo)
5. Bed #2, C wall, Window #23 shows signs of LBP (cracking pattern). (photo)
6. Bed #3, D wall, Window #25 shows signs of LBP (cracking pattern). (photo)



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 17-06-04467

Client: City of Omaha Planning Dept.
 1819 Farnam St., Ste. 1111
 Omaha, NE 68183

Received Date: 06/30/2017
 Analyzed Date: 07/03/2017
 Reported Date: 07/03/2017

Project/Test Address: naha, NE
 Collection Date:

Client Number:
 105779

Laboratory Results

Fax Number:
 402-444-6140

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
17-06-04467-001	1	F ENTRY	FL	9.32	1.00	9.32	
17-06-04467-002	2	FOYER	FL	<5.00	1.00	<5.00	
17-06-04467-003	3	SUN RM	FL	49.6	1.00	49.6	
17-06-04467-004	4	SUN RM	SL	225	0.125	1800	
17-06-04467-005	5	LV	FL	12.0	1.00	12.0	
17-06-04467-006	6	LV	SL	<5.00	0.125	<40.0	
17-06-04467-007	7	DN	FL	<5.00	1.00	<5.00	
17-06-04467-008	8	DN	SL	5.76	0.125	46.1	
17-06-04467-009	9	KT	FL	<5.00	1.00	<5.00	
17-06-04467-010	10	OFFICE #1	FL	<5.00	1.00	<5.00	
17-06-04467-011	11	OFFICE #1	SL	10.9	0.125	87.4	
17-06-04467-012	12	BED #1	FL	<5.00	1.00	<5.00	
17-06-04467-013	13	BED #1	SL	5.48	0.125	43.8	
17-06-04467-014	14	BED #2	FL	5.30	1.00	5.30	

Ongoing Monitoring

Ongoing monitoring is necessary in all dwellings in which LBP is known or presumed to be present. At these dwellings, the very real potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the Client, which should be conducted at least once a year, when the Client or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all Paint with known or suspected LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, presumed or suspected LBP.

The visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

1. A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
2. A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;
3. Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
4. A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

Hazard control options and associated cost estimates for the areas or components identified with LBP or lead hazards are also discussed later in this report in an effort to aid in the interpretation of the listed findings a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included at the end of this report.

The first reevaluation should be conducted no later than one year after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Disclosure Regulations

A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled *“Protect Your Family From Lead in Your Home”* and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

Conditions & Limitations

Staff of City of Omaha has performed the tasks listed above requested by the Client in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. City of Omaha cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. City of Omaha cannot and will not warrant that the Assessment that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported and conclusions reached by City of Omaha are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. City of Omaha assumes no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention.



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Lead in Soil Analysis Report

Report Number: 17-06-04467

Client: City of Omaha Planning Dept.
 1819 Farnam St., Ste. 1111
 Omaha, NE 68183

Received Date: 06/30/2017

Analyzed Date: 07/03/2017

Reported Date: 07/03/2017

Project/Test Address: , NE

Collection Date:

Client Number:
 105779

Laboratory Results

Fax Number:
 402-444-6140

Lab Sample Number	Client Sample Number	Collection Location	Concentration ppm (ug/g)	Narrative ID
17-06-04467-018	18	A	100	
17-06-04467-019	19	B	520	
17-06-04467-020	20	C	130	

Method: ASTM E-1979-12/EPA SW846 7000B

Reviewed By Authorized Signatory: Melissa Kanode

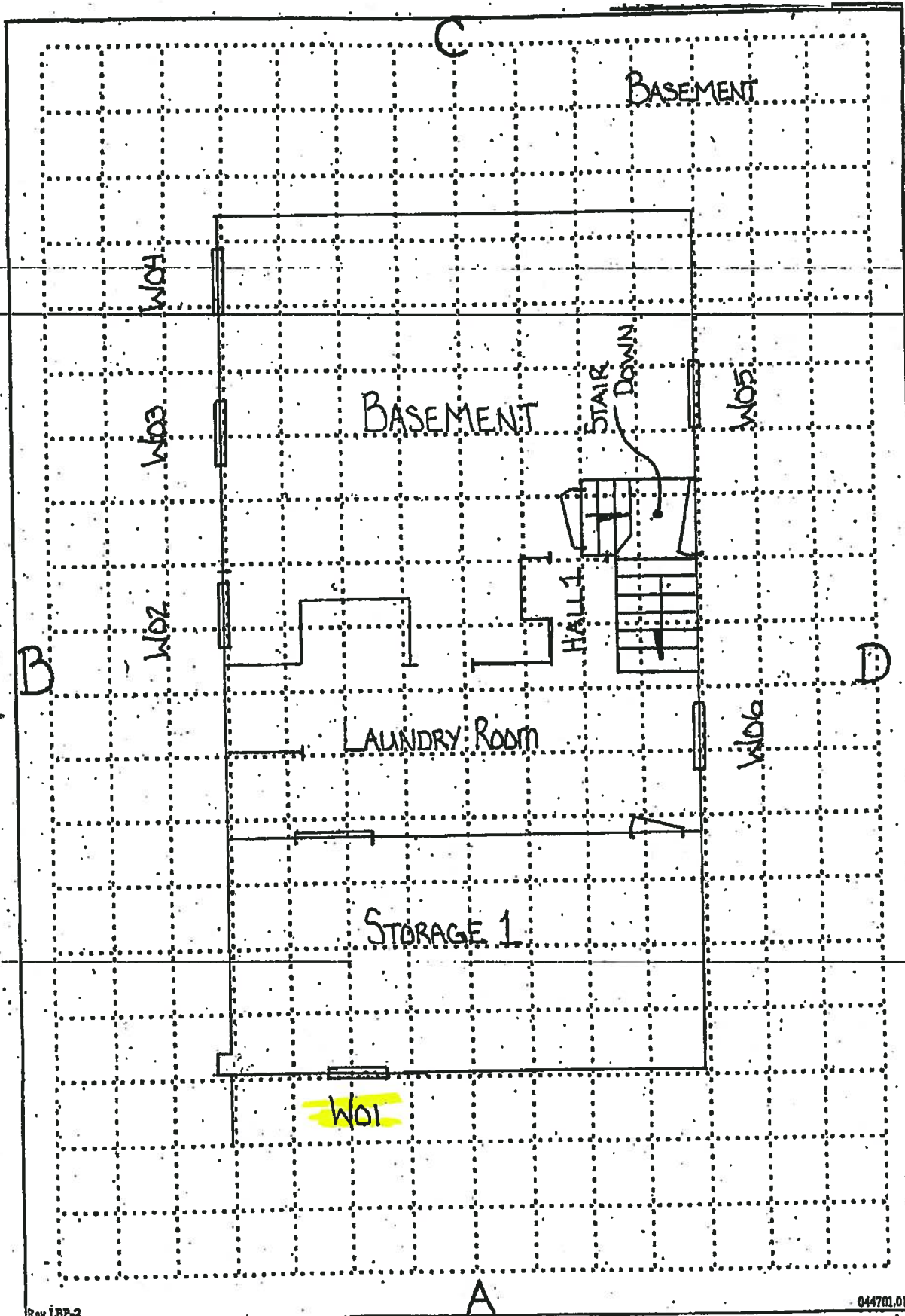
Missy Kanode

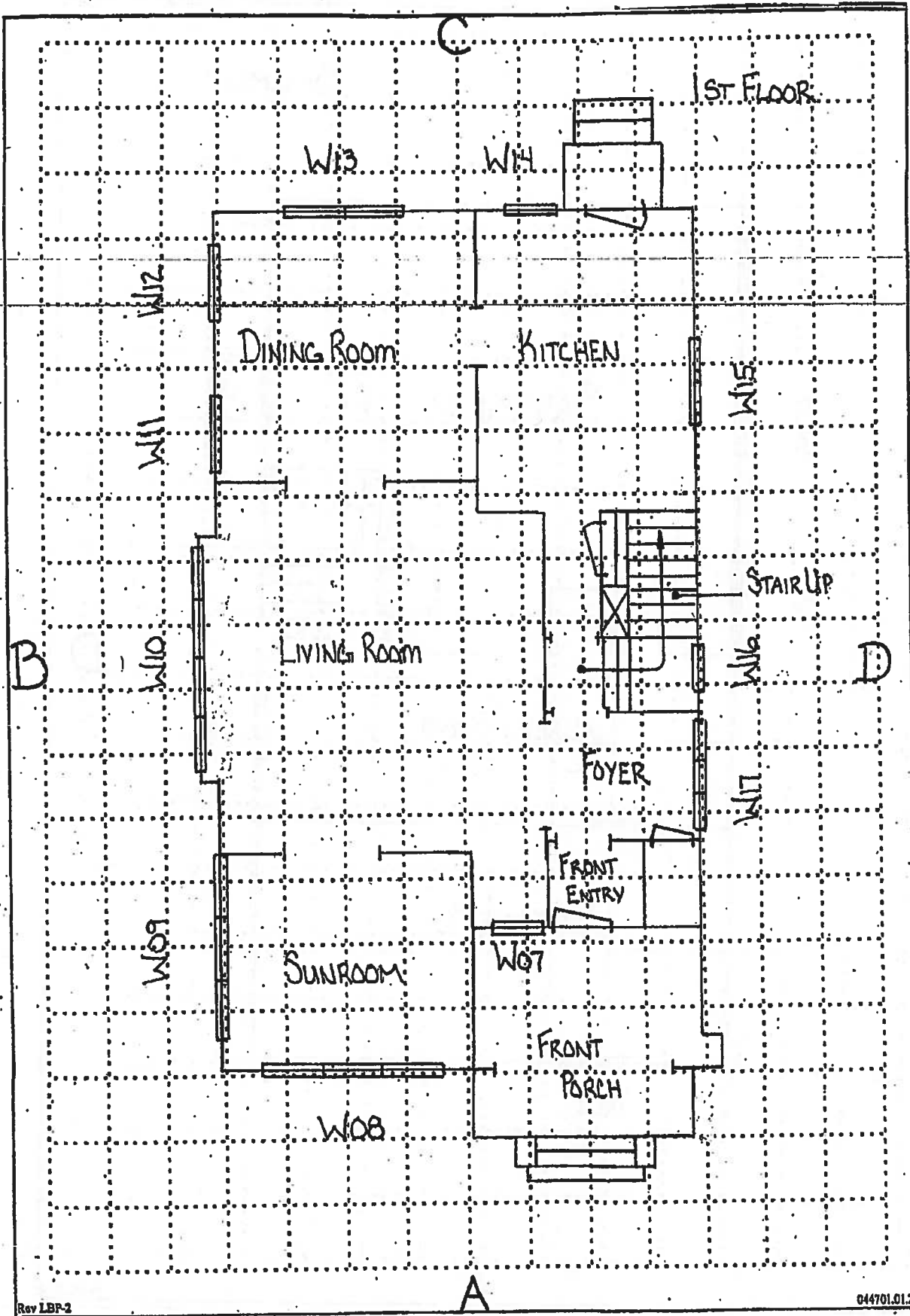
QA/QC Clerk

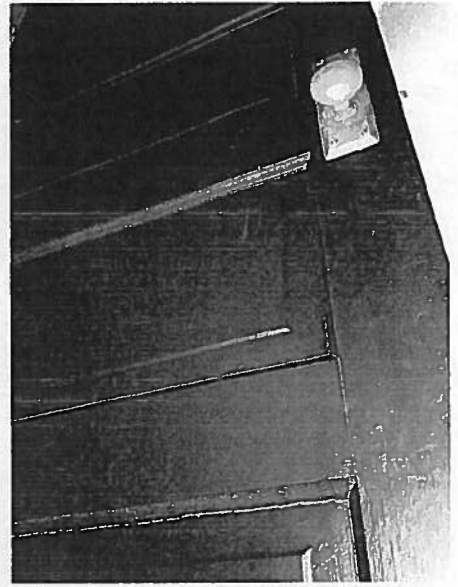
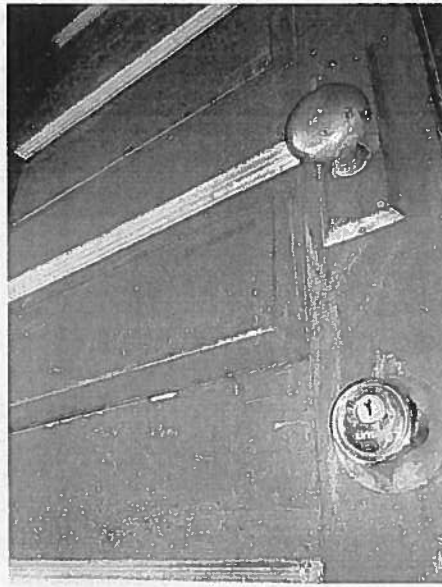
The Federal lead guidelines for lead in soil is 400 ug/g (ppm) in play areas, and 1200 ug/g (ppm) in bare soil in the remainder of the yard. The Reporting Limit (RL) is 10.0 ug Total Pb. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Unless otherwise noted, samples are reported without a dry weight correction. Sample location, description, area, volume, etc., was provided by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. EHS sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND ug = microgram ppm = parts per million
 ug/g = micrograms per gram







Certification of Nebraska Licensure

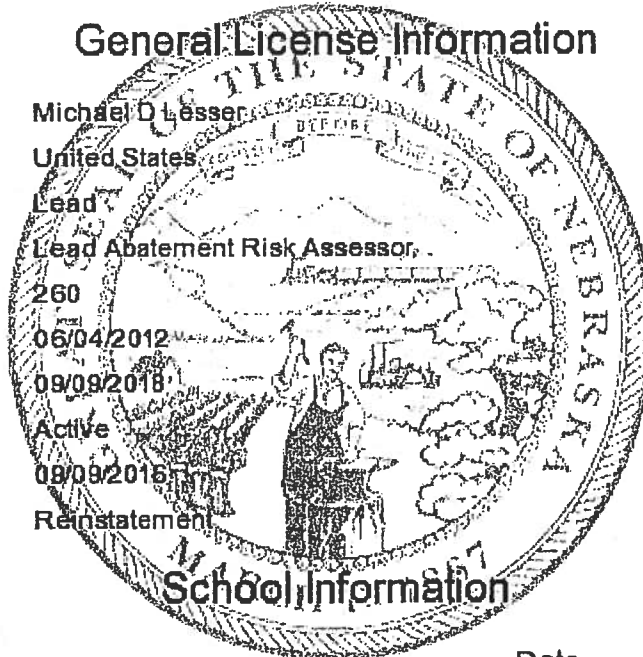
IT IS HEREBY CERTIFIED THAT THE INFORMATION LISTED IN THIS CERTIFICATION IS ACCURATE AND CORRECT AS OF THE DATE CREATED.

Certification Date:	Tue Sep 13 11:13:57 2016
License Number:	260
Profession:	Lead
License Type:	Lead Abatement Risk Assessor

General License Information

Name on License
 Country
 Profession Name
 License Type
 License Number
 Date of Issuance
 Date of Expiration
 License Status
 Effective Date of Status
 Reason for License Status

Michael D Lesser
 United States
 Lead
 Lead Abatement Risk Assessor
 260
 06/04/2012
 09/09/2018
 Active
 09/09/2016
 Reinstatement



School Information

School	Date
None on record at this time	

Disciplinary/Non-Disciplinary Information

Additional information may be obtained from the Licensure Unit (402) 471-2115 if actions are listed.

Start	End	Disciplinary/Non-disciplinary Action
None on record at this time		

Performance Characteristic Sheet

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: Niton LLC

Tested Model: XLP 300

Source: ¹⁰⁹Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLI and XLP series:

XLI 300A, XLI 301A, XLI 302A and XLI 303A.

XLP 300A, XLP 301A, XLP 302A and XLP 303A.

XLI 700A, XLI 701A, XLI 702A and XLI 703A.

XLP 700A, XLP 701A, XLP 702A, and XLP 703A.

Note: The XLI and XLP versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0