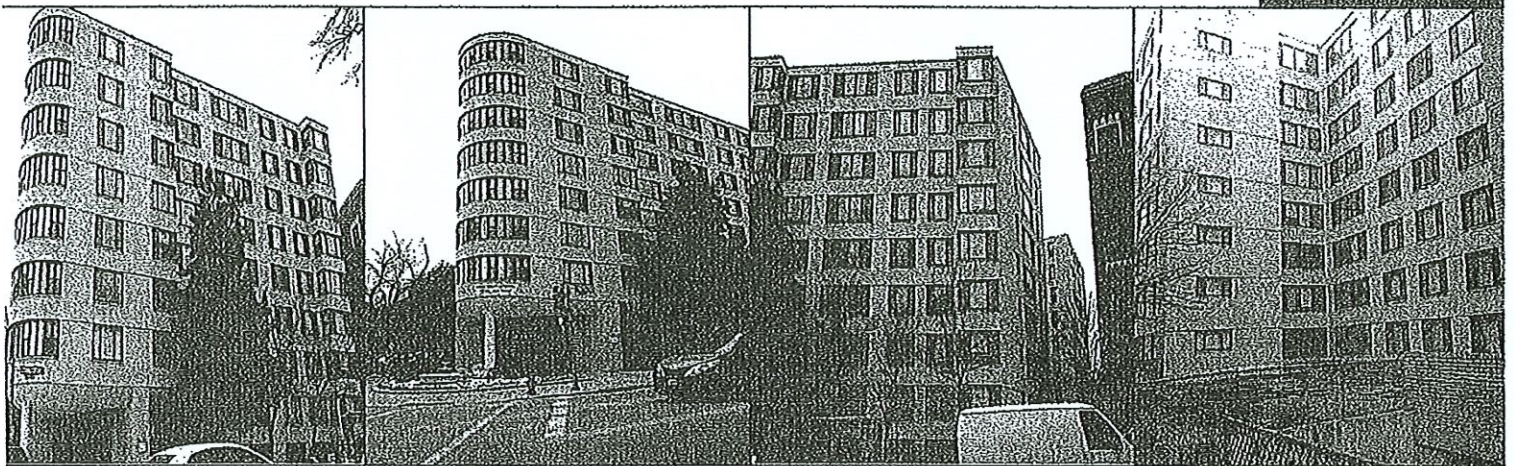


Lead-based Paint Inspection Report



Connecticut House Apartments

4500 Connecticut Avenue, NW
Washington, DC 20008

December 29, 2014

Prepared by:



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Inspection Summary

Inspection Site:	Connecticut House Apartments 4500 Connecticut Avenue, NW Washington, D.C. 20008
Inspection Dates:	December 1 st – 4 th , 2014
XRF Device:	RMD LPA-1
XRF Serial Number:	1335
Risk Assessor:	Gordon Chapline; DC13-7321
DC Company Accred.#:	DC14-2855

All of the readings taken during this inspection were below the District of Columbia threshold ($>1.0 \text{ mg/cm}^2$) indicating that all of the interior, common, and exterior painted surfaces located at the subject property are negative for lead-based paint.

Report Prepared By:



Christopher J. White,
Program Manager
Arc Environmental



Introduction

Arc Environmental was retained by Zalco Realty, Inc. (Client) to perform a lead-based paint inspection of the multi-family housing building cited on the *Inspection Summary Page*. The objective of the inspection was to determine if the 119 unit building is "lead-free" based on the sampling protocol outlined in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and in accordance with the District Department of the Environment (DDOE) "Lead-Hazard Prevention and Elimination Act of 2010". All work on this project was performed by a District of Columbia licensed Lead-based Paint Risk Assessor employed by a DC certified Lead-based Paint Consulting Firm.

According to current inspection regulations, only a random sampling of dwelling units is required to be tested in a homogenous multi-family housing building. Based on Table 7.3 from the HUD Guidelines, a total of 46 units are required to be tested since this housing structure was constructed prior to 1960 and contains 119 total units. The data from these units is then extrapolated to represent the entire building.

XRF Sampling

A LPA-1 x-ray fluorescence ("XRF") spectrum analyzer, serial #1335, manufactured by Radiation Monitoring Devices, Inc. (RMD), was utilized to perform this testing. This equipment has a Performance Characteristic (PC) sheet developed by HUD/EPA which defines the parameters for its use in the field. According to the PC sheet, no substrate correction is required when the equipment is operating in "quick" mode. Throughout the entire inspection process, only the "quick" mode was utilized by the inspector. Calibration check tests were conducted each day before, during, and after the testing was performed and are provided on the first "XRF Lead-Based Paint Inspection Data" sheets for that particular day.

Reporting Notes

Each XRF reading is classified as positive, negative, or inconclusive based on the following ranges according to the HUD Performance Characteristics sheet and in accordance with the District of Columbia standard of ≥ 1.0 mg/cm²:

Negative	Positive
≤ 0.9 mg/cm ²	≥ 1.0 mg/cm ²

All of the XRF readings are detailed on the "XRF Lead-Based Paint Inspection Data Sheets" attached to this report and are given in mg/cm² (milligrams of lead per square centimeter of surface area). These data sheets have been completed for each of the interiors of the 46 apartment units, the associated common, and exterior areas of the multi-family building.

On the XRF data sheets, components described with a wall code of "A" are located on the closest wall with the same orientation as the front door to each individual dwelling unit. Components within each room are then assigned a letter B, C, or D in a clockwise manner based on the location of wall A. All common and exterior areas for this complex have an "A" wall code that corresponds to the wall facing the street parallel to the building.



Results and Conclusion

A total of 3,038 lead-based paint readings were taken from the interior, exterior, and common areas located throughout the Connecticut House Apartments building. As reflected in the *Inspection Summary Page*, all of the building components that were sampled throughout the property were below the District of Columbia threshold (≥ 1.0 mg/cm²) for lead-based paint indicating that all of the interior, common, and exterior painted surfaces are negative. For further details regarding all of the readings obtained during this inspection, please review the attached data sheets and Table 1.

Thank you for the opportunity to work with you on this project and please feel free to contact us anytime with any questions regarding the testing or reporting contained herein..

Attachments

- Table 1: Multi-Family Housing Component Type Summary (Tab-1)
- XRF Lead-Based Paint Inspection Data Sheets (Tab-2)
- Risk Assessor and Company Lead Certifications (Tab-3)
- Insurance Documents (Tab-4)

Table 1: Multi-Family Housing Component Type Summary

Apartment Interior Components	Total Tested	Pos.	% Pos.	Neg.	% Neg.
doors	214	0	0%	214	100%
door jambs	223	0	0%	223	100%
door casings	223	0	0%	223	100%
window sills	116	0	0%	116	100%
window casings	116	0	0%	116	100%
baseboards	169	0	0%	169	100%
walls	846	0	0%	846	100%
ceilings	294	0	0%	294	100%
closet doors	150	0	0%	150	100%
closet door jambs	150	0	0%	150	100%
closet door casings	150	0	0%	150	100%
closet shelves	150	0	0%	150	100%
closet shelf supports	150	0	0%	150	100%
radiator	1	0	0%	1	100%
floors	4	0	0%	4	100%
cabinets	40	0	0%	40	100%



Table 1: Multi-Family Housing Component Type Summary

Common Area and Exterior Components	Total Tested	Pos.	% Pos.	Neg.	% Neg.
doors	26	0	0%	26	100%
door jambs	26	0	0%	26	100%
door casings	26	0	0%	26	100%
window sills	2	0	0%	2	100%
window casings	2	0	0%	2	100%
baseboards	2	0	0%	2	100%
walls	100	0	0%	100	100%
closet door	1	0	0%	1	100%
closet door jamb	1	0	0%	1	100%
closet door casing	1	0	0%	1	100%
stair tread	1	0	0%	1	100%
stair riser	1	0	0%	1	100%
stair stringer	1	0	0%	1	100%
newel posts	3	0	0%	3	100%
handrails	5	0	0%	5	100%
mailbox trim	1	0	0%	1	100%
pipes	11	0	0%	11	100%
column	1	0	0%	1	100%
garage door	1	0	0%	1	100%
garage door casing	1	0	0%	1	100%
I-beam	1	0	0%	1	100%
trash lids	8	0	0%	8	100%
elevator doors	8	0	0%	8	100%
elevator door casings	8	0	0%	8	100%
fences	2	0	0%	2	100%
bench	1	0	0%	1	100%
lintels	2	0	0%	2	100%