EXECUTIVE SUMMARY

YOUR Company Name conducted a lead-based paint evaluation at LOCATION on behalf of NAME OF LEAD PILOT AGENCY hereafter referred to as the Client.

PROPERTY DESCRIPTION AND DATE

During the site visit, the condition of painted surfaces within the interior and exterior of the home were visually assessed for damage. Special attention was paid to friction and impact, surfaces, such as doors and windows, as directed in HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and New Jersey Administrative Code 5:17.

Where painted surfaces were determined to be in "deteriorated" condition, *Company Name* measured the lead content of the coating with a portable X-Ray Fluorescence (XRF) analyzer. Additionally, *Company Name* also sampled friction and impact painted surfaces with an XRF analyzer even if they were visually determined to be in "intact" condition. Dust wipe samples were collected at locations within the home that tested positive for lead, per XRF results.

The evaluation conducted by *Company Name* was a non-destructive (i.e. walls were not broken open, paint was not damaged, etc.). Dust wipe sample analysis was performed by NAME OF LABORATORY USED a fully accredited lead metals laboratory.

The results of XRF analysis indicate the presence of lead-based paint in the home, some of which meets the definition of "poor condition" as per EPA guidelines. The analytical results of the wipe samples indicate the presence of lead-containing dust in the home. It is the professional opinion of *Company Name* that the deteriorated lead-based paint and associated dust represent localized lead-based paint hazards that can be addressed with interim control measures or limited abatement methods, such as window replacement.

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1.0 LEAD BASED PAINT EVALUATION SUMMARY

1.1 Summary of Test Results

Test Method Performed	Total Results	Above Limit & Hazardous
XRF	157	6
Dust Samples	8 + 1 (blank)	4
Soil Samples	2	0

1.2 XRF SUMMARY

The following table identifies the surfaces which were found to be lead-containing per XRF analysis. Painted/coated surfaces that exceed 1.0 mg/cm^2 are considered to be lead-based paint (LBP). The complete list of all XRF tests is included in the Results Section of this report.

Floor	Wall	Room/Area	Component	Substrate	Condition	XRF Result	Lead mg/cm2	Depth of LBP	Quantity	Treatment
1st	A	Living Room	Front door - casing	Wood	Intact	Positive	1.98	Moderate	1 door casing	Stabilize and encapsulate
1st	C	Bedroom (front)	Closet door - jamb	Wood	Intact	Positive	3.22	Moderate	1 door casing	Replace or Wet Scrape to bare wood and Paint
1st	C	Bedroom (front)	Closet door - casing	Wood	Deteriorated	Positive	3.13	Deep	1 door casing	Stabilize and encapsulate

1st	B	Bathroom (middle)	Door – jamb and casing	Wood	Intact	Positive	3.58	Deep	1 jamb 1 casing	Replace or Wet Scrape to bare wood and Paint
1st	A	Bedroom (rear)	Window - sash	Wood	Deteriorated	Positive	4.66	Moderate	1 window	Replace
B	D	Basement	Door (rear wall) - panel	Wood	Deteriorated	Positive	2.6	Moderate	1 door	Replace and paint

1.3 LEAD DUST SAMPLING RESULTS OVERVIEW

The table below lists the locations where wipe samples were found to exceed the standard for lead in dust. Analysis was performed by Flame Atomic Absorption Spectrometry (Flame AAS) methods. The complete list of all wipe samples is included in the laboratory results, below.

Sample Description/Location	Result	EPA Standard
1st Floor; Front Bedroom, floor (carpet) at closet door	82 µg/ft^2	10 µg/ft^2
Basement; rear foundation wall; adjacent to washer/dryer area; floor at door	2,100 µg/ft^2	10 µg/ft^2
Rear Bedroom; Window Sill	400 µg/ft2	100 µg/ft2
Bathroom; floor	100 µg/ft2	10 µg/ft^2

1.4 SOIL SAMPLING RESULTS OVERVIEW

SAMPLE LOCATION	LEAD LEVEL (ppm)	HAZARD Y/N	Control Options
Drip line (south wall)	250ppm	N	N/A
Bare soil (side yard)	500ppm	Y	Cover with at least 6" of topsoil, mulch or sod. Restrict area with plantings or ground cover.

Note – lead in soil is considered a hazard at 1200 ppm or greater. Play areas for children at 400 ppm. Vegetable garden soil should not have any lead.

1.5 DUST SAMPLE LABORATORY REPORT

1.6 FULL XRF REPORT

2.0 FLOOR PLAN

3.0 PICTURES OF AREAS WITH DETERIORATED LEAD COMPONENTS

4.0 CREDENTIALS OF FIRM AND EVALUATOR

APPENDICES

All appendix items are at the are at the discretion of each agency. Items below are potential inclusions in the Lead Risk Assessment Report. Lead Risk Assessment and Evaluation firms are free to include or exclude any items in this section, based on the needs/requirements of their company.

REGULATORY REQUIREMENTS

- Required Disclosure
- Required Training for Workers

PROCEDURES & METHODOLOGY

- Location Conventions
- Visual Inspection
- X-Ray Fluorescence Paint Testing

LEAD HAZARD CONTROL

- Prioritization of Lead Hazard Issues
- Interim Control Options
- Abatement Options
- Lead Glossary

EXHIBIT B: LEAD RISK ASSESSMENT GUIDANCE: DCA LEAD ASSISTANCE PROGRAMS

1. Allow Agency Lead Construction Manager to be present during all Risk Assessments and Clearances.

2. Provide all lead risk assessment reports in a standard format and program requirements. (see Exhibit A)

3. Provide completed assessment reports/lead hazard documentation to the contracting agency within 96 hours (4 working days) after completing the lead risk assessment.

4. Provide completed clearance/dust sampling report within 72 hours (3 working days) after completing dust sampling.

5. Pricing

Lead Risk Assessments: $610

Each LRA must include:

- **Visual inspection** (note, only "Intact" or "Deteriorated" descriptions are allowed for paint conditions),
- **Interior XRF** testing of all deteriorated paint that may be lead-based paint, friction surfaces coated with paint that may be lead-based paint, impact surfaces coated with paint that may be lead-based paint, chewed surfaces coated with paint that may be lead-based paint, and other surfaces with deteriorated paint conditions.
- **Exterior XRF testing**: Similar to interior of reachable surfaces. Potential exterior painted surfaces to test include: columns, doors and trim, fascia, fences garages and garage doors (attached), gutters and downspouts, handrails, porches and balconies, railings and railing caps, sashes, siding, soffits, stair risers and treads, stair stringers, windows and trim.

  Note: If exterior sills are noted as deteriorated condition while providing interior XRF testing, if possible, test those sills from interior. Only a few XRF tests are needed. If LBP is found on one or two sills, then LCM will call out measures on all deteriorated sills.

- **8 dust wipes + 1 blank.** *Per HUD: (iv) In residential dwellings, two composite dust samples shall be collected, one from the floors and the other from the windows, in rooms, hallways or stairwells where one or more children, age 6 and under, are most likely to come in contact with dust.*

For the purpose of this program, if XRF review is showing lead present on friction surfaces, then additional dust samples are not needed. Those friction surfaces will be remediated regardless of the dust sample result.

The 8 samples are sufficient. We expect that rarely would more than 8 samples be required. However, if more sample are called for, any additional samples must be based on a justification such as size of home/number of rooms, etc. Additional dust samples, if required, can be billed at an additional $24 per dust sample. If the number of dust samples exceeds this guidance without sufficient justification, costs for additional sample will NOT be reimbursed.

- **2 soil samples if appropriate/needed**. Per NJAC 5:17: (i) Exterior play areas where bare soil is present; (ii) The rest of the yard (i.e., non-play areas) where bare soil is present; and (iii) Dripline/foundation areas where bare soil is present.

- **Schematic of unit** by floor with all rooms identified by name (Living Room, Master Bedroom, etc.) and walls for each room identified by A,B.C,D based on common standard.
- **Photos** of areas with lead hazards.

Lead Clearance: $360

Price includes: Standard clearance sampling for interior lead hazard control with containment per NJAC 5:17, 11.1, Table 9.1 or HUD Guidelines Chapter 15, page 15-27, Table 15.1. Any dust samples over 10, **if required**, can be billed at an additional $24 per dust sample.