



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20024-3000

OFFICE OF ASSET MANAGEMENT

December 1, 2006

Hidden Village Estates
600 Andover Park West
Tukwila, WA, 98188
(206) 574-1100

RE: Lead Hazard Evaluation Report for Hidden Village Estates, 800022544

Thank you for participating in the U.S. Department of Housing and Urban Development's free lead-based paint inspection and risk assessment program. At your request, a HUD contractor evaluated your property for lead-based paint and lead-based paint hazards. We are enclosing:

- The Executive Summary of your property's evaluation report; and
- A copy of the entire report, which includes the Executive Summary and all detailed findings from the lead inspection and risk assessment for your property.

A lead-based paint inspection/risk assessment (evaluation) was conducted at your property. The *lead-based paint inspection* was performed to identify paint that contains lead at levels covered by HUD's Lead Safe Housing Rule (24 CFR part 35, subparts B-R). The *risk assessment* identifies housing conditions called lead-based paint hazards that could result in harm.

The evaluation found no lead-based paint and no lead-based paint hazards on your property. For guidance on how to respond to these findings, please see the Executive Summary of the report. The information in this report must be disclosed to new buyers in the future, under the Lead Disclosure Rule (24 CFR part 35, subpart A (HUD's rule) and 40 CFR part 745, subpart F (EPA's identical rule)).

The owner(s) of this property are advised to consider contracting with a lead-based paint risk assessor who is licensed in the State concerning the information and recommendations in this report. A state licensed risk assessor can also recommend ways of eliminating any lead-based paint hazards identified by the evaluation and help design ongoing lead-based paint maintenance and reevaluation program.

Should you have any questions concerning the enclosed report, please contact Mr. Howard Mayfield, Deputy Director for the Office of Asset Management at howard_d_mayfield@hud.gov. Additional questions should be directed to one of the following:

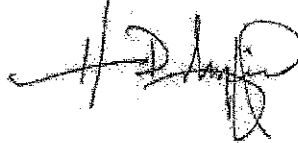
- For questions concerning HUD's requirements for your project-based rental assisted property or this program, please contact your local HUD field office.
- For more information on HUD's Lead Safe Housing Rule and the HUD-EPA Lead

Disclosure Rule, please contact the HUD Office of Healthy Homes and Lead Hazard Control's lead hotline at 1-202-755-1785, extension 7698, or visit HUD's lead web site at <http://www.hud.gov/offices/lead/> (Both the EPA and HUD's Lead Safe Housing Rule, the information pamphlet, the disclosure sheet, and many other materials are available on this site).

- For more information on lead safety and on how to protect your residents, an electronic copy of the pamphlet for "Protect Your Family from Lead in Your Home" can be found at <http://www.hud.gov/offices/lead/outreach/leapame.pdf> and the field guide for "Lead Paint Safety" can also be found at <http://www.hud.gov/offices/lead/training/LBPguide.pdf>.
- For information on how to get additional copies of the Lead Disclosure Rule, the information pamphlet and the disclosure sheet, you may call the National Lead Information Center at 1-800-424-LEAD (toll-free).

Thank you again for participating in the program.

Sincerely,



Howard D. Mayfield
Deputy Director
Office of Asset Management

Enclosures

1. Evaluation report executive summary; and
2. Full evaluation report.

PROJECT OWNER'S CERTIFICATION THAT THE PROJECT IS IN COMPLIANCE WITH THE LEAD-BASED PAINT REQUIREMENTS OF 24 C.F.R. PART 35, SUBPART H, AS REQUIRED BY THE CONTRACTS AND PHYSICAL CONDITION STANDARDS AND INSPECTION REQUIREMENTS OF 24 C.F.R. PART 5, SUBPART G

[Name of Project Owner:] King County Housing Authority (the "Project Owner"), the Owner of [Project Name:] Hidden Village Estates, [City:] Bellevue, [State:] WA [Project Number:] WA19L000009 (the "Project"), by and through its duly authorized representative (the "Signer") identified below, hereby certifies that (circle all that are applicable):

1. A certified lead-based paint inspector has determined that this property is free of lead-based paint (LBP), as defined in 24 CFR Part 35. If the property has been determined to be lead-based paint free, no further action is required under HUD regulations, but State or local regulation may still apply. You may skip numbers 2 and 3, but must sign and indicate who conducted the inspection and date of performance on Attachment 1.
2. A risk assessment (where the project receives assistance averaging over \$5,000 per unit per year) or a visual assessment (where the project receives less assistance) was performed in compliance with contracts and the Physical Condition Standards and Inspection Requirements of 24 C.F.R. Part 5, Subpart G, and 24 C.F.R. Part 35, Subpart H, as identified in Attachment 1. The project includes the units, common areas, buildings, grounds, and systems.
3. A Lead-Hazard Control Plan (LHCP) has been completed and is attached (required for all visual assessments; and for risk assessments/evaluations that indicate LBP exists).
4. All identified lead-based paint hazards at the Project have been, or will be, corrected in compliance with all Federal, State and local codes including the requirements at 24 C.F.R. Part 35, Subpart H, as identified in Attachment 1.
5. The project is designated Elderly Housing, without children under 6 years of age or Single Room Occupancy (SRO). If so, you do not have to complete or return Attachment 1.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between the Signer of Certification and the Project Owner:]

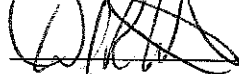
Deputy Executive Director of King County Housing Authority

All of the foregoing statements, including the completed Attachment 1 as well as the date, signature and identifying information of the Signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this 28th day of June, 2007.

Project Owner:

King County Housing Authority

By: Signature:



Print Name:

Daniel R. Watson

Title:

Deputy Executive Director

Please complete ATTACHMENT 1

(Rev 06/08/2007)

DETAILED PROJECT OWNER'S SELF-CERTIFICATION FOR LEAD-BASED PAINT HAZARDS IN PROJECT-BASED RENTAL ASSISTANCE UNITS

Project Number: WA19L000009 Hidden Village Estates

Have you provided the occupants with a lead hazard information pamphlet? Yes No
Is the average annual HUD assistance per unit over \$5,000? Yes No
Are there children under 6 years of age living in any of the units? Yes No
Have you been informed of any cases of children residing at the project who have elevated blood lead levels? Yes No
If you have an elderly or disabled property, have you completed an LHCP in the event children under age six subsequently move into the property? Yes No N/A
Has a visual assessment been performed (up to \$5,000 per unit)? (Attach copy) Yes No
Has the visual inspection been completed by an inspector trained in visual assessment for deteriorated paint surfaces in accordance with procedures established by HUD? Yes No
Did you notify the occupants before the visual assessment was done? Yes No N/A
Participating in HUD's "Big Buy" Program? Yes No
If the Big Buy has not yet been done, has a visual assessment been done? Yes No N/A
Which of the following evaluations has been done?
Lead-based paint inspection Yes No
Risk Assessment (required if over \$5,000 per unit) Yes No
Was any lead-based paint found? Yes No
Were any lead-based paint hazards found? Yes No
Who conducted the visual assessment or evaluations, and when? _____

Sterling Construction Services from September 25, 2006 to September 29, 2006

Did you notify the occupants before the evaluation was done? Yes No
Have you notified occupants that the evaluation was completed? Yes No
Have you attached a copy of the completed evaluation? Yes No
If up to \$5,000 per unit, when will paint stabilization be done? / / N/A
or
If over \$5,000 per unit, when will all identified lead-based hazards where children under 6 years of age reside be controlled; and when will all other identified lead-based hazards be controlled? / / N/A
Who has performed or will perform the above-mentioned hazard reduction activities? _____ N/A

Have you had clearance examinations performed? Yes No N/A
Did the examinations pass? Yes No N/A
Who did the clearance examinations? _____
Have you notified occupants of the completed hazard reduction activities? Yes No N/A

Do you have documentation for all lead-based paint activities above (reports, invoices, etc.)? Yes No

Completed By: [Signature] / Donnie R Watson / 6/28/07
Name / Signature / Date

Section 1: Executive Summary

1.1 Introduction

A Lead-Based Paint Inspection/Risk Assessment (Evaluation) was conducted between 9/25/2006 and 9/29/2006, at the HIDDEN VILLAGE ESTATES BELLEVUE, WA, REMS Number: 800022544. The lead-based paint inspection was performed to identify paint that contains lead above allowable levels. The risk assessment identifies housing conditions called lead-based paint hazards that could result in harm to residents, workers and especially to young children. This evaluation report can help Owners develop a plan for eliminating any lead-based paint hazards that were found, and may aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

Property Owners may wish to consider contracting a Washington licensed lead-based paint risk assessor to elaborate on concerning the information and recommendations provided in this report.

1.2 Summary of Property Evaluation

The Evaluation found that neither lead-based paint (defined in section 2.2) nor lead-based paint hazards (defined in section 2.2) were present at the property as a whole on the date of the evaluation.

Table 1-1: Property Summary	
REMS Number: 800022544	Property Name: HIDDEN VILLAGE ESTATES
Lead-Based Paint Present:	No
Lead-Based Paint Hazards Present:	No
This property is exempt from HUD's Lead Safe Housing Rule. No further action is required.	

1.2.1 Building Groups

Individual buildings were grouped into similar groups of buildings in accordance with HUD Guidelines. This ensures consistency during the evaluation of the property. The buildings and exterior sites were grouped according to: 1) construction date, 2) construction type, and/or 3) written documentation or visual evidence of similar construction materials criteria. The table provided below lists the groups and the buildings within each group:

Table 1-2: Similar Group of Buildings					
REMS Number: 800022544		Property Name: HIDDEN VILLAGE ESTATES			
Total Number of Buildings:	4	Total Number of Units:	79	Total Number of Units Evaluated:	24
All Buildings				Constructed:	1971
BLDG A - 14508 S.E. 24TH STREET					
BLDG B - 14508 S.E. 24TH STREET					
COMMUNITY CENTER - 14508 S.E. 24TH STREET					
MAINTENCE SHED - 14508 SE 24TH STREET					

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Lead-Based Paint Inspection
and
Risk Assessment Report

REMS No.: 800022544
HIDDEN VILLAGE ESTATES
14508 SE 24TH STREET
BELLEVUE, WA 98007

Prepared For:
STERLING CONSTRUCTION SERVICES, INC.
STERLING CROCKETT
20 COURTHOUSE SQUARE, SUITE 208
ROCKVILLE, MD 20850
(301) 738-3701 phone
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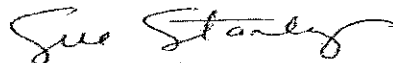
Property Agent:
CARMA OAKSMITH
KING COUNTY HOUSING AUTHORITY
(BELLEVUE)
1424 148TH AVENUE SE
BELLEVUE, WA 98007
(206) 315-4380 phone
(206) 315-4381 fax

Property Owner:
TIM WALTER
KING COUNTY HOUSING AUTHORITY
(TUKWILA)
600 ANDOVER PARK WEST
TUKWILA, WA 98188
(206) 574-1100 phone
(206) 574-1104 fax

Risk Assessor:
SUE STANLEY
FIRM: CONNOR
BARE HILLS BUSINESS CENTER
1421 CLARKVIEW ROAD, SUITE 100
BALTIMORE, MD 21209
(410) 296-7971 phone
(410) 296-3419 fax
Firm Lead License #: 0137

Risk Assessor License: Washington - 0096

PREPARED BY / RISK ASSESSOR:



11/7/2006

Signature

Date

1.3 Summary of Lead-Based Paint and Lead-Based Paint Hazards

No lead-based paint and/or lead-based paint hazards as defined by the U.S. Environmental Protection Agency (EPA) and/or State were found within the similar group of buildings.

1.4 Propertywide Locations of Building Components with Lead-Based Paint

No lead-based paint was found on the property above the EPA regulatory level. See section 2.2, Lead Regulatory Levels, Table 2-2.

1.5 Propertywide Summary of Lead-Based Paint Hazards

No lead-based paint hazards were found on the property.

1.6 Summary of Regulatory Requirements and Recommendations

Lead-based paint and lead-based paint hazards, as defined by EPA and/or the State, were not identified at the property.

The results of this evaluation indicate that no lead in amounts greater than or equal to 1.0 mg/cm² in paint was found on any building components, using the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision). Therefore, this dwelling qualifies for the exemption from the Lead Safe Housing Rule in 24 CFR part 35 for target housing receiving project based rental assistance. Additionally, no lead hazards were found that meet or exceed the Federal regulatory levels at this property. However, reasonable care should be taken during the disturbance of painted surfaces to minimize dust and debris, because some paint may exist with lower levels of lead. The Property Owner should also continue to monitor for future changes in paint condition. These changes may be caused by normal wear and tear, routine operations and maintenance work, rehabilitation and repair activities, or failure of a building system.

More information is available from a certified risk assessor, HUD's lead website (www.hud.gov/offices/lead), the Lead Listing (www.leadlisting.org), or the National Lead Information Clearinghouse (1-800-424-LEAD).

1.7 Lead Disclosure Requirements

HUD requires Owners to disclose the findings of this report to residents within a prescribed period if lead-based paint is present. In addition, depending on the findings of the evaluation, an Owner may be required to conduct additional disclosure activities. As a result, based on the findings of this evaluation the following disclosure statements apply:

Lead-based paint, as defined by EPA and/or the State, was not identified at the property.

This report should be kept by the inspector, the Owner, and all future Owners for the life of the dwelling.

In the event that the property is offered for sale, the report, issued in its entirety, must be provided to the new Owner before the new Owner becomes obligated under a sales contract. Sellers are required to include an educational pamphlet approved by the EPA and standard warning language in their sales contracts to ensure that the new Owner has information regarding lead-based paint hazards.

1.8 Option of Additional Testing

This property was found to be free of lead-based paint and lead-based paint hazards according to the EPA definition. The requirements described in this report are based on lead evaluations for randomly selected units and common areas. Untested units and common areas are assumed to be similar to these randomly selected ones. There are no additional requirements for the owner at this time.

1.9 Minimum Requirements to Control Lead-Based Paint Hazards

No lead-based paint or lead-based paint hazards were found that meet or exceed Federal regulatory levels. No control measures are required at this time. However, reasonable care should be taken during any paint disturbance to minimize dust and debris, as some paint may contain lead at lower levels.

1.9.1 Paint Lead Hazards

THERE ARE NO PAINT-LEAD HAZARDS AND THE OWNER IS NOT REQUIRED TO TAKE ANY FURTHER ACTION.

1.9.2 Dust Lead Hazards

THERE ARE NO DUST-LEAD HAZARDS AND THE OWNER IS NOT REQUIRED TO TAKE ANY FURTHER ACTION.

1.9.3 Soil Lead Hazards

THERE ARE NO SOIL-LEAD HAZARDS AND THE OWNER IS NOT REQUIRED TO TAKE ANY FURTHER ACTION.

Section 2: Lead-Based Paint Inspection and Risk Assessment (Evaluation) Report

2.1 Overview of the Evaluation

2.1.1 Introduction

A lead-based paint evaluation and lead-based paint risk assessment (evaluation) was conducted at the multifamily residential property HIDDEN VILLAGE ESTATES, 14508 SE 24TH STREET, BELLEVUE, WA, REMS No. 800022544, between 9/25/2006 and 9/29/2006. CONNOR, a certified Risk Assessment firm in WA, conducted the evaluation. SUE STANLEY (employed by CONNOR), a State Certified Risk Assessor in WA, performed the fieldwork. The credentials of this staff member, and of the staff member's employing firm is described in Appendix G: Certifications, Licenses, and Accreditations. The purpose of the evaluation was to determine the presence and location of lead-based paint hazards and lead-based paint. To the knowledge of the Assessor, based on conversations with the property manager, CARMA OAKSMITH, there has not been any previous lead-based paint testing at this property.

These evaluation activities will help the Owner to ensure the health and safety of the residents, especially children, and the workers. As part of the evaluation, a visual assessment of the entire property and all structures was performed, an interview with CARMA OAKSMITH was conducted, a lead-based paint evaluation was performed, and dust wipe and composite soil samples were taken. A lead-based paint evaluation using an X-ray fluorescence (XRF) lead-in-paint analyzer was performed in each selected dwelling unit, basement, and common area. The results of the evaluation on the selected dwelling units apply to all similar buildings and dwelling units within a similar group of buildings throughout the entire property. See Section 4, Appendix A: Property Information, for complete building information.

2.1.2 Description of Property

HIDDEN VILLAGE ESTATES consists of two (2) wood frame common buildings with 1 floor per building and an average of 0 dwelling units, and two (2) wood frame low rise residential buildings with 3 floors per building and an average of 13 dwelling units per floor and one (1) basketball court, one (1) community center, seven (7) hallways, six (6) interior stairways, two (2) laundry rooms, two (2) mail room/sheds, one (1) playground, and eleven (11) storage rooms built in 1971. On the property, seventy-nine (79) dwelling units, twenty-eight (28) building common areas, and five (5) property common areas were considered for evaluation.

Detailed information on the property, which includes property plan and unit plans, is provided in Section 4, Appendix A.

Section 2.1.3 Similar Groups of Buildings

Buildings were grouped into "similar groups of buildings" to ensure consistency during the Evaluation of the property. Additionally, this ensured an accurate random selection for inspection. The buildings and exterior sites were grouped according to construction date, construction type, and/or written documentation or visual evidence of similar construction materials criteria. There was one (1) similar group of buildings. The characteristics determining the similar group of buildings:

- 1. All Buildings
 - Same Construction Date: 1971
 - Same Construction Type: Common Building, Low Rise
 - Visual evidence of similar construction materials: Wood Frame

Table 2-1: Similar Groups of Buildings	
REMS Number: 800022544	Property Name: HIDDEN VILLAGE ESTATES
All Buildings	
BLDG A - 14508 S.E. 24TH STREET	
BLDG B - 14508 S.E. 24TH STREET	
COMMUNITY CENTER - 14508 S.E. 24TH STREET	
MAINTENANCE SHED - 14508 SE 24TH STREET	

2.1.4 Random Selection Process

Utilizing the scheduling component integrated into the CONNOR Compliance System lead-based paint management module, the numbers of distinct dwelling units, common areas, and exterior sites to be inspected within each group of similar buildings were determined in accordance with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 revision), Chapter 7, Table 7.3, "Number of Units to be Tested in Multifamily Developments". For values not explicitly displayed, linear interpolation or extrapolation, as applicable, with upward rounding of fractional results may be used.

Units to be tested were generated by a random number generator meeting the randomness quality measure specified in American Society for Testing and Materials D 5124-96, Standard Practice for Testing and Use of a Random Number Generator in Lumber and Wood Products Simulation, or its HUD-approved equivalent. Each dwelling unit in the housing group is listed and the dwelling unit sequence was matched with the dwelling number sequence to select random units to inspect. The selection process was repeated for the set of common areas and for the set of exterior areas.

During this evaluation, randomly sampled dwelling units and areas were statistically selected to represent all units and areas on the entire property. Only the randomly selected units and areas were tested for the presence of lead-based paint and lead-based paint hazards. Any lead-based paint and lead-based paint hazards found in the units and buildings evaluated are presumed to be present in all similar untested dwelling units and areas within similar groups of buildings of the property unless further testing indicates otherwise.

2.2 Lead Regulatory Levels

The lead regulatory levels provided below are those used when preparing this lead-based paint evaluation or when evaluating data collected. The EPA regulatory levels are the same as the State of Washington regulatory levels provided in the following table.

Table 2-2: LEAD REGULATORY LEVELS	
REMS Number: 800022544	Property Name: HIDDEN VILLAGE ESTATES
	EPA Levels
Lead-Based Paint	>= 1.0 milligrams per square centimeter or >= 0.5% by weight (or 5,000 ppm)
Lead in Dust	
Floor	>= 40 micrograms per square foot
Window Sill	>= 250 micrograms per square foot
Lead in Bare Soil	
Child-Play Areas (dwelling perimeter and yard)	400 ppm (micrograms per gram)
Rest of the Yard (dwelling perimeter and yard)	1200 ppm (micrograms per gram)

2.3 Lead-Based Paint Inspection

This lead-based paint inspection is an interior and exterior investigation to identify all lead-based paint on a surface-by-surface basis. A lead-based paint inspection conforming to HUD guidelines was performed at twenty-four (24) randomly selected dwelling units, and thirty-five (35) common areas.

An average of ninety-three (93) tests were taken at all identified surfaces on the inside and outside of each of the evaluated apartment dwelling units using an X-ray fluorescence (XRF) analyzer. Drawings that provide unit and property floor plans have been provided in Section 4, appendix A-5. The drawings identify dust wipe sample locations and wall labels (A, B, C, D wall etc.) that are used to identify XRF and dust wipe sample locations.

Perimeter Walls:

Identify perimeter wall sides with letters A, B, C, and D. Side A in multifamily housing is the apartment building entry door side. Side A in a single family dwelling is the front side of the dwelling. Sides B, C, and D are identified clockwise, starting from the "9 o'clock" position from Side A as one faces the apartment building or single family dwelling; thus Side B is to the left, Side C is across from Side A, and Side D is to the right of Side A.

Interior Walls:

Interior wall sides are identified with letters. Side A is the wall directly in front as one passes through the entry of each Room Equivalent. The remaining walls are identified clockwise from Side A; thus, Side A is directly in front, Side B is to the right, Side C is the wall from which you entered, and Side D is to the left.

Inside dwelling units, no lead-based paint was found. No lead-based paint was detected in the building or property common areas.

Some of the remaining XRF test locations exhibited lead-in-paint levels below the level that EPA identifies as lead-based paint, namely 1.0 mg/cm². Such surfaces could create dust-lead or soil-lead hazards if the paint is turned into dust by abrasion, scraping, or sanding. Should these or any lead containing components or surfaces be disturbed in any manner that generates dust, care should be taken to limit its spread.

Testing was performed by SUE STANLEY (employed by CONNOR – radioactive materials license # MD-05-122-01), a State Certified Risk Assessor using a NITON XL309 fluorescence analyzer (S/N XLP8411NR7045). The credentials for this inspector are provided in Section 4, Appendix G: Certifications, Licenses, and Accreditations. The XRF analyzer is designed to measure the lead content of surface coatings on a variety of building surfaces, substrates, and components. The measurement is rapid and nondestructive, and according to the manufacturer, is capable of detecting lead concentrations that occur within numerous layers of various surface coatings.

Please refer to the XRF Testing Results Section 4, Appendix C: XRF Sampling Data for the detailed analytical testing results for each distinct area or unit inspected. The reports provide complete testing data (Detailed Report), a summary of surfaces and components identified with lead-based paint coatings (Summary Report), and a distribution report detailing the lead concentrations on specific components or surfaces (Distribution Report).

2.4 Risk Assessment Overview

This risk assessment is an onsite interior and exterior investigation to discover any lead-based paint hazards. A risk assessment conforming to HUD guidelines was performed at the same randomly selected dwelling units and common areas where the lead-based paint inspection was conducted. The risk assessment was conducted by the risk assessor who conducted the lead-based paint inspection; she is listed in section 2.1.1, Lead-Based Paint Inspection; her credentials are described in Section 4, Appendix G: Certifications, Licenses, and Accreditations.

There are several types of lead-based paint hazards. Section 2.5 presents the risk assessment findings for paint-lead hazards; section 2.6 presents them for dust-lead hazards; section 2.7 presents them for soil-lead hazards.

Several report sections describe the risk assessment process. Section 2.5.1, Paint-Lead Hazards, describes how and where these hazards, if present, were identified. Section 2.3, Lead-Based Paint Inspection, describes how walls were labeled for both the lead-based paint inspection and risk assessment. Section 2.6, Interior Dust Sampling, describes how and where dust samples were collected from floors and interior windowsills. Section 2.7, Soil Sampling, describes how and where soil samples were collected from bare soil at the drip lines, in children's play areas, and in the rest of the yard. These field dust and soil samples, and blank and spike dust and soil samples, were analyzed for lead, as described in the laboratory reports in Appendices E: Dust Wipe Sample Analytical Data, and F: Soil Sample Analytical Data, mentioned in sections 2.6 and 2.7, respectively.

Section 1.6, Summary of Regulatory Requirements and Recommendations, and section 1.7, Lead Disclosure Requirements, provide information regarding use of the risk assessment findings.

2.5 Paint Condition Survey and Paint-Lead Hazards

Please Note: HUD and EPA have provided specific definitions for the terms deteriorated paint, intact paint, and de minimis (small or minimal) levels when these terms are used to describe surface coating conditions and areas. De minimis (small or minimal) is defined in Table 2-1, HUD Definitions. Deteriorated paint is defined as "any interior or exterior paint or other coating that is peeling, chipping, chalking, or cracking or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate." This definition is most typically associated with surface conditions only. The definitions of deteriorated paint, intact paint, and de minimis (small or minimal) levels are listed below and most typically are associated with surface conditions only. To aid in the interpretation of the paint condition information, please refer to the following HUD definitions and criteria for specific interior and exterior surfaces.

HUD/EPA Definitions for intact paint, deteriorated paint and de minimis (small or minimal) levels of deteriorated paint are explained below. HUD uses the phrase "significant deterioration" to refer to amounts of deterioration greater than the de minimis (small or minimal) levels. Similarly, "significant disturbance" refers to amounts of disturbance, such as in a large rehabilitation project, greater than the de minimis (small or minimal) levels.

Table 2-3: HUD Definitions		
Building Component(s)	Intact Paint	<i>De minimis</i> (small or minimal) Levels of Deteriorated Paint
Exterior components with large surface areas (siding, etc.)	Entire surface is intact	Deteriorated paint on less than or equal to 20 square feet (ft ²) of exterior surfaces
Interior components with large surface areas (walls, ceilings, etc.)	Entire surface is intact	Deteriorated paint is observed at less than or equal to 2 ft ² of surface in any one interior room or space
Component types with small surface areas (soffits, baseboards, trim, etc.)	Entire surface is intact	Deteriorated paint is observed at less than or equal to 10% of the total surface area of a component type with a small surface area
<i>Note: See 24 CFR 35.1350(d)(1)-(3) for complete information on de minimis (small or minimal) levels.</i>		

2.5.1 Paint Lead Hazards

As of the date of the inspection, most or all of the paint on the exterior components of the structures was in good condition. Paints throughout the interior of the structures were primarily intact, although some areas were deteriorated. Where deteriorated paint exists, the degree of paint deterioration is both significant and minimal (below de minimis [small or minimal] levels).

The results of the assessment demonstrated that no deteriorated paint hazards exist.

A listing of sampling locations and their associated lead levels with XRF and analytical laboratory results for paint, dust, and soil can be found in Section 4, Appendices.

2.6 Interior Dust Sampling

Dust wipe samples were collected to identify those locations where dust levels exceed the regulatory levels identified in Table 2-2. These sample results determined no dust lead hazards were present.

On this property, three hundred thirty-five (335) dust wipe samples were collected. Two hundred sixty-six (266) dust wipe samples were collected from twenty-four (24) dwelling units in two (2) residential buildings. Seventy (70) dust wipes were also collected in the common areas to determine the levels of lead-containing dust on the interior window sills and floors. One floor and one windowsill dust wipe sample were collected in each area/room of each unit and common area. If there was no window, a sill sample was not collected.

Please refer to Section 4; Appendix E: Dust Wipe Sample Analytical Results, for the laboratory reports and to Appendix I: Lead and Lead Safety Resource Data for a list of publications and resources addressing lead-based paint hazards and their health effects; both are located at the end of this report.

2.7 Soil Sampling

Soil samples were collected at varying locations on the property to identify potential sources of lead affected soils that are accessible by children. Soil samples were collected along the dripline of each building (where bare soil in this area was observed to exist). Driplines are bare soil areas adjacent to buildings where precipitation (rain, snow, etc.) has come in contact with the roof or exterior surface and dripped into the bare/exposed soil. Additionally, soil samples were collected from other bare/exposed soil areas where children may play or frequent. Soil samples were collected from each bare soil area that was greater than 9 square feet. Within each of the sample locations, a number of small soil samples were collected to create a composite soil sample for each sample location.

Soil sampling was obtained from visually observed bare soil throughout the Property. The sub samples obtained from various locations/buildings are noted in App. A-5 (the site plan). Areas not sampled were observed to be covered with vegetation (e.g. grass or mulch).

On this property, six (6) composite soil samples were collected; three (3) from the drip lines, two (2) from mid-yard areas, and one (1) from playground areas. A composite sample is a sample containing soil from a stated number of locations mixed together to form a composite sample. The samples were collected from bare soil areas. The analytical results identified that there were no positive soil lead hazards.

Please refer to Section 4, Appendix F: Soil Sample Analytical Data, for the detailed analytical reports.

2.8 Lead-Safe Work Practice Requirements for Maintenance, Renovation or Remodeling

No lead-based paint and/or lead-based paint hazards were detected on the property. Lead-safe work practices and lead-based hazard controls would not be required.

2.9 Lead-Based Paint Hazard Control Plan

No lead-based paint and no lead-based paint hazards have been identified on this property; therefore, no lead-based paint hazard control plan is required.

2.10 Option For Additional Testing

This property was found to be free of lead-based paint and lead-based paint hazards according to the EPA definition. The requirements described in this report are based on lead evaluations for randomly selected units and common areas. Untested units and common areas are assumed to be similar to these randomly selected ones. There are no additional requirements for the owner at this time.

2.11 Conditions And Limitations -- Disclaimer

CONNOR (the Risk Assessment Firm) has performed this lead-based paint inspection and risk assessment in a thorough and professional manner consistent with commonly accepted industry standards. The Risk Assessment Firm cannot guarantee and does not warrant that this evaluation has identified all adverse environmental factors and/or conditions affecting this property on the date of the evaluation.

The results reported and conclusions reached by the Risk Assessment Firm are solely for the benefit of the Owner and residents. The results and opinions in this report, based solely on the conditions found at the property on the date of the evaluation, are valid only on that date. The Risk Assessment Firm assumes no obligation to advise the client of any changes in any real or potential lead-based paint hazards at this residence beyond the date of the property evaluation.

HUD is not responsible for the accuracy or completeness of this lead-based paint inspection and risk assessment or the report.

2.12: Additional Observations

The following information shows locations which were not evaluated and other special conditions which apply to this property.

Location Name or Number	Reason - Location was Removed from Evaluation
BLDG A - 14508 S.E. 24TH STREET - A104	RESIDENTS BELONGINGS PREVENTED COMPREHENSIVE TESTING
BLDG A - 14508 S.E. 24TH STREET - A107	CURRENTLY USED AS MAINTENANCE STORAGE
BLDG A - 14508 S.E. 24TH STREET - A205: Living Room 1, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG A - 14508 S.E. 24TH STREET - A210: Bedroom 1, Room, Floor, Carpet,	VINYL
BLDG A - 14508 S.E. 24TH STREET - A210: Bedroom 2, Room, Floor, Carpet,	VINYL
BLDG A - 14508 S.E. 24TH STREET - A210: Bedroom 3, Room, Floor, Carpet,	VINYL
BLDG A - 14508 S.E. 24TH STREET - A210: Hall 1, Dwelling Entrance, Floor, Carpet,	VINYL
BLDG A - 14508 S.E. 24TH STREET - A210: Hall 1, Room, Floor, Carpet,	VINYL
BLDG A - 14508 S.E. 24TH STREET - A210: Living Room 1, Room, Floor, Carpet,	VINYL
BLDG B - 14508 S.E. 24TH STREET - B101: Bedroom 2, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B105: Hall 1, Dwelling Entrance, Floor, Carpet,	VINYL
BLDG B - 14508 S.E. 24TH STREET - B110: Bedroom 2, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B112: Hall 1, Dwelling Entrance, Floor, Carpet,	VINYL
BLDG B - 14508 S.E. 24TH STREET - B203: Bedroom 1, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B212: Bedroom 3, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B303: Bedroom 3, Room, Floor, Carpet,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B303: Bedroom 3, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B303: Living Room 1, Window, Sill, Wood,	BLOCKED BY BELONGINGS
BLDG B - 14508 S.E. 24TH STREET - B304: Hall 1, Dwelling Entrance, Floor, Carpet,	VINYL

2.12: Additional Observations

Location Name or Number	Reason - Location was Removed from Evaluation
BLDG B - 14508 S.E. 24TH STREET - B310: Hall 1, Dwelling Entrance, Floor, Carpet,	VINYL

Special Conditions

Area-specific

Location	Notes
BLDG A - HALLWAY - FLOOR 0	BUILDING A - HALLWAY FLOOR 0: THIS HALLWAY HAD CONCRETE WALLS AND ONE CROWN MOLDING, UNLIKE OTHER COMMON AREA HALLWAYS.
BLDG A - INTERIOR STAIRWAY 2 - CENTER	BUILDING A - INTERIOR STAIRWAY 2 - CENTER: THIS AREA HAD WOOD TRIM, UNLIKE OTHER STAIRWAYS. ALL THAT WERE PRESENT/ACCESSIBLE WERE XRF TESTED.
BLDG A - INTERIOR STAIRWAY 3 - NORTH	BUILDING A - INTERIOR STAIRWAY NORTH: UNLIKE OTHER STAIRWAYS, THIS ONE WENT BELOW GRADE TO FLOOR 0, HENCE CONCRETE WALLS WERE PRESENT AND XRF TESTED.
COMMUNITY CENTER - COMMUNITY CENTER - COMMUNITY CENTER	COMMUNITY CENTER: RESIDENTS HAVE NO ACCESS TO THE LOCKED STORAGE AREAS AND MAINTENANCE SHOP, HENCE THOSE AREAS WERE NOT XRF TESTED.
COMMUNITY CENTER - COMMUNITY CENTER - COMMUNITY CENTER	COMMUNITY CENTER: FLOOR COVERINGS WERE UNPAINTED CARPET AND/OR VINYL WHICH WERE NOT XRF TESTED.
COMMUNITY CENTER - COMMUNITY CENTER - COMMUNITY CENTER	COMMUNITY CENTER: ALL THRESHOLDS WERE UNPAINTED METAL AND WERE NOT XRF TESTED.
Property Common Area - PLAYGROUND	PLAYGROUND: THE ONE-PIECE, COMBINATION SLIDE AND JUNGLE GYM WAS XRF TESTED AS A METAL SLIDE. THIS SYSTEM HAD WOODEN TREADS WHICH WERE ALSO XRF TESTED.
Property Common Area - PLAYGROUND	PLAYGROUND: THE GROUND AREA DIRECTLY BENEATH THE ONE PIECE OF PLAYGROUND EQUIPMENT WAS ADEQUATELY COVERED WITH MULCH AND HAD NO AREAS OF BARE SOIL FOR SAMPLING. A SOIL SAMPLE WAS TAKEN IN THE AREA OF BETWEEN AND SURROUNDING THE PLAYGROUND AND BASKETBALL COURT. THIS SAMPLE WAS RECORDED AS A PLAYGROUND SOIL SAMPLE.

2.12: Additional Observations

Evaluation-wide

Location	Notes
Evaluation-wide	DWELLING UNITS: UNIT A107, WHICH WAS RANDOMLY SELECTED FOR INSPECTION, IS CURRENTLY USED AS MAINTENANCE STORAGE. UNIT B203 (LBP LIST #25) WAS SELECTED AS A REPLACEMENT UNIT. ADDITIONALLY, UNIT A104 COULD NOT BE INSPECTED AS RESIDENTS BELONGINGS WOULD HAVE PREVENTED A COMPREHENSIVE RISK ASSESSMENT/INSPECTION. UNIT B304 (LBP LIST#26) WAS SELECTED AS A REPLACEMENT UNIT.
Evaluation-wide	DWELLING UNITS: DWELLING ENTRANCE THRESHOLDS WERE UNPAINTED METAL AND WERE NOT XRF TESTED.
Evaluation-wide	DWELLING UNITS: WINDOW SASHES AND FRAMES WERE UNPAINTED VINYL AND WERE NOT XRF TESTED.
Evaluation-wide	DWELLING UNITS: FLOOR COVERINGS WERE UNPAINTED CARPET AND VINYL WHICH WERE NOT XRF TESTED.
Evaluation-wide	DWELLING UNITS: NOT ALL WINDOWS HAD CASINGS. THIS COMPONENT APPEARED TO BE UNIQUE TO UNITS IN BUILDING B. ALL THAT WERE PRESENT/ACCESSIBLE WERE XRF TESTED.
Evaluation-wide	DWELLING UNITS: NOT ALL CLOSETS HAD SLIDING DOOR TRACTS, AS SOME HAVE BEEN REPLACED ON AN AS NEEDED BASIS WITH HINGED DOORS, FRAMES AND CASINGS. HENCE, NOT ALL CLOSETS HAD FRAMES AND CASINGS. ALL THAT WERE PRESENT WERE XRF TESTED. HALL CLOSETS DID NOT HAVE METAL SHELF SUPPORTS
Evaluation-wide	DWELLING UNITS: NOT ALL WINDOW SILLS WERE ACCESSIBLE FOR DUST SAMPLING AS RESIDENTS BELONGINGS PREVENTED ACCESS. ADDITIONALLY, WINDOW SILL MEASUREMENTS VARIED DUE TO EASE OF ACCESS.
Evaluation-wide	DWELLING UNITS: UNLESS OTHERWISE RECORDED AS WOOD, BATHROOMS AND KITCHENS HAD UNPAINTED VINYL BASEBOARDS WHICH WERE NOT XRF TESTED.
Evaluation-wide	STORAGE ROOMS: FLOORS WERE UNPAINTED VINYL AND WERE NOT XRF TESTED.
Evaluation-wide	STORAGE ROOMS: THIS ROOM HAS BEEN DIVIDED INTO SMALL STORAGE CLOSETS FOR RESIDENTS USE. THE DIVIDING MATERIALS ARE UNPAINTED WOOD FRAMES AND UNPAINTED CHICKEN WIRE. EACH STORAGE CLOSET (LOCKER) HAS A HINGED DOOR AND A WOODEN CASING, BOTH OF WHICH WERE PAINTED AND XRF TESTED AS CLOSET FEATURES. THE INTERIORS OF THE CLOSETS WERE INACCESSIBLE FOR XRF TESTING AS THEY HAD RESIDENT OWNED PAD LOCKS. ADDITIONALLY, THE CLOSET SYSTEMS/DOORS PREVENTED ACCESS FOR XRF TESTING OF WALLS A, B AND/OR D. WHEN CLOSETS WERE UNLOCKED THE ACCESSIBLE WALL WAS XRF TESTED AS A ROOM WALL.
Evaluation-wide	MAIL ROOMS: FLOORS ARE UNPAINTED VINYL AND WERE NOT XRF TESTED. MAILBOXES ARE UNPAINTED METAL AND WERE NOT XRF TESTED
Evaluation-wide	MAINTENANCE SHED: RESIDENTS HAVE NO ACCESS TO THE INTERIOR AREAS, HENCE IT WAS NOT XRF TESTED.
Evaluation-wide	MAINTENANCE SHED: BUILDING ENTRANCE FRAMES WERE INACCESSIBLE FOR XRF TESTING AS THE DOORS WERE LOCKED. THE ENTRANCE ON WALL B, REPLICATION 2 DID NOT HAVE A CASING.
Evaluation-wide	COMMON AREA HALLWAYS: FLOORS WERE UNPAINTED CARPET AND WERE NOT XRF TESTED.
Evaluation-wide	COMMON AREA HALLWAYS: UNPAINTED, VINYL WINDOW FRAMES AND SASHES WERE NOT XRF TESTED.
Evaluation-wide	COMMON AREA HALLWAYS: BASEBOARDS WERE UNPAINTED VINYL AND WERE NOT XRF TESTED.

2.12: Additional Observations

Evaluation-wide

Location	Notes
Evaluation-wide	COMMON AREA HALLWAYS: ALL THRESHOLDS WERE UNPAINTED METAL AND WERE NOT XRF TESTED.
Evaluation-wide	COMMON AREA HALLWAYS: FIRE EXTINGUISHER BOXES WERE UNPAINTED PLASTIC AND WERE NOT XRF TESTED.
Evaluation-wide	INTERIOR STAIRWAYS: TREADS WERE CONNECTED TO ONE METAL STRINGER ALONG THE BOTTOM CENTER OF EACH TREAD, HENCE THE 40 COMPONENT RULE COULD NOT BE MET ON METAL STRINGERS. ADDITIONALLY, THE METAL STRINGER PROVIDED THE RISE FOR EACH TREAD. THE WOODEN RISERS RECORDED PROVIDED RISE TO EACH LANDING, HENCE THE 40 COMPONENT RULE COULD NOT BE MET ON WOOD RISERS. ALL THAT WERE PRESENT WERE XRF TESTED.
Evaluation-wide	INTERIOR STAIRWAYS: THE CENTER STAIRWAY DID NOT HAVE A PIPE OR A PAINTED CONCRETE FLOOR.
Evaluation-wide	INTERIOR STAIRWAYS: LANDINGS AND A PORTION OF THE FLOOR ON FLOOR 1 WAS CARPETED AND WAS NOT XRF TESTED. THE EXPOSED CONCRETE FLOOR ON FLOOR 1 WAS PAINTED AND WAS XRF TESTED.
Evaluation-wide	INTERIOR STAIRWAYS: WOODEN BASEBOARDS WERE PRESENT ON FLOOR 1 ON THREE WALLS ONLY. ALL OTHER BASEBOARDS WERE UNPAINTED VINYL. ALL WOODEN BASEBOARDS, WHERE PRESENT, WERE XRF TESTED.
Evaluation-wide	COMMUNITY CENTER BUILDING EXTERIOR: DUE TO THE CLOSE PROXIMITY AND SIDEWALKS SURROUNDING AND IN BETWEEN THE COMMUNITY CENTER AND THE MAINTENANCE SHED BUILDINGS ONE DRIPLINE SOIL SAMPLE WAS TAKEN TO REPRESENT THE AREA AS A WHOLE.
Evaluation-wide	BUILDING EXTERIORS: WINDOW FRAMES AND SASHES WERE UNPAINTED VINYL AND WERE NOT XRF TESTED.

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Lorraine VanDeVenter

From: Carma Oaksmith
Sent: Wednesday, June 27, 2007 9:59 AM
To: Shane Unke
Cc: Lorraine VanDeVenter
Subject: RE: URGENT

Shane- I just printed it for you... I need one that looks similar to this, but filled out...

Also, still need the date of the HUD inspection...

Thanks!

Lorraine- In case Shane is not on his computer and busy ripping things apart, can you help with this?

Thanks!!

Carma Oaksmith
Preservation Program Manager
King County Housing Authority

Phone: 206.315.4380
Fax: 206.315.4381

-----Original Message-----

From: Shane Unke
Sent: June 27, 2007 8:47 AM
To: Carma Oaksmith
Subject: RE: URGENT

Computer states can not find file

-----Original Message-----

From: Carma Oaksmith
Sent: Wednesday, June 27, 2007 7:27 AM
To: Shane Unke
Subject: URGENT
Importance: High

Shane- Can you please open this form- just so you know what it looks like and then go to my office...

Black cabinet 2nd drawer down should be a 293 Lead Based Paint Folder. Will you see if I filled this form out already? If it is in there, please take it out, make a copy and leave Lorraine a note to email it to me?

Also, can you look in the "follow up" folder below my in bin and towards the back should be a lead based paint paper that I hand wrote when Hidden Village's inspection was done. Can you please email me that date?

Also, Lorraine is at a meeting this am, so Crystal will be on her own until Ivona gets there- just an fyi. Please let her know.

Do you need a mileage form? I need it filled out so we can turn it in by next week and have it on this year's books! Let me know.

Thanks!

Carma Oaksmith
Preservation Program Manager

King County Housing Authority

Phone: 206.315.4380

Fax: 206.315.4381

-----Original Message-----

From: Edward Hahn
Sent: June 26, 2007 2:29 PM
To: Carma Oaksmith; Tim Walter
Subject: Leasd Based paint certification

Carma and Tim:

I have put the certification letter in the N drive and the link is below. If any changes are made to this copy, then we will all be using the same file, which in this case is a good thing.

Ed

<< File: Shortcut to Owner Cert.and Attach 1 6-20-07.doc >>



RECEIVED
SEP 20 2006
PRESERVATION PROGRAM

101 NE Third Avenue, Suite 1500
Fort Lauderdale Florida 33301
Phone: 954-332-3777
Fax: 954-333-3778

20 Courthouse Square, Suite 208
Rockville, Maryland 20850
Phone: 301-738-3701
Fax: 301-738-3704

FAX TRANSMITTAL

TO: Carma Oaksmith
FAX: (206) 415-4381
FROM: Jenny E. Earnest
PHONE: 443-322-1112
RE: 800027544 - Hidden Village Estates
Lead based paint evaluation - Random unit list
DATE: September 20, 2006

ERIN - Monday (25th)
Wednesday (27th)

THU - Tue. (26th)
Thur (28th)
Fri (AM, 29th)

Pertinent Information

Community Start Date: **September 25, 2006** Approximate Evaluation Duration: **5 days**
Days and Times of Evaluation: **Monday - Friday** Working Hours: 8:00 A.M. - 5:00 P.M.
Community Evaluator's name and mobile phone: Sue Stanley (443-695-4142)

Community Management Responsibilities

- Provide a Community Escort with access keys. **- TAKE Keys For B104, B202, B206**
- Provide a Community Escort at all times while evaluation is occurring in occupied Residential Dwelling Units.
- Provide a Community Escort from 8:00 A.M. to 5:00 P.M. Lunch break cannot exceed 1 hour. **lunch is 30 minutes**

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RECEIVED

SEP 20 2006

- Provide advanced Resident notification. Evaluation of units for a two bedroom dwelling unit. Townhouses and large garden style units may take up to 4 hours.
- Provide confirmation to CONNOR's Logistic Coordinator that the test kits have arrived approximately 3 days prior to the Community Start Date (as noted above). *In A Bld, mtc room*
- Provide the reciprocity paperwork to the Community Evaluator upon their arrival. This document will be faxed to you prior to the evaluation.
- Provide access to a fax machine and/or local telephone line.

PRESERVATION PROGRAM

The random list of units is as follows:

A107	A205	(B111)	(B112)	(A212)
B303	(A106)	B205	A301	B212
(A210)	B311	B211	B308	B310
(B101)	(A104)	A205	B302	B204
A312	A302	A304	(B105)	

09/25/2006

*A 212, A210, A104, A106
Storage rooms, laundry room
B105, B101*

Extra Units

(B203)	(B304)	A102	B312	A305
--------	--------	------	------	------

8:55 AM - A212 09/28/06
 9:55 AM A210
 10:55 AM A106
 11:15 AM A104
 11:15 AM A storage rooms & laundry room

* A104 could not do - NO floor access in Bedrooms
Alternate B304(B)

12:30 PM B105
 1:10 PM B101
 1:55 PM B Laundry room
 2:05 PM B storage rooms
 2:15 PM B112
 3:00 PM B110
 3:40 PM B storage rooms

* B203 replaces A107

09/28/06

Bolt club: 7:55 AM
 B211 : 9:30 AM
 B212 : 10:00 AM
 Hall : 10:30 AM

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