

Lead-Based Paint Inspection Report

Houghton Court
6705 106th Avenue NE
Kirkland, Washington

Prepared for:
King County Housing
600 Andover Park West,
Seattle, Washington 98188

November 16, 2017
PBS Project No. 40573.145



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LEAD-BASED PAINT INSPECTION REPORT

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6705 106th Avenue NE
Kirkland, Washington

Prepared for:

King County Housing Authority
600 Andover Park West, Suite C
Seattle, Washington 98188

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Prepared by:

PBS Engineering and Environmental Inc.
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1 IDENTIFYING INFORMATION

BUILDING DATA

Houghton Court
6705 106th Avenue NE
Kirkland, WA

CLIENT DATA

King County Housing Authority
600 Andover Park West
Seattle, WA 98188
Attn: Ms. Beth Pearson

SCOPE OF ASSESSMENT

PBS Engineering and Environmental, Inc. (PBS) conducted a lead-based paint inspection at Houghton Court on November 2, 2017 in accordance with the U.S. Department Housing and Urban Development (HUD), Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

CERTIFICATIONS

Risk Assessor

Janet Murphy
State of Washington
Department of Community, Trade and Economic Development
Risk Assessor Certification No: 0258, Expiration Date: 3/8/2019



Signature

November 16, 2017

Date

Firm

PBS Engineering and Environmental
2517 Eastlake Avenue East
Seattle, Washington 98102
Telephone: 206.223.9639

Certification No: 129143
Expiration Date: 7/31/2018

Laboratory

EMSL Analytical Inc.
3317 3rd Avenue South, Suite D
Seattle, Washington 98134
Telephone: 206.269.6310

Certification No: 167337

2 LEAD-BASED PAINT INSPECTION

2.1 Site Information

Houghton Court consists of two buildings; 6705 and 6711 106th Avenue NE Kirkland, Washington. Both are multi-unit apartment buildings. PBS Engineering and Environmental Inc., (PBS) performed a lead -based paint inspection of 6705 106th Avenue NE only. The building at 6711 106th Avenue NE was constructed in 1978 and is not required to undergo a Lead-Based Paint Inspection per the HUD guidelines. The building is of wood construction with gypsum interior walls and ceilings. The exterior is wood siding and wood trim. Apartment units are two bedrooms with a bathroom and a kitchen/living room area. The building is in good condition.

Architectural finishes are uniform throughout. The majority of the interior components are painted. Walls and ceilings are painted gypsum wallboard. Windows in bathrooms have laminate sills. Doors and doors frames are painted wood and metal. The window frames are vinyl.

2.2 Lead-Based Paint Inspection and Sampling

Based on discussions with KCHA staff and a review of King County Assessor records, 6705 106th Avenue NE was constructed in the 1967. All units were found to have a similar construction and painting history. Per Chapter 7 of the HUD guidelines, all of the eight (8) units and the building exterior of 6705 106th Avenue NE were inspected.

2.2.1 XRF Sampling

The presence of lead in paint was determined through x-ray fluorescence spectroscopy. A handheld INNOV-X Systems Inc. X-Ray Fluorescence Analyzer (XRF), Model α -4000 Serial # 6576 operating in lead paint mode was used to perform a surface by surface lead paint inspection of each painted surface in the selected units and other building areas. Calibration was checked based on the requirements of the Performance Characteristic Sheet for the XRF Analyzer. All calibration readings were within the tolerance for this instrument. No substrate correction is required with this instrument.

HUD and the Environmental Protection Agency (EPA) have set 1.0 milligrams per square centimeter (mg/cm²) as the threshold limit for lead-based paint as determined through X-Ray Fluorescence (XRF) testing. HUD and EPA have set 5,000 parts per million (ppm) or 0.5 percent by atomic absorption spectroscopy (AAS) laboratory analysis as the threshold limit for lead-based paint. Paint that is known to contain lead levels less than those described above does not have to be evaluated, although all deteriorated paint (paint surfaces in poor condition) should be repaired because the paint may contain lower levels of lead that may contribute to lead dust or lead contaminated soil hazards.

The "Side" information presented on the XRF data sheets is in relation to the side of the rooms, or building exteriors where the street address is located. The inspector/risk assessor used the address side of each residence as the basis to establish side "A". Sides B, C, and D follow in clockwise rotation.

Please refer to the XRF Sample Data Table located in Tab 1 for a complete list of XRF samples.

2.2.2 Bulk Paint-Chip Sampling

Bulk paint chip verification samples were collected when there was an inconclusive result with the XRF. There were no inconclusive results.

2.3 Components with Lead-Based Paint

None of the paint tested contained lead above the HUD level of 1.0 mg/cm² by XRF or 0.5% by AAS.

2.4 Deteriorated Lead-Based Paint Surfaces

Lead-based paint was not identified at the subject property. Painted surfaces were evaluated to be in an intact condition.

3 LEAD-BASED PAINT RISK ASSESSMENT

Lead-based paint was not identified at the subject property. As such, a risk assessment was not performed.

TAB 1

XRF Data Sheets

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
	Standardize	---	---	---	---	---	---
	Calibrate	Test Paint	---	Red	Positive	1.01	---
	Calibrate	Test Paint	---	Red	Positive	1.02	---
	Calibrate	Test Paint	---	Red	Positive	1.01	---
Unit 2							
2	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
3	Living/Dining Room A	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
4	Living/Dining Room A	Wood	Window	White	Negative	0.00	Intact
5	Living/Dining Room B	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
6	Living/Dining Room B	Wood	Cove Base	White	Negative	0.00	Intact
7	Living/Dining Room C	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
8	Living/Dining Room C	Wood	Cove Base	White	Negative	0.00	Intact
9	Living/Dining Room D	Gypsum Wallboard	Wall	Yellow	Negative	0.06	Intact
10	Living/Dining Room D	Wood	Cove Base	White	Negative	0.00	Intact
11	Living/Dining Room A	Wood	Window	White	Negative	0.14	Intact
12	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.08	Intact
13	Kitchen B	Gypsum Wallboard	Wall	Yellow	Negative	0.04	Intact
14	Kitchen C	Gypsum Wallboard	Wall	Yellow	Negative	0.08	Intact
15	Kitchen D	Gypsum Wallboard	Wall	Yellow	Negative	0.03	Intact
16	Kitchen C	Wood	Cove Base	White	Negative	0.00	Intact
17	Kitchen B	Wood	Cabinetry	Varnish	Negative	0.00	Intact
18	Hall	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
19	Hall A	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
20	Hall A	Wood	Cove Base	White	Negative	0.00	Intact
21	Hall B	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
22	Hall B	Wood	Cove Base	White	Negative	0.00	Intact
23	Hall C	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
24	Hall C	Wood	Cove Base	White	Negative	0.00	Intact
25	Hall D	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
26	Hall D	Wood	Cove Base	White	Negative	0.00	Intact
27	Hall	Wood	Closet Door	White	Negative	0.00	Intact
28	Hall	Wood	Closet Door Frame	White	Negative	0.00	Intact
29	Bedroom 1	Gypsum Wallboard	Ceiling	White	Negative	0.01	Intact
30	Bedroom 1 A	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
31	Bedroom 1 A	Wood	Cove Base	White	Negative	0.00	Intact
32	Bedroom 1 A	Wood	Closet Roof Door	White	Negative	0.00	Intact
33	Bedroom 1 B	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
34	Bedroom 1 B	Wood	Cove Base	White	Negative	0.00	Intact
35	Bedroom 1 B	Wood	Window Sill	White	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
36	Bedroom 1 C	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
37	Bedroom 1 C	Wood	Cove Base	White	Negative	0.00	Intact
38	Bedroom 1 D	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
39	Bedroom 1 D	Wood	Cove Base	White	Negative	0.00	Intact
40	Bedroom 1 D	Wood	Door	White	Negative	0.00	Intact
41	Bedroom 1 D	Wood	Door Frame	White	Negative	0.00	Intact
42	Bedroom 2	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
43	Bedroom 2 A	Wood	Door	White	Negative	0.00	Intact
44	Bedroom 2 A	Wood	Door Frame	White	Negative	0.00	Intact
45	Bedroom 2 A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
46	Bedroom 2 A	Wood	Cove Base	White	Negative	0.00	Intact
47	Bedroom 2 B	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
48	Bedroom 2 B	Wood	Window Sill	White	Negative	0.12	Intact
49	Bedroom 2 B	Wood	Cove Base	White	Negative	0.03	Intact
50	Bedroom 2 C	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
51	Bedroom 2 C	Wood	Cove Base	White	Negative	0.05	Intact
52	Bedroom 2 D	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
53	Bedroom 2 D	Wood	Closet Roll Door	White	Negative	0.00	Intact
54	Bathroom A	Gypsum Wallboard	Ceiling	White	Negative	0.01	Intact
55	Bathroom A	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
56	Bathroom A	Wood	Door	White	Negative	0.00	Intact
57	Bathroom A	Wood	Door Frame	White	Negative	0.00	Intact
58	Bathroom B	Gypsum Wallboard	Wall	White	Negative	0.02	Intact
59	Bathroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
60	Bathroom D	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
61	Bathroom D	Wood	Cabinetry	Gray	Negative	0.00	Intact
Unit 1							
62	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
63	Living/Dining Room A	Gypsum Wallboard	Wall	White	Negative	0.08	Intact
64	Living/Dining Room A	Wood	Cove Base	Tan	Negative	0.00	Intact
65	Living/Dining Room B	Gypsum Wallboard	Wall	Tan	Negative	0.09	Intact
66	Living/Dining Room C	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
67	Living/Dining Room C	Wood	Cove Base	Tan	Negative	0.00	Intact
68	Living/Dining Room D	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
69	Living/Dining Room D	Wood	Cove Base	Tan	Negative	0.00	Intact
70	Living/Dining Room A	Wood	Window Sill	Tan	Negative	0.00	Intact
71	Living/Dining Room A	Wood	Window Sill	White	Negative	0.05	Intact
72	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.08	Intact
73	Kitchen B	Gypsum Wallboard	Wall	White	Negative	0.16	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
74	Kitchen C	Gypsum Wallboard	Wall	Tan	Negative	0.05	Intact
75	Kitchen C	Wood	Cove Base	Tan	Negative	0.00	Intact
76	Kitchen D	Gypsum Wallboard	Wall	Tan	Negative	0.05	Intact
77	Kitchen D	Wood	Cabinetry	Varnish	Negative	0.00	Intact
78	Hall	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
79	Hall A	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
80	Hall A	Wood	Cove Base	Tan	Negative	0.00	Intact
81	Hall B	Wood	Cabinetry	White	Negative	0.00	Intact
82	Hall C	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
83	Hall D	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
84	Hall D	Wood	Cove Base	White	Negative	0.00	Intact
85	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
86	Bathroom A	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
87	Bathroom B	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
88	Bathroom C	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
89	Bathroom D	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
90	Bathroom A	Wood	Door	White	Negative	0.00	Intact
91	Bathroom A	Wood	Door Frame	White	Negative	0.00	Intact
92	Laundry B	Wood	Closet Roll Door	White	Negative	0.00	Intact
93	Bedroom 1	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
94	Bedroom 1 A	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
95	Bedroom 1 B	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
96	Bedroom 1 B	Wood	Door	White	Negative	0.00	Intact
97	Bedroom 1 B	Wood	Door Frame	White	Negative	0.00	Intact
98	Bedroom 1 C	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
99	Bedroom 1 C	Wood	Window Sill	White	Negative	0.00	Intact
100	Bedroom 1 D	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
101	Bedroom 1 D	Wood	Closet Roll Door	White	Negative	0.00	Intact
102	Bedroom 2	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
103	Bedroom 2 A	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
104	Bedroom 2 B	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
105	Bedroom 2 C	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
106	Bedroom 2 D	Gypsum Wallboard	Wall	Gray	Negative	0.00	Intact
107	Bedroom 2 D	Wood	Door	White	Negative	0.00	Intact
108	Bedroom 2 D	Wood	Door Frame	White	Negative	0.00	Intact
109	Bedroom 2 B	Wood	Window Sill	White	Negative	0.00	Intact
Unit 3							
110	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
111	Living/Dining Room A	Gypsum Wallboard	Window Sill	Brown	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
112	Living/Dining Room A	Wood	Window Sill	White	Negative	0.00	Intact
113	Living/Dining Room B	Gypsum Wallboard	Wall	Brown	Negative	0.12	Intact
114	Living/Dining Room B	Wood	Crown Molding	White	Negative	0.00	Intact
115	Living/Dining Room C	Gypsum Wallboard	Cove Base	Brown	Negative	0.00	Intact
116	Living/Dining Room C	Wood	Covebase	White	Negative	0.00	Intact
117	Living/Dining Room C	Wood	Crown Molding	White	Negative	0.00	Intact
118	Living/Dining Room D	Gypsum Wallboard	Window Sill	Brown	Negative	0.00	Intact
119	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
120	Kitchen B	Gypsum Wallboard	Wall	Brown	Negative	0.11	Intact
121	Kitchen B	Wood	Wall	White	Negative	0.00	Intact
122	Kitchen C	Gypsum Wallboard	Covebase	Brown	Negative	0.09	Intact
123	Kitchen C	Wood	Wall	White	Negative	0.03	Intact
124	Kitchen D	Gypsum Wallboard	Covebase	Brown	Negative	0.05	Intact
125	Kitchen D	Wood	Wall	White	Negative	0.00	Intact
126	Hall	Gypsum Wallboard	Carpentry	White	Negative	0.00	Intact
127	Hall A	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
128	Hall B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
129	Hall C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
130	Hall D	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
131	Hall B	Wood	Covebase	White	Negative	0.00	Intact
132	Hall D	Wood	Covebase	White	Negative	0.00	Intact
133	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
134	Bathroom A	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
135	Bathroom B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
136	Bathroom C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
137	Bathroom A	Wood	Door	White	Negative	0.00	Intact
138	Bathroom A	Wood	Door Frame	White	Negative	0.00	Intact
139	Bedroom 2	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
140	Bedroom 2 A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
141	Bedroom 2 B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
142	Bedroom 2 C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
143	Bedroom 2 D	Gypsum Wallboard	Wall	Brown	Negative	0.01	Intact
144	Bedroom 2 D	Wood	Window Sill	White	Negative	0.00	Intact
145	Bedroom 2 B	Wood	Door	White	Negative	0.00	Intact
146	Bedroom 2 B	Wood	Crown molding	White	Negative	0.00	Intact
147	Bedroom 2 B	Wood	Door Frame	White	Negative	0.00	Intact
148	Bedroom 2 B	Wood	Crown Molding	White	Negative	0.00	Intact
149	Bedroom 2 B	Wood	Covebase	White	Negative	0.00	Intact
150	Bedroom 1	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
151	Bedroom 1 A	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
152	Bedroom 1 B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
153	Bedroom 1 C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
154	Bedroom 1 D	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
155	Bedroom 1 C	Wood	Window Sill	White	Negative	0.00	Intact
156	Bedroom 1 B	Wood	Door	White	Negative	0.00	Intact
157	Bedroom 1	Wood	Door	White	Negative	0.00	Intact
158	Bedroom 1	Wood	Door Frame	White	Negative	0.00	Intact
159	Bedroom 1	Wood	Crown Molding	White	Negative	0.00	Intact
UNIT 4							
160	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
161	Living/Dining Room A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
162	Living/Dining Room B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
163	Living/Dining Room C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
164	Living/Dining Room D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
165	Living/Dining Room B	Wood	Covebase	White	Negative	0.00	Intact
166	Living/Dining Room D	Wood	Covebase	White	Negative	0.00	Intact
167	Hall	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
168	Hall A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
169	Hall B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
170	Hall C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
171	Hall D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
172	Hall C	Wood	Covebase	White	Negative	0.00	Intact
173	Hall D	Wood	Covebase	White	Negative	0.00	Intact
174	Bedroom 1	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
175	Bedroom 1A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
176	Bedroom 1B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
177	Bedroom 1C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
178	Bedroom 1D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
179	Bedroom 1B	Wood	Door	White	Negative	0.00	Intact
180	Bedroom 1B	Wood	Door Frame	White	Negative	0.00	Intact
181	Bedroom 1A	Wood	Closet Roll Door	White	Negative	0.00	Intact
182	Bedroom 1B	Wood	Window Sill	White	Negative	0.00	Intact
183	Bedroom 1D	Wood	Door	White	Negative	0.00	Intact
184	Bedroom 1D	Wood	Door Frame	White	Negative	0.00	Intact
185	Bedroom 2	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
186	Bedroom 2A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
187	Bedroom 2B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
188	Bedroom 2C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
189	Bedroom 2D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
190	Bedroom 2B	Wood	Window Sill	White	Negative	0.00	Intact
191	Bedroom 2D	Wood	Closet Roll Door	White	Negative	0.00	Intact
192	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
193	Bathroom A	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
194	Bathroom B	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
195	Bathroom C	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
196	Bathroom D	Gypsum Wallboard	Wall	Tan	Negative	0.00	Intact
197	Bathroom A	Wood	Door	White	Negative	0.00	Intact
198	Bathroom A	Wood	Door Frame	White	Negative	0.00	Intact
UNIT 5							
199	Standardize	---	---	---	---	---	---
200	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
201	Living/Dining Room A	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
202	Living/Dining Room A	Wood	Window Sill	White	Negative	0.00	Intact
203	Living/Dining Room A	Wood	Door frame	White	Negative	0.00	Intact
204	Living/Dining Room B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
205	Living/Dining Room C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
206	Living/Dining Room C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
207	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
208	Kitchen B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
209	Kitchen C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
210	Kitchen D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
211	Kitchen B	Wood	Cabinetry	Varnish	Negative	0.00	Intact
212	Bedroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
213	Bedroom A	Gypsum Wallboard	Wall	Brown	Negative	0.01	Intact
214	Bedroom B	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
215	Bedroom C	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
216	Bedroom D	Gypsum Wallboard	Wall	Brown	Negative	0.00	Intact
217	Bedroom B	Wood	Window Sill	White	Negative	0.00	Intact
218	Bedroom D	Wood	Door	White	Negative	0.00	Intact
219	Bedroom D	Wood	Door Frame	White	Negative	0.00	Intact
220	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
221	Bathroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
222	Bathroom B	Gypsum Wallboard	Wall	White	Negative	0.95	Intact
223	Bathroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
224	Bathroom D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
225	Bathroom D	Wood	Door	White	Negative	0.00	Intact
226	Bathroom D	Wood	Door frame	White	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
227	Bathroom C	Wood	Cabinetry	White	Negative	0.00	Intact
UNIT 6							
228	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.01	Intact
229	Living/Dining Room A	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
230	Living/Dining Room A	Wood	Window Sill	White	Negative	0.00	Intact
231	Living/Dining Room B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
232	Living/Dining Room C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
233	Living/Dining Room D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
234	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
235	Kitchen B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
236	Kitchen C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
237	Kitchen D	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
238	Kitchen A	Wood	Cabinetry	Varnish	Negative	0.00	Intact
239	Laundry Storage	Wood	Door	White	Negative	0.00	Intact
240	Laundry Storage	Wood	Door Frame	White	Negative	0.00	Intact
241	Bedroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
242	Bedroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
243	Bedroom B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
244	Bedroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
245	Bedroom D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
246	Bedroom A	Wood	Closet Roll Door	White	Negative	0.00	Intact
247	Bedroom B	Wood	Window Sill	White	Negative	0.00	Intact
248	Bedroom A	Wood	Door	White	Negative	0.00	Intact
249	Bedroom A	Wood	Door Frame	White	Negative	0.00	Intact
250	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
251	Bathroom A	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
252	Bathroom B	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
253	Bathroom C	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
254	Bathroom D	Gypsum Wallboard	Wall	Yellow	Negative	0.00	Intact
255	Bathroom A	Wood	Cabinetry	Yellow	Negative	0.00	Intact
256	Bathroom D	Wood	Door	White	Negative	0.00	Intact
257	Bathroom D	Wood	Door Frame	White	Negative	0.00	Intact
UNIT 8							
258	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
259	Living/Dining Room A	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
260	Living/Dining Room B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
261	Living/Dining Room C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
262	Living/Dining Room D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
263	Living/Dining Room D	Wood	Covebase	White	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
264	Living/Dining Room D	Wood	Window Sill	White	Negative	0.00	Intact
265	Living/Dining Room D	Wood	Window Sill	White	Negative	0.01	Intact
266	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.02	Intact
267	Kitchen A	Gypsum Wallboard	Wall	White	Negative	0.02	Intact
268	Kitchen B	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
269	Kitchen C	Gypsum Wallboard	Wall	White	Negative	0.06	Intact
270	Kitchen C	Wood	Cabinetry	Varnish	Negative	0.00	Intact
271	Bedroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
272	Bedroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
273	Bedroom B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
274	Bedroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
275	Bedroom D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
276	Bedroom A	Wood	Door	White	Negative	0.00	Intact
277	Bedroom A	Wood	Door Frame	White	Negative	0.00	Intact
278	Bedroom A	Wood	Covebase	White	Negative	0.00	Intact
279	Bedroom C	Wood	Window Sill	White	Negative	0.00	Intact
280	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.02	Intact
281	Bathroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
282	Bathroom B	Gypsum Wallboard	Wall	White	Negative	0.02	Intact
283	Bathroom C	Gypsum Wallboard	Wall	White	Negative	0.01	Intact
284	Bathroom D	Gypsum Wallboard	Wall	White	Negative	0.03	Intact
285	Bathroom D	Wood	Door	White	Negative	0.00	Intact
286	Bathroom D	Wood	Door Frame	White	Negative	0.03	Intact
287	Bathroom A	Wood	Covebase (around sink)	White	Negative	0.00	Intact
288	Laundry Storage A	Wood	Door	White	Negative	0.00	Intact
289	Laundry Storage A	Wood	Door Frame	White	Negative	0.00	Intact
UNIT 7							
290	Living/Dining Room	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
291	Living/Dining Room A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
292	Living/Dining Room B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
293	Living/Dining Room C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
294	Living/Dining Room D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
295	Living/Dining Room D	Wood	Covebase	White	Negative	0.01	Intact
296	Living/Dining Room D	Wood	Window Sill	White	Negative	0.00	Intact
297	Kitchen	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
298	Kitchen B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
299	Kitchen C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
300	Kitchen D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
301	Kitchen B	Wood	Cabinetry	Varnish	Negative	0.00	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
302	Bedroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
303	Bedroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
304	Bedroom B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
305	Bedroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
306	Bedroom D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
307	Bedroom A	Wood	Door	White	Negative	0.00	Intact
308	Bedroom A	Wood	Door Frame	White	Negative	0.00	Intact
309	Bedroom A	Wood	Covebase	White	Negative	0.00	Intact
310	Bedroom C	Wood	Window Sill	White	Negative	0.00	Intact
311	Bathroom	Gypsum Wallboard	Ceiling	White	Negative	0.00	Intact
312	Bathroom A	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
313	Bathroom B	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
314	Bathroom C	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
315	Bathroom D	Gypsum Wallboard	Wall	White	Negative	0.00	Intact
316	Bathroom D	Wood	Door	White	Negative	0.00	Intact
317	Bathroom D	Wood	Door Frame	White	Negative	0.00	Intact
318	Bathroom D	Wood	Covebase (around sink)	White	Negative	0.00	Intact
319	Laundry Storage A	Wood	Door	White	Negative	0.01	Intact
320	Laundry Storage A	Wood	Door Frame	White	Negative	0.00	Intact
321	Exterior A	Metal	Screen Door Frame	Black	Negative	0.00	Intact
322	Exterior A	Wood	Column	Brown	Negative	0.00	Intact
323	Exterior A	Wood	Column	Brown	Negative	0.00	Intact
324	Exterior A	Wood	Column	Brown	Negative	0.00	Intact
325	Exterior A	Metal	Door	Brown	Negative	0.01	Intact
326	Exterior A	Metal	Door Frame	Brown	Negative	0.00	Intact
327	Exterior A	Metal	Door	Brown	Negative	0.00	Intact
328	Exterior A	Metal	Door Frame	Brown	Negative	0.00	Intact
329	Exterior A	Wood	Siding	Brown	Negative	0.00	Intact
330	Exterior A	Wood	Soffit	Brown	Negative	0.00	Intact
331	Exterior A	Wood	Hand Rail	Brown	Negative	0.00	Intact
332	Exterior A	Wood	Banister	Brown	Negative	0.00	Intact
333	Exterior D	Wood	Stair Riser	Brown	Negative	0.00	Intact
334	Exterior D	Wood	Stair Tread	Brown	Negative	0.00	Intact
335	Exterior D	Wood	Handrail	Brown	Negative	0.00	Intact
336	Exterior D	Wood	Column	Brown	Negative	0.00	Intact
337	Exterior D	Wood	Column	Brown	Negative	0.00	Intact
338	Exterior D	Metal	Door	Brown	Negative	0.01	Intact
339	Exterior D	Metal	Door Frame	Brown	Negative	0.23	Intact
340	Exterior D	Metal	Door	Brown	Negative	0.01	Intact

Reading	Test Location	Substrate	Component	Color	Positive/Negative	XRF Reading	Condition
341	Exterior D	Metal	Door Frame	Brown	Negative	0.16	Intact
342	Exterior D	Wood	Soffit	Brown	Negative	0.00	Intact
343	Exterior D	Metal	Downspout	Brown	Negative	0.00	Intact
344	Exterior D	Metal	Downspout	Brown	Negative	0.00	Intact
345	Exterior C	Wood	Crawlspace Cover	Brown	Negative	0.00	Intact
346	Exterior C	Wood	Crawlspace Cover Frame	Brown	Negative	0.16	Intact
347	Exterior C	Wood	Trim At Roof	Brown	Negative	0.00	Intact
348	Exterior B	Wood	Soffit	Brown	Negative	0.01	Intact
349	Exterior B	Wood	Trim at Roof	Brown	Negative	0.00	Intact
350	Exterior B	Wood	Gas Meter Panel	Red	Negative	0.22	Intact
351	Exterior B	Metal	Downspout	Brown	Negative	0.00	Intact
352	Exterior B	Metal	Pipe	Brown	Negative	0.00	Intact

TAB 2
Certifications



STATE OF WASHINGTON

Department of Commerce Lead-Based Paint Program

Janet J. Murphy

Has fulfilled the certification requirements of Washington Administrative code (WAC) 365-230 and has been certified to conduct lead-based paint activities pursuant to WAC 365-230-200 as a:

Risk Assessor

Certification #

0258

Issuance Date

3/23/2016

Expiration Date

3/8/2019

STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Abatement Firm

PBS Engineering & Environmental Inc.

*Has fulfilled the certification requirements of
WAC 365-230
and has been certified to conduct lead-based
paint activities.*

Certification #

178

Issuance Date

05/24/2017

Expiration Date

09/03/2019



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

3317 3rd Avenue S, Suite D, Seattle, WA 98134

Laboratory ID: 167337

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

LABORATORY ACCREDITATION PROGRAMS

- INDUSTRIAL HYGIENE
- ENVIRONMENTAL LEAD
- ENVIRONMENTAL MICROBIOLOGY
- FOOD
- UNIQUE SCOPES

- Accreditation Expires: June 01, 2019
- Accreditation Expires: December 01, 2018
- Accreditation Expires:
- Accreditation Expires:

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

William Walsh

William Walsh, CIH
Chairperson, Analytical Accreditation Board

Cheryl O. Morton

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

Revision 15: 03/30/2016

Date Issued: 05/31/2017



AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

EMSL Analytical, Inc.

3317 3rd Avenue S, Suite D, Seattle, WA 98134

Laboratory ID: **167337**

Issue Date: 05/31/2017

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA-LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 06/01/2017

Field of Testing (FoT)	Technology sub-type/ Detector	Method	Method Description <i>(for internal methods only)</i>
Paint		EPA SW-846 3050B	
		EPA SW-846 3051A	
		EPA SW-846 7000B	
Soil		EPA SW-846 3050B	
		EPA SW-846 3051A	
		EPA SW-846 7000B	
Settled Dust by Wipe		EPA SW-846 3050B	
		EPA SW-846 3051A	
		EPA SW-846 7000B	
Airborne Dust		NIOSH 7082	

A complete listing of currently accredited Environmental Lead laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>