



Lead-Based Paint Inspection Report

"Spiritwood Manor"
1424 148th Ave. S.E.
Bellevue, WA 98007



Date Prepared
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Prepared for:
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1.0 SUMMARY

A lead-based paint inspection was conducted at Spiritwood Manor Apartments located at 1424 148th Ave. S.E., Bellevue, Washington. At the request of Mr. Hugh Watkinson of King County Housing Authority, Mr. Syed Hasan, a Washington CTED- certified Lead Risk Assessor and representative of NVL Laboratories, Inc conducted this lead-based paint inspection on September 29th, 30th and October 1st, 2009

Painted surfaces were evaluated with a Niton XLP 300A spectrum analyzer, serial number 17840NR9395. Exterior and interior living areas were evaluated for lead hazards.

The instrument was auto-calibrated just prior to testing. Immediately after a NIST reference sample was tested in triplicate. These values were averaged and found to be within the accepted limits (NIST SRM used for calibration was 1.04 +/- 0.06). Calibration check was also performed at the end of the testing for each day/shift.

All building components facing the main entrance into each unit are labeled as A and increases clockwise or anti clockwise depending on the floor plan. Room equivalent (an identifiable part of a residence such as a room, house exterior, staircase, hallway, or a painted exterior area) is numbered starting at the entry hallway and increases clockwise or anti-clockwise (depending on the floor plan) as indicated in Appendix B (Floor Plan).

Components are numbered from left to right when facing that particular side (stairwells). Main entrance into laundry room is labeled as Side A and increases clockwise.

For exterior testing, the parking lot is considered to be Side A, and increased clockwise.

Twenty six (26) out of total one hundred twenty nine (129) units, exterior painted components (stairwells and fences), and common areas (laundry rooms, pavilion) were tested for lead-based paint, as per Table 7-3 of HUD Guidelines.

SITE DESCRIPTION

This is a 129 unit apartment complex split into fourteen separate structures (Building A, B, C, D, E, F, G, H, I, K, L, M, N, P) for tenants. There are total of six laundry rooms (with storage areas) and a pavilion. There are twelve one-bedroom units, sixty two two-bedroom units, and fifty six three bedroom units in this complex.

The primary external components are concrete footing/foundation and vinyl siding. Gutters and downspouts are metal. Windows are aluminum framed windows. Door systems (Doors and door casings), closet door systems (closet doors and closet casings), window stools, and baseboards are wood with a combination of paint. Some units have pre-fabricated closet doors, where as some have wood with paint on them.

The floor plan is the same for each type of unit (one, two or three bedroom units). Each unit includes an entry area, a living room/dinette, a kitchen, one bathroom, and one, two or three bedrooms.

The interior walls and ceilings are drywall throughout.

The kitchen has wooden cabinets split in two halves with clear stain/varnish. Some units have newer replaced cabinets.

The floors are carpeted in the hallway, living room/dinette and bedrooms. There is 12x12 vinyl floor tile in the bathroom and kitchen.

The windows are aluminum framed windows. The window stools are wood with paint.

The door system (door and door casing) are wood with paint.

The baseboards are wood with paint.

The exterior siding and soffit are enclosed in vinyl.

The exterior stairwells have wood rail and stringer, with paint.

The paint on the interior is mostly in "Fair" condition. The exterior fence and stair rail/stringer is noted to be in "Poor" condition, but they have all tested "Negative" for lead-based paint.

2.0 FINDINGS

Painted Surfaces:

The condition of paint films are rated as Intact, Fair, or Poor as per HUD guidelines. These paint film conditions vary depending on whether it is an interior or exterior surface, large surface or small building component. An "Intact" paint film has no significant evidence of paint failure.

Paint films that are in "Fair" condition have some paint failure in the form of peeling or chipping paint, chalking, or signs of friction impact. Although lead-based paint in fair condition would have some form of paint failure, it is below accepted de-minimus levels and is not considered to be an immediate hazard.

A complete lead-based paint inspection of the subject property was conducted. The federal (EPA) and state (CTED) definition of Lead-Based Paint is presence of Lead (Pb) at or above **1.0 mg/cm²** or **0.5 % by weight** in the paint (WAC 365-230).

A total of one thousand four hundred seventy (1470) shots of XRF (including calibration readings) were taken on the interior and exterior painted components.

Out of one thousand four hundred forty nine (1449) testing combinations tested within the subject apartment complex, **NONE (0)** of the testing combinations have tested positive for lead-based paint (at or above EPA/CTED threshold of **1.0 mg/cm²**).

A detailed summary of components tested can be found in Appendix A, B and C (XRF and Calibration Data).

3.0 LABORATORY INFORMATION

Laboratory Analysis

Samples showing inconclusive results by XRF are collected and analyzed in our laboratory using Flame Atomic Absorption or Graphite Furnace depending upon the detection limit requirement for a given sample. No paint chip sample for Flame AA analysis was collected from the site since none of the XRF results were reported as inconclusive.

Laboratory Accreditation

AIHA-ELLAP: American Industrial Hygiene Association (AIHA) under the Environmental Lead Laboratory Accreditation Program (ELLAP). The ELLAP accreditation is required for a lab performing paint, soil or dust analysis for the presence of lead (Pb) to be in compliance under EPA National Lead Laboratory Accreditation program (NLLAC)

AIHA-IHLAP: American Industrial Hygiene Association (AIHA) under the Industrial Hygiene Laboratory Accreditation Program (IHLAP). The IHLAP program is designed specifically for laboratories involved in analyzing samples to evaluate workplace exposure. (Cert. No. 101861).

DOE: Accredited by Department of Ecology for RCRA metals analysis.

4.0 CONCLUSION AND RECOMMENDATION

- Lead-based paint was **not discovered** during the lead-based paint inspection of “Spiritwood Manor Apartments” located at 1424 148th Ave. S.E., Bellevue, WA 98007 on September 29th, 30th, and October 1st, 2009.
- A copy of this report must be provided to new tenants and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745). Landlords and sellers are also required to distribute an educational pamphlet to ensure that parents have information they need to protect their children from lead-based paint hazards.
- Those surfaces that do not contain lead-based paint at or above federal standards (1.0 mg/cm² or 0.5 percent by weight) may still pose a hazard if disturbed.
- Occupational Safety and Health Administration (OSHA) has regulations covering worker safety and health that may apply when any painted surface (whether lead-based paint or not) is disturbed.

5.0 LIMITATIONS

This Lead-Based Paint Inspection Report has been prepared for the exclusive use of the Client named herein at the specified Site Address. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. NVL Laboratories, Inc. (NVL) accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This report is based upon and conducted in accordance with HUD Guidelines and CTED rules in effect at the time of this inspection. NVL has no duty to update this report based on subsequent regulatory changes.

NVL is not responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Areas not accessible at the time of the Inspection are excluded from this report. NVL also notes that the facts and conditions referenced in this report may change overtime, and that the conclusions set forth here are applicable to the facts and conditions as described at the time of this report. We believe that the conditions stated here are factual, but no guarantee is made or implied.

This document is the sole property of NVL Laboratories and the property owner, or his agent, authorizing this Inspection.

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