

Lead-Based Paint Survey Report

For

**City of Colorado Springs
Housing Development Division
30 S Nevada Ave, Suite 604
Colorado Springs, CO 80903**

**Heidi Van Dolah
1410 Bennett Ave
Colorado Springs, CO 80909**

719-330-0836

**For the Dwelling Located at:
1410 Bennett Ave
Colorado Springs, CO 80909**

Performed By

**John C. Burnside
Certified Lead-Based Paint Inspector/Risk Assessor
Colorado Certification 11876**

**Burnside Enterprises, LLC
4030 Zurich Drive
Colorado Springs, CO 80920
(719)-596-4656**

May 26, 2015

Survey Background Information

Burnside Enterprises, LLC has completed a limited lead-based paint survey at 1410 Bennett Ave, Colorado Springs, CO 80909, which was performed on May 26, 2015. The dwelling interior consists of drywall with the exterior consisting of aluminum siding with aluminum trim. The structure is approximately 864 square feet and built in 1956. The area surveyed for lead-based paint included the items and components as listed in the following scope written by Paul Morrow. No other areas were surveyed.

Scope:

Main and Lower level - All of the carpet. In the main open area of the lower level there is some red VCT tile showing that I would like to know if it has asbestos.

- In the main area of the lower level, a bar/cabinetry countertop was removed and the wall needs repaired, I'm curious if the texture/joint compound has asbestos.
- Paint – I'm planning to paint as many areas as possible that have not been painted recently, including drywall repair if necessary. Excluding the large laundry room downstairs.
- Windows – all windows will be replaced except for the vinyl, newer windows.
- Downstairs bathroom – not sure if the original wallboard joint compound or texture had asbestos or if any remnant hazard exists. Currently, cement board covers most of the surfaces and some mirrored tiles and panelboard remains. Not sure if the panelboard is suspect for asbestos or mastic behind mirror tiles?

The standard for lead-based paint, as per HUD/EPA and the State of Colorado standard for XRF measurement of $\geq 1.0 \text{ mg/cm}^2$ as being classified as positive for lead-based paint was followed. All requirements for the NITON XRF contained in the Performance Characteristics Sheet for the NITON XLp-300 were followed.

The painted surfaces in the rooms are identified as components, which can generally be defined as architectural features of the building. Components consist of walls, ceilings, floors, doors, door jambs, window sashes, window sills, stair treads, etc. These are the visible parts of the building. Painted and/or stained components are tested. Each component may be represented many times in a single room. For example, there are generally baseboards on all walls in a room. It is not necessary to test each of these baseboards in the room as long as they appear to have the same paint history. Components covered with vinyl and/or metal siding are not inspected (as these surfaces below these components are not visible or accessible for this survey. This does leave the possibility that lead-based painted components could be located beneath these coverings). The A side would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls and/or components in a clockwise rotation.

Testing was performed using a NITON XLp-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979.

Executive Summary

A limited survey for lead-based paint was performed at 1410 Bennett Ave, Colorado Springs, CO 80909, on May 26, 2015 by John Burnside of Burnside Enterprises, LLC (Colorado Certification 11738), 4030 Zurich Drive, Colorado Springs, CO 80920. Testing was performed using a NITON XLP-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979. The survey indicated that based upon the current HUD guideline levels, **no components in the surveyed area were found to contain lead-based paint above or equal to 1.0 mg/cm².**

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

This report is submitted by Burnside Enterprises, LLC and includes a visual survey and X-Ray Fluorescence (XRF) analysis of the readily accessible painted and stained components in the surveyed area. The intent of this report is to identify if lead-based paint is present in the surveyed area, and if so, what components are affected. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection.

Burnside Enterprises, LLC, makes no warranty, guarantee, or representation, expressed or implied, with respect to the effectiveness of any construction methods or activities regarding the containment and/or removal of lead-based paint. Our liability (Burnside Enterprises, LLC) is limited to the component surfaces that we are authorized to test using equipment, methods and procedures as set forth in the current acceptable industry guidelines, Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and Colorado regulation No. 19. Burnside Enterprises, LLC assumes no responsibility for any injury to individuals or property, or for any financial loss, sustained as a result of the incorrect use or application of this report.

This report must be considered solely as a resource document representing a consensus of opinion. It is intended that this document serve as a guideline for owners or others in development of plans and activities that may be required in dealing with lead-based paint surfaces that may exist on the property. It is not the purpose or burden of this document to provide all embracing answers to every problem of lead paint. Users bear all risks associated with reliance on these results and shall have the sole responsibility to evaluate the information contained herein and to form their own independent judgments on the use of this information as may be appropriate to specific circumstances or actions.

The report also does not include evaluation of water, materials not visible (behind wall, ceiling, or floor surfaces), or adjacent property for the presence of lead hazards. Any other environmental hazards that may be found at this property are outside the scope of this report.

The paint survey report is for the exclusive private use of Colorado Springs Housing Development and Heidi Van Dolah and the professional services of Burnside Enterprises, LLC and undertaken for and performed in the interest of Colorado Springs Housing Development and Heidi Van Dolah. No contractual obligation is assumed for the benefit of any other person or company involved with this dwelling. Use of or reliance upon the report by other parties or for other transactions is strictly prohibited unless required by law (i.e. tenant disclosure, real estate transaction).

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in

their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The information that follows in this report are the testing results and inspector certification that comprise the basis of this report.

A handwritten signature in cursive script that reads "John Burnside".

Date: May 26, 2015

John Burnside

Burnside Enterprises, LLC - CO Inspector/Risk Assessor No. 11876

Information Page

Colorado Certified Firm

Name: Burnside Enterprises, LLC
Address: 4030 Zurich Drive, Colorado Springs, CO 80920
Phone: (719) 596-4656
Firm Certificate # 11738

Colorado Certified Lead Inspector/Risk Assessor

Name: John Burnside
Address: 4030 Zurich Drive, Colorado Springs, CO 80920
Phone: (719) 596-4656
Certificate # 11876

XRF Data

XRF Manufacturer NITON Corporation
XRF Model number XLp-300A
XRF Serial number 94979
Locations Tested See any included XRF data results
QA/QC Procedures HUD and the manufacturer's recommended calibration checks were performed

NLLAP Lab – For Laboratory Samples

Name: EMSL Analytical, Inc.
Address: 2001 East 52nd St, Indianapolis, IN 46205
Phone: 317-803-2997
Accreditation # 157245
Dust & Soil Method: EPA SW846,7420 – implementing a microwave-assisted digestion process

XRF READINGS

Note: Under the heading “Side” listed in the following data table, the listing “A” would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls in a clockwise rotation.

No	Floor	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
1		Calibrate							Positive	1	mg/cm2
2		Calibrate							Positive	1	mg/cm2
3		Calibrate							Positive	1	mg/cm2
4		Exterior	A	Window	Frame	Metal	Grey	Intact	Negative	0.17	mg/cm2
5		Exterior	A	Ovhd Door		Wood	White	Fair	Negative	0	mg/cm2
6		Exterior	A	Wall	Foundation	Concrete	Grey	Intact	Negative	0.04	mg/cm2
7		Exterior	B	Window	Sash	Wood	White	Intact	Negative	0.5	mg/cm2
8		Exterior	C	Window	Sash	Wood	White	Fair	Negative	0.7	mg/cm2
9		Exterior	C	Window	Frame	Metal	Grey	Intact	Negative	0.07	mg/cm2
10		Exterior	C	Wall	Foundation	Concrete	Grey	Intact	Negative	0.02	mg/cm2
11		Exterior	D	Wall	Foundation	Concrete	Grey	Intact	Negative	0.01	mg/cm2
12		Exterior	D	Window	Frame	Metal	Grey	Intact	Negative	0.07	mg/cm2
13	Bsmt	Bathroom	D	Wall		Drywall	White	Intact	Negative	0.06	mg/cm2
14	Bsmt	Bathroom	A	Cased Doorway	Jamb	Wood	White	Intact	Negative	0.01	mg/cm2
15	Bsmt	Bedroom NE	A	Ceiling		Drywall	White	Intact	Negative	0.1	mg/cm2
16	Bsmt	Bedroom NE	A	Wall		Drywall	Black	Intact	Negative	0.07	mg/cm2
17	Bsmt	Bedroom NE	B	Wall		Drywall	Black	Intact	Negative	0.01	mg/cm2
18	Bsmt	Bedroom NE	C	Wall		Drywall	Black	Intact	Negative	0.02	mg/cm2
19	Bsmt	Bedroom NE	D	Wall		Drywall	Black	Intact	Negative	0.05	mg/cm2
20	Bsmt	Bedroom NE	D	Window	Casing	Wood	Black	Intact	Negative	0.05	mg/cm2
21	Bsmt	Bedroom NE	D	Window	Frame	Metal	Black	Intact	Negative	0.09	mg/cm2
22	Bsmt	Bedroom NE	B	Door	Casing	Wood	Black	Intact	Negative	0	mg/cm2
23	Bsmt	Bedroom NW	A	Ceiling		Drywall	White	Intact	Negative	0	mg/cm2
24	Bsmt	Bedroom NW	A	Wall		Drywall	Black	Intact	Negative	0	mg/cm2
25	Bsmt	Bedroom NW	B	Wall		Drywall	White	Intact	Negative	0	mg/cm2
26	Bsmt	Bedroom NW	C	Wall		Drywall	Black	Intact	Negative	0	mg/cm2
27	Bsmt	Bedroom NW	D	Wall		Drywall	White	Intact	Negative	0	mg/cm2
28	Bsmt	Bedroom NW	C	Window	Casing	Wood	White	Intact	Negative	0.4	mg/cm2
29	Bsmt	Bedroom NW	C	Window	Frame	Metal	White	Intact	Negative	0.07	mg/cm2
30	Bsmt	Bedroom NW	B	Door	Jamb	Wood	White	Intact	Negative	0.02	mg/cm2
31	Bsmt	Bedroom NW	B	Door		Wood	White	Intact	Negative	0	mg/cm2
32	Bsmt	Living Room	A	Ceiling		Drywall	White	Intact	Negative	0.01	mg/cm2
33	Bsmt	Living Room	A	Wall		Drywall	White	Intact	Negative	0.01	mg/cm2
34	Bsmt	Living Room	B	Wall		Drywall	White	Intact	Negative	0	mg/cm2
35	Bsmt	Living Room	C	Wall		Drywall	White	Intact	Negative	0	mg/cm2
36	Bsmt	Living Room	D	Wall		Drywall	White	Intact	Negative	0	mg/cm2
37	Bsmt	Living Room	A	Window	Casing	Wood	White	Intact	Negative	0.11	mg/cm2
38	Bsmt	Living Room	A	Window	Frame	Metal	White	Intact	Negative	0.1	mg/cm2

39	Ground	Bathroom	A	Ceiling		Drywall	White	Intact	Negative	0	mg/cm2
40	Ground	Bathroom	A	Wall		Drywall	Green	Intact	Negative	0	mg/cm2
41	Ground	Bedroom NE	A	Window	Casing	Wood	White	Intact	Negative	0.08	mg/cm2
42	Ground	Bedroom NW	B	Wall		Drywall	Blue	Intact	Negative	0.04	mg/cm2
43	Ground	Bedroom NW	D	Window	Casing	Wood	Blue	Intact	Negative	0.14	mg/cm2
44	Ground	Kitchen	A	Ceiling		Drywall	White	Intact	Negative	0	mg/cm2
45	Ground	Kitchen	A	Wall		Drywall	Blue	Intact	Negative	0.04	mg/cm2
46	Ground	Kitchen	B	Wall		Drywall	Purple	Intact	Negative	0.04	mg/cm2
47	Ground	Kitchen	C	Wall		Drywall	White	Intact	Negative	0.05	mg/cm2
48	Ground	Living Room	A	Ceiling		Drywall	White	Intact	Negative	0	mg/cm2
49	Ground	Living Room	A	Wall		Drywall	Yellow	Intact	Negative	0	mg/cm2
50	Ground	Living Room	B	Wall		Drywall	Yellow	Intact	Negative	0.01	mg/cm2
51	Ground	Living Room	C	Wall		Drywall	Yellow	Intact	Negative	0	mg/cm2
52	Ground	Living Room	D	Wall		Drywall	Red	Intact	Negative	0	mg/cm2
53	Ground	Living Room	A	Door	Casing	Wood	White	Intact	Negative	0.02	mg/cm2
54	Ground	Living Room	A	Door		Wood	Stained	Intact	Negative	0	mg/cm2
55	Ground	Living Room	A	Floor		Wood	Stained	Intact	Negative	0.06	mg/cm2
56	Ground	Living Room	A	Window	Casing	Wood	White	Intact	Negative	0.04	mg/cm2
57		Calibrate							Positive	1.1	mg/cm2
58		Calibrate							Positive	1	mg/cm2
59		Calibrate							Positive	1	mg/cm2

CERTIFICATIONS



Colorado Department
of Public Health
and Environment

Lead Evaluation Firm Certificate

This certifies that

Burnside Enterprises, LLC

LEF No.: 11738

has met the requirements of 25-7-1104, C.R.S. and Air Quality Control Commission Regulation No. 19, and is hereby certified by the state of Colorado to perform lead-based paint evaluation activities in the state of Colorado.

Issued: April 26, 2015

Expires: April 26, 2016

Authorized APCD Representative

SEAL



Colorado Department
of Public Health
and Environment

LEAD-BASED PAINT CERTIFICATION*

This certifies that

John Burnside

Certification No.: 11876

has met the requirements of 25-7-1104, C.R.S. and Air Quality Control
Commission Regulation No. 19, and is hereby certified by the state of
Colorado in the following discipline:

Risk Assessor*

Issued: December 09, 2014

Expires: December 09, 2015

** This certificate is valid only with the possession of a valid
lead-based paint training certificate in the discipline specified
above, issued by either a Colorado approved training provider,
an EPA approved training provider, or a training provider
approved by another EPA authorized program.*


Authorized APCD Representative
SEAL