

Lead-Based Paint Survey Report

For

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

**David & Jennifer Guerrero
3721 Windflower Circle
Colorado Springs, CO 80918**

805-217-1588

**For the Dwelling Located at:
3721 Windflower Circle
Colorado Springs, CO 80918**

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 1, 2015

Survey Background Information

Burnside Enterprises, LLC has completed a limited lead-based paint survey at 3721 Windflower Circle, Colorado Springs, CO 80918, which was performed on May 1, 2015. The dwelling interior consists of drywall with the exterior consisting of wood siding with wood trim. Aluminum and wood windows were present in the house. The structure is approximately 937 square feet and built in 1967. The area surveyed for lead-based paint included the basement bathroom, components at the two exterior doors and components at the windows (interior & exterior). No other areas were surveyed.

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 3721 Windflower Circle, Colorado Springs, CO 80918, on May 1, 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 David & Jennifer Guerrero and the professional services of Burnside Enterprises, LLC and undertaken for and performed in the interest of Colorado Springs Housing Development and David & Jennifer Guerrero. 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 1, 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	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	Bathroom Bsmt	A	Ceiling		Drywall	White	Intact	Negative	0	mg/cm2
5	Bathroom Bsmt	A	Wall		Drywall	White	Intact	Negative	0	mg/cm2
6	Bathroom Bsmt	B	Wall		Wood	White	Intact	Negative	0	mg/cm2
7	Bathroom Bsmt	D	Wall		Drywall	White	Intact	Negative	0	mg/cm2
8	Bathroom Bsmt	D	Wall	Crown Mldg	Wood	Blue	Intact	Negative	0	mg/cm2
9	Bathroom Bsmt	D	Wall	Baseboard	Wood	Blue	Intact	Negative	0	mg/cm2
10	Bathroom Bsmt	C	Tub Lower Wall		Wood	White	Intact	Negative	0	mg/cm2
11	Bathroom Bsmt	D	Door	Jamb	Wood	White	Intact	Negative	0	mg/cm2
12	Bathroom Bsmt	D	Door		Wood	White	Intact	Negative	0	mg/cm2
13	Bathroom Bsmt	D	Door	Casing	Wood	Blue	Intact	Negative	0	mg/cm2
14	Bathroom Bsmt	B	Cabinet	Door	Wood	White	Intact	Negative	0	mg/cm2
15	Bathroom Bsmt	B	Cabinet	Frame	Wood	White	Intact	Negative	0	mg/cm2
16	Bedroom Bsmt SE	C	Wall		Drywall	Blue	Intact	Negative	0	mg/cm2
17	Bedroom Bsmt SE	D	Wall		Drywall	Blue	Intact	Negative	0	mg/cm2
18	Bedroom Bsmt SE	D	Window	Frame	Metal	Off-White	Poor	Negative	0.01	mg/cm2
19	Bedroom Bsmt SW	A	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
20	Bedroom Bsmt SW	A	Wall		Drywall	Pink	Intact	Negative	0	mg/cm2
21	Bedroom Bsmt SW	D	Wall		Drywall	Pink	Intact	Negative	0	mg/cm2
22	Living Room Bsmt	A	Wall		Drywall	White	Intact	Negative	0	mg/cm2
23	Living Room Bsmt	A	Window	Frame	Metal	White	Intact	Negative	0.01	mg/cm2
24	Utility Room	C	Wall		Drywall	White	Intact	Negative	0	mg/cm2
25	Living Room Grnd	A	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
26	Living Room Grnd	A	Wall		Drywall	Grey	Intact	Negative	0	mg/cm2
27	Living Room Grnd	A	Door	Casing	Wood	White	Intact	Negative	0	mg/cm2
28	Living Room Grnd	A	Door		Metal	White	Intact	Negative	0	mg/cm2
29	Kitchen	C	Door	Casing	Wood	White	Intact	Negative	0	mg/cm2
30	Kitchen	C	Door		Wood	White	Intact	Negative	0.01	mg/cm2
31	Kitchen	C	Window	Casing	Wood	Stained	Intact	Negative	0	mg/cm2
32	Kitchen	C	Window	Sill	Wood	Stained	Intact	Negative	0	mg/cm2
33	Kitchen	C	Wall		Drywall	Blue	Intact	Negative	0	mg/cm2
34	Kitchen	C	Wall		Wood	White	Intact	Negative	0	mg/cm2
35	Bedroom Grnd SE	C	Wall		Wood	Paneling	Intact	Negative	0	mg/cm2
36	Bedroom Grnd SE	C	Window	Casing	Wood	Stained	Intact	Negative	0	mg/cm2
37	Bedroom Grnd SE	C	Window	Sash	Wood	Stained	Intact	Negative	0	mg/cm2
38	Bedroom Grnd SW	A	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
39	Bedroom Grnd SW	A	Window	Sash	Wood	White	Intact	Negative	0	mg/cm2
40	Bedroom Grnd SW	A	Wall		Drywall	Grey	Intact	Negative	0	mg/cm2
41	Exterior	A	Door	Casing	Wood	White	Intact	Negative	0	mg/cm2
42	Exterior	A	Door	Jamb	Wood	White	Intact	Negative	0	mg/cm2
43	Exterior	A	Door		Metal	White	Intact	Negative	0	mg/cm2
44	Exterior	A	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
45	Exterior	A	Window	Sash	Wood	White	Intact	Negative	0	mg/cm2
46	Exterior	A	Window	Shutter	Metal	White	Intact	Negative	0	mg/cm2
47	Exterior	A	Window	Frame	Metal	White	Intact	Negative	0	mg/cm2
48	Exterior	A	Wall		Wood	Green	Intact	Negative	0.01	mg/cm2
49	Exterior	A	Wall	Foundation	Concrete	White	Intact	Negative	0	mg/cm2
50	Exterior	C	Wall		Wood	Green	Intact	Negative	0.13	mg/cm2
51	Exterior	C	Door	Casing	Wood	Green	Intact	Negative	0.01	mg/cm2
52	Exterior	C	Door	Jamb	Wood	White	Intact	Negative	0	mg/cm2
53	Exterior	C	Door		Wood	Blue	Intact	Negative	0	mg/cm2
54	Exterior	C	Window	Casing	Wood	Green	Intact	Negative	0	mg/cm2
55	Exterior	C	Window	Sash	Wood	White	Intact	Negative	0	mg/cm2
56	Exterior	C	Window	Frame	Metal	White	Intact	Negative	0	mg/cm2
57	Exterior	C	Wall	Foundation	Concrete	White	Intact	Negative	0	mg/cm2
58	Exterior	D	Wall	Foundation	Concrete	White	Intact	Negative	0	mg/cm2
59	Exterior	D	Window	Frame	Metal	White	Intact	Negative	0	mg/cm2
60	Calibrate							Positive	1	mg/cm2
61	Calibrate							Positive	1	mg/cm2
62	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