



LIMITED LEAD BASED PAINT INSPECTION REPORT

2222 Q Street Northwest

Washington, DC 20008

Report Date

April 7, 2025

Partner Project No.

25-482321.2

Prepared for:

The UIP Companies, Inc.
Washington, DC 20002



Building
Science



Environmental
Consulting



Construction &
Development



Board of Zoning Adjustment
District of Columbia
CASE NO. 21453
EXHIBIT NO. 24C
Energy &
Sustainability



April 7, 2025

Mr. Nick Calorio
The UIP Companies, Inc.
140 Q Street Northeast, Suite 140B
Washington, DC 20002

Subject: Limited Lead Based Paint Inspection Report
2222 Q Street Northwest
Washington, DC 20008
Partner Project No. 25-482321.2

Dear Mr. Calorio:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Limited Lead-based Paint Inspection* of the abovementioned address (the "subject property"). This Inspection was performed in general conformance with the scope and limitations as detailed in our fee proposal.

This Inspection included a site reconnaissance as well as sampling and analysis. An assessment was conducted, conclusions stated, and recommendations outlined, as necessary. We appreciate the opportunity to provide industrial hygiene services to The UIP Companies, Inc. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (774) 375-0007.

Sincerely,

Partner Engineering and Science, Inc.

James Previte
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) was contracted by The UIP Companies, Inc. to conduct a Limited Lead-based Paint (LBP) Inspection at a multi-family residential building located at 2222 Q Street Northwest, Washington, DC 20008. The painted and/or coated components were evaluated in 6 of the total 20 units and all common areas, in general accordance with the specifications described in the protocols for LBP Inspection in the Housing and Urban Development (HUD) Guidelines and applicable federal, state, and local regulations. The LBP Inspection at this property was performed on March 21, 2025 and March 24, 2025.

According to the HUD guidelines, a paint or coating that contains greater than or equal to 1.0 mg/cm² by X-ray fluorescence (XRF) or has a lead concentration of greater than or equal to 0.5 percent (0.5%) by weight as determined by paint chip sampling and atomic absorption analysis (AA) is considered LBP. The District of Columbia also uses an action level of 0.8 mg/cm².

During the Inspection, XRF testing was performed on at least one location per testing combination, except for interior walls, where four readings were taken (or one on each wall). The XRF testing was conducted using a handheld lead paint analyzer.

Partner has determined that LBP was detected at the subject property at or above 0.8 mg/cm².

Based on the results of the component decision-making criteria, the following component types were determined to be positive for LBP at the subject property:

- Baseboards: wood
- Wall surfaces: drywall
- Door surfaces: wood and metal
- Door casings: wood
- Door jambs: wood
- Window casings: wood and metal
- Windowsills: wood
- Window sashes: wood and metal
- Window guards: metal
- Ceiling: drywall
- Radiators: metal
- Cabinets: wood
- Newel posts: metal
- Treads: concrete
- Risers: concrete
- Stringers: metal
- Handrails: metal
- Access panel and panel casings: wood
- Shelves and shelf support: wood

It is understood that the property is scheduled for renovations and/or major conversion. Contractors performing renovation, repair and painting (RRP) projects that disturb LBP must be certified and must follow specific work practices to prevent lead contamination.

When conducting construction or demolition activities which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. Employers should consult Federal Occupational Safety and Health Administration (OSHA) Regulations at 29 CFR 1926.62, *Lead in Construction* standards for complete requirements prior to renovation or demolition activities.

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The following Appendices are attached at the end of this report.

APPENDICES

- Appendix A:** XRF Data Sheets
- Appendix B:** Site Plan and Unit Diagrams
- Appendix C:** Site Photographs
- Appendix D:** Certifications/Licenses
- Appendix E:** XRF Performance Characteristic Sheet

1.0 INTRODUCTION

1.1 Property Description

<i>Address:</i>	2222 Q Street Northwest, Washington, DC 20008
<i>Nature of Use:</i>	Multi-family Residential
<i>Number of Buildings:</i>	1
<i>Number of Units:</i>	20
<i>Number of Floors:</i>	5
<i>Building Square Footage (SF):</i>	36,228 SF
<i>Date of Construction:</i>	1923
<i>Number of Units Inspected</i>	6
<i>Inspector/License Number:</i>	Randy Paul, Risk Assessor, License Number #DC23-2601, Expiration Date: 10-5-2025
<i>EPA Lead Firm Number:</i>	LBP-F189356-2
<i>Assessment Date:</i>	March 21, 2025 and March 24, 2025.

1.2 Purpose and Scope

The purpose of this Lead-Based Paint Inspection was to determine whether lead-based paint (LBP) is present in a residential building including common areas and exterior surfaces. It is understood that the property is scheduled for renovations and/or major conversion.

The inspection was completed in general accordance with the United States Department of Housing and Urban Development (HUD) *Guidelines*.

2.0 LEAD BASED PAINT INSPECTION METHODOLOGY

2.1 Inspection Protocol

A Lead-Based Paint Inspection is a surface-by-surface investigation to determine the presence of LBP and the preparation of a report summarizing the results of the investigation. LBP may be present in target housing constructed prior to 1978. Some exceptions to LBP Inspections are housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling.

2.2 Dwelling and Common Area Selection

The specific units tested were chosen by the property management of the building. A total of 6 units were inspected at the subject property to evaluate for the presence of LBP. This is not the prescribed number of units required to be tested in a multi-family residential complex constructed prior to 1960 with 20 units. In addition, a representative number of interior common areas and exterior painted surfaces were tested for LBP at the subject property.

The following units were surveyed during this inspection:

• Unit 3	• Unit 24	• Unit 34
• Unit 43	• Unit 51	• Unit 52

2.3 Testing Combinations

Testing combinations at the subject property include the following:

- walls
- metal doors, wood doors, door casings, door jambs
- windowsills, window casings, window sashes, window guards
- baseboards, chair railings, other decorative trim moldings
- shelves, shelf support
- cabinets
- stair risers, stair stringers, stair handrails, stair newel posts, stair treads
- vents, access panel, access panel casings
- add additional testing combinations that are present

2.4 XRF Testing Protocol

On March 21, 2025 and March 24, 2025, Randy Paul, District of Columbia License Number: (#DC23-2601) performed a review of accessible areas of the subject building for the presence of suspect LBP. The painted/coated surfaces containing suspect LBP were analyzed and the data was recorded using a Viken Detection X-ray Fluorescence (XRF) analyzer.

The XRF uses a Cobalt 57 (Co) isotope radioactive source to 'excite' the atomic structure of painted surfaces. Once 'excited,' lead (Pb) atoms emit unique X-ray fluorescence radiation energy. The radiation detector within the XRF then translates these X-rays into a quantitative measure of lead concentration. If present, the XRF will determine the amount of lead in paint with a 95% confidence level. The lead concentrations are

reported in milligrams per square centimeter (mg/cm²). Each XRF has a Performance Characteristic Sheet (PCS), which is included as Appendix F.

Measurements were taken at locations representative of painted or coated surfaces for each different testing combination in the areas inspected. A testing combination is a unique combination of room equivalent, building component type, and substrate. In order to obtain a reading, the XRF analyzer is placed with the face of the instrument flush against the surface to be tested. It is then held in place for the duration of the sample, approximately 4 to 16 source seconds, or until the measurement has reached the acceptable range of accuracy.

XRF analysis yields the total lead content of a painted surface, thereby not distinguishing between individual concentrations of painted layers. The XRF was calibrated with a National Institute of Standards and Testing (NIST) calibration surface prior to and after analysis of painted surfaces according to the requirements outlined in the XRF PCS.

The orientation of the subject property is described using HUD's recommended guidelines, assigning the letters A, B, C, and D to each side of a building or unit. Side A corresponds to the main entrance of each building or unit. The remaining side identifications are assigned in a clockwise manner. Each tested component location is identified using the building and/or unit's assigned letter as a reference point.

2.5 Component Classification Criteria

According to HUD Guidelines, the decision that LBP is present facility wide is reached with 99 percent confidence if 15 percent or more of a particular testing combination are positive. The decision that LBP is not present throughout the testing combination at a property is reached if:

- 100 percent of the tested component types are negative; or
- 100 percent of the tested component types are classified as either negative or inconclusive and all of the inconclusive classifications have XRF readings less than the midpoint of the inconclusive range for the XRF in use.

For cases with greater than or equal to 5% positives and less than 15% positives, as well as no positives but greater than 15% high inconclusives, some confirmatory laboratory testing may be needed to reach a final conclusion. Alternatively, an assumption can be made that all inconclusives are positive.

For each testing combination with an inconclusive XRF reading at or above the midpoint of the inconclusive range, a paint-chip sample should be analyzed by a laboratory recognized by the EPA NLLAP for the analysis of lead in paint. If all the laboratory-analyzed samples are negative, it is not necessary to test inconclusive XRF results below the midpoint of the inconclusive range. If, however, any laboratory results are positive on a component type, all inconclusives equal to or above the midpoint of the inconclusive range should be analyzed, or they should be presumed to be positive.

Where a small fraction of XRF readings, less than 5 percent, of a particular component type are positive, several choices are available:

- First, the results may be confirmed by laboratory analysis, which is considered definitive. A laboratory lead result of 0.8 mg/cm² or greater (or 0.5 percent by weight or greater) is considered positive.

- Second, a second random sample (using unsampled units only) may be selected and component types in those units be tested. If less than 2.5% of the combined set of results is positive, the component type may be considered as having LBP in isolated locations, but not having LBP facility-wide, with a reasonable degree of confidence. Individual components that are classified positive should be considered as being lead-based painted and managed or abated appropriately.
- Finally, if it is decided not to confirm the results by laboratory analysis and not to take a second set of measurements, then the component type should be considered as having LBP facility-wide.

The percentages (2.5%, 5%, and 15%) were based on a large EPA field study of XRF instruments where there was a 98% chance of correctly concluding that LBP is either absent on all components or present on at least one component of a given type. Thus, the probability that a tested component type will be correctly classified is very high. Likewise, if a particular component type in the sampled units is classified as positive, that same component type in the unsampled units is also classified as positive. Furthermore, when LBP has been found in some units it must be managed or treated as such in those units, even if the inspection indicates that it is not present facility wide.

3.0 FINDINGS

3.1 Analytical Results

According to the HUD guidelines, a paint or coating that contains greater than or equal to 1.0 mg/cm² by XRF or has a lead concentration of greater than or equal to 0.5% by weight as determined by paint chip sampling and atomic absorption analysis (AA) is considered an LBP. The District of Columbia also uses an action level of 0.8 mg/cm².

A total of 792 XRF readings (including 54 calibration readings) were collected throughout the subject property. Of the 792 actual XRF readings, 450 measurements showed a lead content greater than or equal to 0.8 mg/cm², as assessed using an XRF instrument. Calibration measurements showed that the XRF was within control limits throughout the inspection.

XRF readings are included in **Appendix A** and Site Maps are included in **Appendix B**. Site photographs are included in **Appendix C**. Certifications are included in **Appendix E**.

The following painted surfaces are considered LBP per District of Columbia and U.S. HUD regulations:

<i>Table 1. XRF Inspection Results – Summary of Positive Results</i>			
<i>Location</i>	<i>Component</i>	<i>Substrate</i>	<i>Result (mg/cm²)</i>
Unit 3: living room	Wall surface	Drywall	1.0
Unit 3: living room	Baseboard	Wood	3.5
Unit 3: living room	Door casing	Wood	2.5
Unit 3: living room	Door jamb	Wood	3.6
Unit 3: living room	Window casing	Wood	4.6
Unit 3: living room	Windowsill	Wood	5.7
Unit 3: kitchen	Wall surface	Drywall	1.1
Unit 3: kitchen	Baseboard	Wood	2.6
Unit 3: kitchen	Door casing	Wood	1.5

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 3: kitchen	Door jamb	Wood	1.7
Unit 3: kitchen	Window casing	Wood	1.8
Unit 3: kitchen	Windowsill	Wood	1.5
Unit 3: hallway	Baseboard	Wood	4.3
Unit 3: hallway	Closet door casing	Wood	2.7
Unit 3: hallway	Closet door jamb	Wood	3.2
Unit 3: front bedroom	Baseboard	Wood	3.5
Unit 3: front bedroom	Door casing	Wood	2.6
Unit 3: front bedroom	Door jamb	Wood	3.6
Unit 3: front bedroom	Closet door casing	Wood	4.7
Unit 3: front bedroom	Closet door jamb	Wood	3.5
Unit 3: front bedroom	Window casing	Wood	5.7
Unit 3: front bedroom	Windowsill	Wood	6.2
Unit 3: bathroom	Wall surface	Drywall	2.8
Unit 3: bathroom	Wall surface	Drywall	7.8
Unit 3: bathroom	Wall surface	Drywall	6.4

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 3: bathroom	Wall surface	Drywall	5.7
Unit 3: bathroom	Door surface	Wood	1.2
Unit 3: bathroom	Door casing	Wood	9.9
Unit 3: bathroom	Door jamb	Wood	9.9
Unit 3: bathroom	Window casing	Wood	9.9
Unit 3: bathroom	Windowsill	Wood	3.5
Unit 3: rear bedroom	Wall surface	Drywall	0.9
Unit 3: rear bedroom	Baseboard	Wood	2.0
Unit 3: rear bedroom	Door surface	Wood	1.1
Unit 3: rear bedroom	Door casing	Wood	3.8
Unit 3: rear bedroom	Door jamb	Wood	1.7
Unit 3: rear bedroom	Closet door surface	Wood	1.1
Unit 3: rear bedroom	Closet door casing	Wood	3.9
Unit 3: rear bedroom	Closet door jamb	Wood	2.6

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 3: rear bedroom	Window casing	Wood	2.7
Unit 3: rear bedroom	Windowsill	Wood	4.3
Unit 24: living room	Wall surface	Drywall	3.4
Unit 24: living room	Wall surface	Drywall	1.0
Unit 24: living room	Wall surface	Drywall	1.6
Unit 24: living room	Wall surface	Drywall	0.9
Unit 24: living room	Baseboard	Wood	4.7
Unit 24: living room	Door casing	Wood	7.8
Unit 24: living room	Door jamb	Wood	6.5
Unit 24: living room	Window casing	Wood	9.9
Unit 24: hallway	Wall surface	Drywall	1.0
Unit 24: hallway	Wall surface	Drywall	1.1
Unit 24: hallway	Wall surface	Drywall	0.9
Unit 24: hallway	Wall surface	Drywall	1.1
Unit 24: hallway	Baseboard	Wood	9.7
Unit 24: hallway	Closet door casing	Wood	7.6

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 24: hallway	Closet door jamb	Wood	6.6
Unit 24: front bedroom	Wall surface	Drywall	1.0
Unit 24: front bedroom	Wall surface	Drywall	1.4
Unit 24: front bedroom	Wall surface	Drywall	3.1
Unit 24: front bedroom	Baseboard	Wood	3.4
Unit 24: front bedroom	Door casing	Wood	3.6
Unit 24: front bedroom	Door jamb	Wood	6.7
Unit 24: front bedroom	Closet door casing	Wood	6.7
Unit 24: front bedroom	Closet door jamb	Wood	4.6
Unit 24: front bedroom	Closet shelf support	Wood	1.9
Unit 24: front bedroom	Window casing	Wood	6.7
Unit 24: front bedroom	Windowsill	Wood	8.4
Unit 24: bathroom	Wall surface	Drywall	9.9
Unit 24: bathroom	Wall surface	Drywall	9.9

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 24: bathroom	Wall surface	Drywall	9.9
Unit 24: bathroom	Wall surface	Drywall	9.9
Unit 24: bathroom	Door casing	Wood	9.9
Unit 24: bathroom	Door jamb	Wood	9.9
Unit 24: bathroom	Window casing	Wood	9.9
Unit 24: bathroom	Windowsill	Wood	9.9
Unit 24: rear bedroom	Wall surface	Drywall	1.0
Unit 24: rear bedroom	Wall surface	Drywall	1.8
Unit 24: rear bedroom	Wall surface	Drywall	1.4
Unit 24: rear bedroom	Wall surface	Drywall	1.6
Unit 24: rear bedroom	Baseboard	Wood	3.4
Unit 24: rear bedroom	Door casing	Wood	3.6
Unit 24: rear bedroom	Door jamb	Wood	6.7
Unit 24: rear bedroom	Window casing	Wood	2.6

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 24: dining room	Wall surface	Drywall	0.9
Unit 24: dining room	Baseboard	Wood	3.4
Unit 24: dining room	Door casing	Wood	7.8
Unit 24: dining room	Door jamb	Wood	9.9
Unit 24: dining room	Window casing	Wood	9.5
Unit 24: dining room	Windowsill	Wood	9.6
Unit 24: kitchen	Wall surface	Drywall	9.6
Unit 24: kitchen	Wall surface	Drywall	9.9
Unit 24: kitchen	Wall surface	Drywall	9.9
Unit 24: kitchen	Baseboard	Wood	9.9
Unit 24: kitchen	Door casing	Wood	9.5
Unit 24: kitchen	Door jamb	Wood	9.9
Unit 24: kitchen	Window casing	Wood	9.9
Unit 24: kitchen	Windowsill	Wood	9.4
Unit 34: living room	Wall surface	Drywall	0.9
Unit 34: living room	Wall surface	Drywall	1.0

Table 1. XRF Inspection Results – Summary of Positive Results

<i>Location</i>	<i>Component</i>	<i>Substrate</i>	<i>Result (mg/cm²)</i>
Unit 34: living room	Wall surface	Drywall	1.1
Unit 34: living room	Wall surface	Drywall	0.9
Unit 34: living room	Baseboard	Wood	3.4
Unit 34: living room	Door casing	Wood	7.8
Unit 34: living room	Door jamb	Wood	6.5
Unit 34: living room	Window casing	Wood	9.9
Unit 34: hallway	Wall surface	Drywall	1.0
Unit 34: hallway	Wall surface	Drywall	1.1
Unit 34: hallway	Wall surface	Drywall	0.9
Unit 34: hallway	Wall surface	Drywall	1.1
Unit 34: hallway	Baseboard	Wood	9.7
Unit 34: hallway	Closet door casing	Wood	7.6
Unit 34: hallway	Closet door jamb	Wood	6.6
Unit 34: front bedroom	Wall surface	Drywall	1.0
Unit 34: front bedroom	Wall surface	Drywall	1.4
Unit 34: front bedroom	Wall surface	Drywall	3.1

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 34: front bedroom	Baseboard	Wood	3.4
Unit 34: front bedroom	Door casing	Wood	3.6
Unit 34: front bedroom	Door jamb	Wood	6.7
Unit 34: front bedroom	Closet door casing	Wood	6.7
Unit 34: front bedroom	Closet door jamb	Wood	4.6
Unit 34: front bedroom	Closet shelf support	Wood	1.9
Unit 34: front bedroom	Window casing	Wood	6.7
Unit 34: front bedroom	Windowsill	Wood	8.4
Unit 34: bathroom	Wall surface	Drywall	9.9
Unit 34: bathroom	Wall surface	Drywall	9.9
Unit 34: bathroom	Wall surface	Drywall	9.9
Unit 34: bathroom	Wall surface	Drywall	9.9
Unit 34: bathroom	Door casing	Wood	9.9
Unit 34: bathroom	Door jamb	Wood	9.9

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 34: bathroom	Window casing	Wood	9.9
Unit 34: bathroom	Windowsill	Wood	9.9
Unit 34: rear bedroom	Wall surface	Drywall	1.0
Unit 34: rear bedroom	Wall surface	Drywall	1.8
Unit 34: rear bedroom	Wall surface	Drywall	1.4
Unit 34: rear bedroom	Wall surface	Drywall	1.6
Unit 34: rear bedroom	Baseboard	Wood	3.4
Unit 34: rear bedroom	Door casing	Wood	3.6
Unit 34: rear bedroom	Door jamb	Wood	6.7
Unit 34: rear bedroom	Window casing	Wood	2.6
Unit 34: dining room	Wall surface	Drywall	0.9
Unit 34: dining room	Baseboard	Wood	3.4
Unit 34: dining room	Door casing	Wood	7.8
Unit 34: dining room	Door jamb	Wood	9.9

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 34: dining room	Window casing	Wood	9.5
Unit 34: dining room	Windowsill	Wood	9.6
Unit 34: kitchen	Wall surface	Drywall	9.6
Unit 34: kitchen	Wall surface	Drywall	9.9
Unit 34: kitchen	Wall surface	Drywall	9.9
Unit 34: kitchen	Baseboard	Wood	9.9
Unit 34: kitchen	Door casing	Wood	9.5
Unit 34: kitchen	Door jamb	Wood	9.9
Unit 34: kitchen	Window casing	Wood	9.9
Unit 34: kitchen	Windowsill	Wood	9.4
Unit 43: foyer	Wall surface	Drywall	1.0
Unit 43: foyer	Wall surface	Drywall	0.9
Unit 43: foyer	Wall surface	Drywall	1.0
Unit 43: foyer	Ceiling	Drywall	0.9
Unit 43: foyer	Baseboard	Wood	3.5
Unit 43: foyer	Door casing	Wood	2.5
Unit 43: foyer	Door jamb	Wood	3.6
Unit 43: foyer	Window casing	Wood	4.6
Unit 43: foyer	Windowsill	Wood	5.7

Table 1. XRF Inspection Results – Summary of Positive Results

<i>Location</i>	<i>Component</i>	<i>Substrate</i>	<i>Result (mg/cm²)</i>
Unit 43: kitchen	Wall surface	Drywall	1.1
Unit 43: kitchen	Wall surface	Drywall	1.0
Unit 43: kitchen	Wall surface	Drywall	1.0
Unit 43: kitchen	Ceiling	Drywall	0.9
Unit 43: kitchen	Baseboard	Wood	2.6
Unit 43: kitchen	Door casing	Wood	1.5
Unit 43: kitchen	Door jamb	Wood	1.7
Unit 43: kitchen	Window casing	Wood	1.8
Unit 43: kitchen	Windowsill	Wood	1.5
Unit 43: hallway	Wall surface	Drywall	0.9
Unit 43: hallway	Wall surface	Drywall	1.0
Unit 43: hallway	Ceiling	Drywall	0.9
Unit 43: hallway	Baseboard	Wood	4.3
Unit 43: hallway	Closet door casing	Wood	2.7
Unit 43: hallway	Closet door jamb	Wood	3.2
Unit 43: hallway	Closet shelf support	Wood	1.6
Unit 43: front bedroom	Baseboard	Wood	3.5
Unit 43: front bedroom	Door casing	Wood	2.6
Unit 43: front bedroom	Door jamb	Wood	3.6

Table 1. XRF Inspection Results – Summary of Positive Results

Location	Component	Substrate	Result (mg/cm²)
Unit 43: front bedroom	Closet door casing	Wood	4.7
Unit 43: front bedroom	Closet door jamb	Wood	3.5
Unit 43: front bedroom	Window casing	Wood	5.7
Unit 43: front bedroom	Windowsill	Wood	6.2
Unit 43: bathroom	Wall surface	Drywall	1.6
Unit 43: bathroom	Door casing	Wood	9.9
Unit 43: bathroom	Door jamb	Wood	9.9
Unit 43: bathroom	Window casing	Wood	9.9
Unit 43: bathroom	Windowsill	Wood	3.5
Unit 43: rear bedroom	Wall surface	Drywall	0.9
Unit 43: rear bedroom	Wall surface	Drywall	0.9
Unit 43: rear bedroom	Baseboard	Wood	2.0
Unit 43: rear bedroom	Door casing	Wood	3.8
Unit 43: rear bedroom	Door jamb	Wood	1.7

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 43: rear bedroom	Closet door casing	Wood	3.9
Unit 43: rear bedroom	Closet door jamb	Wood	2.6
Unit 43: rear bedroom	Closet shelf support	Wood	2.8
Unit 43: rear bedroom	Window casing	Wood	2.7
Unit 43: rear bedroom	Windowsill	Wood	4.3
Unit 51: foyer	Wall surface	Drywall	1.8
Unit 51: foyer	Wall surface	Drywall	1.6
Unit 51: foyer	Wall surface	Drywall	1.8
Unit 51: foyer	Wall surface	Drywall	1.4
Unit 51: foyer	Baseboard	Wood	3.5
Unit 51: foyer	Door casing	Wood	3.6
Unit 51: foyer	Door jamb	Wood	6.7
Unit 51: foyer	Closet door surface	Wood	3.2
Unit 51: foyer	Closet door casing	Wood	6.7
Unit 51: foyer	Closet door jamb	Wood	4.5
Unit 51: rear left bedroom	Wall surface	Drywall	1.6
Unit 51: rear left bedroom	Wall surface	Drywall	1.7

Table 1. XRF Inspection Results – Summary of Positive Results

Location	Component	Substrate	Result (mg/cm²)
Unit 51: rear left bedroom	Wall surface	Drywall	1.8
Unit 51: rear left bedroom	Wall surface	Drywall	3.5
Unit 51: rear left bedroom	Baseboard	Wood	3.6
Unit 51: rear left bedroom	Door casing	Wood	4.7
Unit 51: rear left bedroom	Door jamb	Wood	4.3
Unit 51: rear left bedroom	Window casing	Wood	3.4
Unit 51: rear left bedroom	Windowsill	Wood	0.9
Unit 51: hallway	Wall surface	Drywall	5.4
Unit 51: hallway	Wall surface	Drywall	4.6
Unit 51: hallway	Wall surface	Drywall	3.4
Unit 51: hallway	Baseboard	Wood	7.6
Unit 51: hallway	Closet door surface	Wood	4.2
Unit 51: hallway	Closet door casing	Wood	3.6
Unit 51: hallway	Closet door jamb	Wood	3.5
Unit 51: hallway	Closet shelf	Wood	0.9
Unit 51: hallway	Closet shelf support	Wood	1.9
Unit 51: rear right bedroom	Wall surface	Drywall	3.4

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 51: rear right bedroom	Wall surface	Drywall	1.9
Unit 51: rear right bedroom	Wall surface	Drywall	2.1
Unit 51: rear right bedroom	Wall surface	Drywall	2.6
Unit 51: rear right bedroom	Baseboard	Wood	3.6
Unit 51: rear right bedroom	Door surface	Wood	3.6
Unit 51: rear right bedroom	Door casing	Wood	7.8
Unit 51: rear right bedroom	Door jamb	Wood	9.7
Unit 51: rear right bedroom	Closet door surface	Wood	4.0
Unit 51: rear right bedroom	Closet door casing	Wood	6.5
Unit 51: rear right bedroom	Closet door jamb	Wood	7.5
Unit 51: rear right bedroom	Closet shelf	Wood	0.8
Unit 51: rear right bedroom	Closet shelf support	Wood	0.8
Unit 51: rear right bedroom	Window casing	Wood	7.6
Unit 51: rear right bedroom	Windowsill	Wood	5.8

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 51: rear bathroom	Wall surface	Drywall	9.9
Unit 51: rear bathroom	Wall surface	Drywall	9.9
Unit 51: rear bathroom	Wall surface	Drywall	9.9
Unit 51: rear bathroom	Wall surface	Drywall	9.9
Unit 51: rear bathroom	Ceiling	Drywall	9.9
Unit 51: rear bathroom	Door surface	Wood	9.9
Unit 51: rear bathroom	Door casing	Wood	9.9
Unit 51: rear bathroom	Door jamb	Wood	9.9
Unit 51: rear bathroom	Window casing	Wood	9.9
Unit 51: rear bathroom	Windowsill	Wood	9.9
Unit 51: front bathroom	Wall surface	Drywall	9.9
Unit 51: front bathroom	Wall surface	Drywall	3.4
Unit 51: front bathroom	Wall surface	Drywall	5.7
Unit 51: front bathroom	Ceiling	Drywall	9.3

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 51: front bathroom	Door surface	Wood	9.9
Unit 51: front bathroom	Door casing	Wood	9.9
Unit 51: front bathroom	Door jamb	Wood	9.9
Unit 51: front bathroom	Window casing	Wood	9.9
Unit 51: front bathroom	Windowsill	Wood	9.9
Unit 51: front bedroom	Wall surface	Drywall	2.0
Unit 51: front bedroom	Wall surface	Drywall	1.8
Unit 51: front bedroom	Wall surface	Drywall	1.9
Unit 51: front bedroom	Wall surface	Drywall	1.7
Unit 51: front bedroom	Baseboard	Wood	6.7
Unit 51: front bedroom	Door surface	Wood	4.3
Unit 51: front bedroom	Door casing	Wood	4.8
Unit 51: front bedroom	Door jamb	Wood	6.7
Unit 51: front bedroom	Closet door surface	Wood	3.1

Table 1. XRF Inspection Results – Summary of Positive Results

Location	Component	Substrate	Result (mg/cm²)
Unit 51: front bedroom	Closet door casing	Wood	6.8
Unit 51: front bedroom	Closet door jamb	Wood	3.8
Unit 51: front bedroom	Closet shelf support	Wood	1.7
Unit 51: front bedroom	Window casing	Wood	3.7
Unit 51: front bedroom	Windowsill	Wood	4.1
Unit 51: living room	Wall surface	Drywall	2.1
Unit 51: living room	Wall surface	Drywall	1.6
Unit 51: living room	Wall surface	Drywall	1.4
Unit 51: living room	Wall surface	Drywall	1.6
Unit 51: living room	Baseboard	Wood	3.6
Unit 51: living room	Door casing	Wood	4.3
Unit 51: living room	Door jamb	Wood	4.2
Unit 51: living room	Window casing	Wood	4.2
Unit 51: living room	Windowsill	Wood	4.3

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 51: kitchen	Wall surface	Drywall	0.8
Unit 51: kitchen	Wall surface	Drywall	9.9
Unit 51: kitchen	Wall surface	Drywall	6.1
Unit 51: kitchen	Baseboard	Wood	3.7
Unit 51: kitchen	Door casing	Wood	3.6
Unit 51: kitchen	Door jamb	Wood	3.7
Unit 51: kitchen	Shelf	Wood	4.7
Unit 51: kitchen	Window casing	Wood	4.8
Unit 51: kitchen	Windowsill	Wood	0.9
Unit 51: kitchen	Door surface	Wood	3.3
Unit 51: kitchen	Door casing	Wood	3.5
Unit 52: foyer	Baseboard	Wood	4.5
Unit 52: foyer	Door surface	Wood	3.2
Unit 52: foyer	Door casing	Wood	6.1
Unit 52: foyer	Door jamb	Wood	4.5
Unit 52: foyer	Closet door surface	Wood	3.4
Unit 52: foyer	Closet door casing	Wood	5.8
Unit 52: foyer	Closet door jamb	Wood	5.2
Unit 52: foyer	Closet shelf	Wood	3.6
Unit 52: foyer	Closet shelf support	Wood	2.7

Table 1. XRF Inspection Results – Summary of Positive Results

Location	Component	Substrate	Result (mg/cm²)
Unit 52: living room	Baseboard	Wood	5.8
Unit 52: living room	Door casing	Wood	5.4
Unit 52: living room	Door jamb	Wood	4.6
Unit 52: living room	Window casing	Wood	6.3
Unit 52: living room	Radiator	Metal	4.0
Unit 52: front bedroom	Baseboard	Wood	4.5
Unit 52: front bedroom	Door surface	Wood	4.5
Unit 52: front bedroom	Door casing	Wood	5.3
Unit 52: front bedroom	Door jamb	Wood	3.1
Unit 52: front bedroom	Closet door surface	Wood	3.9
Unit 52: front bedroom	Closet door casing	Wood	6.2
Unit 52: front bedroom	Closet door jamb	Wood	4.6
Unit 52: front bedroom	Closet shelf support	Wood	3.2
Unit 52: front bedroom	Window casing	Wood	5.6

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 52: front bathroom	Wall surface	Drywall	3.4
Unit 52: front bathroom	Wall surface	Drywall	3.1
Unit 52: front bathroom	Wall surface	Drywall	4.5
Unit 52: front bathroom	Wall surface	Drywall	3.5
Unit 52: front bathroom	Ceiling	Drywall	7.0
Unit 52: front bathroom	Door surface	Wood	3.9
Unit 52: front bathroom	Door casing	Wood	4.6
Unit 52: front bathroom	Door jamb	Wood	6.3
Unit 52: front bathroom	Window casing	Wood	9.9
Unit 52: rear bedroom	Wall surface	Drywall	1.2
Unit 52: rear bedroom	Wall surface	Drywall	1.4
Unit 52: rear bedroom	Wall surface	Drywall	1.3
Unit 52: rear bedroom	Wall surface	Drywall	1.1
Unit 52: rear bedroom	Ceiling	Drywall	1.0

Table 1. XRF Inspection Results – Summary of Positive Results

Location	Component	Substrate	Result (mg/cm²)
Unit 52: rear bedroom	Baseboard	Wood	6.0
Unit 52: rear bedroom	Door surface	Wood	6.4
Unit 52: rear bedroom	Door casing	Wood	3.7
Unit 52: rear bedroom	Door jamb	Wood	5.6
Unit 52: rear bedroom	Closet door surface	Wood	3.6
Unit 52: rear bedroom	Closet door casing	Wood	4.8
Unit 52: rear bedroom	Closet door jamb	Wood	2.4
Unit 52: rear bedroom	Closet shelf	Wood	2.6
Unit 52: rear bedroom	Closet shelf support	Wood	3.7
Unit 52: rear bedroom	Window casing	Wood	6.7
Unit 52: rear bedroom	Windowsill	Wood	9.9
Unit 52: rear bathroom	Wall surface	Drywall	5.6
Unit 52: rear bathroom	Wall surface	Drywall	6.4
Unit 52: rear bathroom	Wall surface	Drywall	4.8

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 52: rear bathroom	Wall surface	Drywall	6.8
Unit 52: rear bathroom	Ceiling	Drywall	3.5
Unit 52: rear bathroom	Door surface	Wood	9.9
Unit 52: rear bathroom	Door casing	Wood	9.9
Unit 52: rear bathroom	Door jamb	Wood	9.9
Unit 52: rear bathroom	Radiator	Metal	4.7
Unit 52: rear bathroom	Access panel	Wood	9.9
Unit 52: rear bathroom	Access panel casing	Wood	9.9
Unit 52: dining room	Baseboard	Wood	6.7
Unit 52: dining room	Door casing	Wood	6.3
Unit 52: dining room	Door jamb	Wood	6.2
Unit 52: dining room	Window casing	Wood	7.6
Unit 52: dining room	Radiator	Metal	4.7
Unit 52: kitchen	Baseboard	Wood	5.7

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Unit 52: kitchen	Door casing	Wood	3.4
Unit 52: kitchen	Door jamb	Wood	2.4
Unit 52: kitchen	Cabinet	Wood	9.9
Unit 52: kitchen	Window casing	Wood	5.3
Unit 52: kitchen	Windowsill	Wood	7.1
Common Area: basement	Window casing	Metal	8.4
Common Area: basement	Window sash	Metal	9.5
Common Area: basement	Window sash	Wood	7.7
Common Area: basement	Door surface	Metal	5.3
Common Area: laundry room	Window sash	Wood	9.3
Common Area: hallway level 5	Door surface	Wood	4.5
Common Area: hallway level 5	Door casing	Wood	4.7
Common Area: hallway level 5	Door jamb	Wood	4.9
Common Area: stairwell level 5	Wall surface	Drywall	6.7
Common Area: stairwell level 5	Wall surface	Drywall	1.4

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Common Area: stairwell level 5	Wall surface	Drywall	5.7
Common Area: stairwell level 5	Door surface	Wood	4.8
Common Area: stairwell level 5	Door casing	Wood	8.6
Common Area: stairwell level 5	Door jamb	Wood	9.9
Common Area: stairwell level 5	Handrail	Metal	1.9
Common Area: stairwell level 5	Newel post	Metal	1.3
Common Area: stairwell level 5	Tread	Concrete	1.8
Common Area: stairwell level 5	Riser	Concrete	3.0
Common Area: stairwell level 5	Stringer	Metal	6.0
Common Area: hallway level 4	Door surface	Wood	4.6
Common Area: hallway level 4	Door casing	Wood	4.9
Common Area: hallway level 4	Door jamb	Wood	5.3
Common Area: stairwell level 4	Wall surface	Drywall	7.5
Common Area: stairwell level 4	Wall surface	Drywall	7.5

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Common Area: stairwell level 4	Door surface	Wood	3.7
Common Area: stairwell level 4	Door casing	Wood	7.6
Common Area: stairwell level 4	Door jamb	Wood	6.9
Common Area: stairwell level 4	Windowsill	Wood	1.1
Common Area: stairwell level 4	Handrail	Metal	0.9
Common Area: stairwell level 4	Newel post	Metal	0.8
Common Area: stairwell level 4	Riser	Concrete	2.3
Common Area: stairwell level 4	Stringer	Metal	1.9
Common Area: hallway level 3	Door surface	Wood	3.6
Common Area: hallway level 3	Door casing	Wood	3.9
Common Area: hallway level 3	Door jamb	Wood	5.7
Common Area: stairwell level 3	Wall surface	Drywall	6.8
Common Area: stairwell level 3	Door surface	Wood	3.7
Common Area: stairwell level 3	Door casing	Wood	2.8

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Common Area: stairwell level 3	Door jamb	Wood	4.6
Common Area: stairwell level 3	Newel post	Metal	0.8
Common Area: stairwell level 3	Riser	Concrete	2.3
Common Area: stairwell level 3	Stringer	Metal	2.1
Common Area: hallway level 2	Door casing	Wood	1.6
Common Area: hallway level 2	Door jamb	Wood	2.1
Common Area: hallway level 2	Window casing	Wood	1.0
Common Area: stairwell level 2	Wall surface	Drywall	7.0
Common Area: stairwell level 2	Door casing	Wood	4.4
Common Area: stairwell level 2	Door jamb	Wood	3.1
Common Area: stairwell level 2	Window casing	Wood	1.1
Common Area: stairwell level 2	Newel post	Metal	1.0
Common Area: stairwell level 2	Tread	Concrete	1.3
Common Area: stairwell level 2	Riser	Concrete	3.6

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Common Area: stairwell level 2	Stringer	Metal	3.6
Common Area: hallway level 1	Wall surface	Drywall	9.9
Common Area: hallway level 1	Wall surface	Drywall	9.9
Common Area: hallway level 1	Wall surface	Drywall	9.9
Common Area: hallway level 1	Wall surface	Drywall	9.9
Common Area: hallway level 1	Ceiling	Drywall	0.9
Common Area: hallway level 1	Door surface	Wood	4.3
Common Area: hallway level 1	Door casing	Wood	3.4
Common Area: hallway level 1	Door jamb	Wood	3.6
Common Area: stairwell level 1	Wall surface	Drywall	3.2
Common Area: stairwell level 1	Wall surface	Drywall	1.3
Common Area: stairwell level 1	Wall surface	Drywall	1.2
Common Area: stairwell level 1	Wall surface	Drywall	1.5
Common Area: stairwell level 1	Ceiling	Drywall	0.9

Table 1. XRF Inspection Results – Summary of Positive Results			
Location	Component	Substrate	Result (mg/cm²)
Common Area: stairwell level 1	Door surface	Wood	6.6
Common Area: stairwell level 1	Door casing	Wood	5.7
Common Area: stairwell level 1	Door jamb	Wood	4.8
Common Area: stairwell level 1	Window casing	Wood	0.8
Common Area: stairwell level 1	Windowsill	Wood	0.8
Common Area: stairwell level 1	Riser	Concrete	0.9
Common Area: stairwell level 1	Stringer	Metal	3.8
Common Area: stairwell level 1	Window sash	Wood	4.6
Front Exterior	Window guard	Metal	9.9
Front Exterior	Window casing	Wood	9.9
Front Exterior	Window sash	Wood	9.9
Side b exterior	Window guard	Metal	9.9
Side b exterior	Window casing	Wood	9.9
Side b exterior	Window sash	Wood	9.9
Side b exterior	Windowsill	Wood	9.9
Rear exterior	Window guard	Metal	9.9
Rear exterior	Window sash	Wood	9.9

3.2 Component Classification

A component type report was prepared based on the component classification criteria outlined in Section 2.5 and additional analytical results (if required) to complete the classification. Based on the results of the component classification, the following component types were determined to be positive for LBP at the subject property.

Table 2. Component Classification				
Description (Component and Substrate)	# of Readings	Positive		Confirmed by Laboratory Analysis (YES/NO/NA)
		Number	Percent	
wall surfaces – drywall	219	124	57%	NO
baseboards – wood	41	35	85%	NO
door casings – wood	77	66	86%	NO
door jambs – wood	76	65	86%	NO
door surfaces – wood	69	28	41%	NO
door surfaces – metal (only positive was in common area basement)	10	1	10%	NO
window casings – wood	46	40	87%	NO
window casing – metal	1	1	100%	NO
windowsill – wood	44	30	68%	NO
window guard – metal (only positives were on front, side and rear exterior)	9	3	33%	NO
window sashes – wood	8	6	75%	NO
window sash – metal	1	1	100%	
ceilings – drywall	55	10	18%	NO
cabinet – wood (only positives were in unit 52)	3	1	33%	NO
newel posts – metal	5	4	80%	NO
treads – concrete	5	5	100%	NO
risers – concrete	5	5	100%	NO
stringers – metal	5	5	100%	NO
handrails – metal (only positives were common areas stairwell level 5 and level 4)	7	2	29%	NO
access panel – wood (only positive was in unit 52)	5	1	20%	NO
access panel casing – wood (only positive was in unit 52)	5	1	20%	NO

shelves – wood (only positives were in units 51 and 52)	19	5	26%	NO
shelf support – wood	18	10	56%	NO

4.0 CONCLUSIONS

The results of this Inspection indicate that lead in amounts greater than or equal to 0.8 mg/cm² in paint was found on some building components. Some of the readings identified detectable concentrations of lead below the threshold for LBP.

Based on the results of the component classification, the following component types were determined to be positive for LBP at the subject property.

Table 3. Summary of Positive LBP

Description (Component and Substrate)	# of Readings	Positive		Confirmed by Laboratory Analysis (YES/NO/NA)
		Number	Percent	
wall surfaces – drywall	219	124	57%	NO
baseboards – wood	41	35	85%	NO
door casings – wood	77	66	86%	NO
door jambs – wood	76	65	86%	NO
door surfaces – wood	69	28	41%	NO
door surfaces – metal (only positive was in common area basement)	10	1	10%	NO
window casings – wood	46	40	87%	NO
window casing – metal	1	1	100%	NO
windowsill – wood	44	30	68%	NO
window guard – metal (only positives were on front, side and rear exterior)	9	3	33%	NO
window sashes – wood	8	6	75%	NO
window sash – metal	1	1	100%	
ceilings – drywall	55	10	18%	NO
cabinet – wood (only positives were in unit 52)	3	1	33%	NO
newel posts – metal	5	4	80%	NO
treads – concrete	5	5	100%	NO
risers – concrete	5	5	100%	NO
stringers – metal	5	5	100%	NO
handrails – metal (only positives were common areas stairwell level 5 and level 4)	7	2	29%	NO
access panel – wood (only positive was in unit 52)	5	1	20%	NO

access panel casing – wood (only positive was in unit 52)	5	1	20%	NO
shelves – wood (only positives were in units 51 and 52)	19	5	26%	NO
shelf support – wood	18	10	56%	NO

5.0 RECOMMENDATIONS

5.1 Lead Inspection

It is understood that the property is scheduled for renovations and/or major conversion. Contractors performing renovation, repair and painting (RRP) projects that disturb LBP must be certified and must follow specific work practices to prevent lead contamination.

When conducting construction or demolition activities which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. Employers should consult Federal Occupational Safety and Health Administration (OSHA) Regulations at 29 CFR 1926.62, *Lead in Construction* standards for complete requirements prior to renovation or demolition activities.

5.2 Disclosures

Results of this Inspection must be provided to new lessees (tenants) and prospective buyers 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 be provided by the owner to prospective buyers, and it must be made available to prospective tenants, and to renewing tenants if they have not been provided the information previously. The Inspector's plain language summary of the report must be provided to the client (e.g., property owner or manager) when the complete report is provided. The landlord (lessor) or seller is also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include the Lead Warning Statement in the leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. Complete disclosure requires the landlord/sellers and renters/buyers (and their agents) to sign and date acknowledgement that the required information and materials were provided and received. Also, prospective buyers must be provided the opportunity to have their own Lead-Based Paint Inspection, Lead Hazard Screen or Risk Assessment performed before the purchase agreement is signed; the standard period is 10 days, but this period may be changed or waived by agreement between the seller and prospective buyer. This report should be kept by the owner and all future owners for the life of the property. EPA regulations require the Inspector to keep the inspection report for at least three years.

6.0 LIMITATIONS

State-of-the-art practices have been employed to perform this LBP Inspection. The scope of this Inspection was limited to areas which were considered reasonably accessible (i.e., less than 15 feet from the floor), or within range of a visual Inspection through reasonable means. No demolition or product research was performed in attempts to reveal material compositions. The services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles/practices. These services are designed to provide an analytical tool to assist the client. Partner and their employees/representatives bear no responsibility for the actual condition of the structure or safety of this site pertaining to lead contamination regardless of the actions taken by the inspection team or the client.

No warranties expressed or implied, are made by Partner or their employees as to the use of any information, apparatus, product or process disclosed in this report. Every reasonable effort has been made to assure correctness. If a lead abatement contractor or other demolition/construction contractor is employed, such contractor should bring any discrepancies found in this report as it relates to current site conditions or newly discovered site conditions to the immediate attention of Partner.

7.0 SIGNATURES OF PROFESSIONALS

Partner has performed a Lead-Based Paint Inspection at the property located at 2222 Q Street NW; Washington, DC 20008 in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

Prepared By:

Partner Engineering and Science, Inc.



Randy Paul

License Number: DC23-2601

Reviewed by:



Jordan Davis

Reviewer



Brandon Winkler

Project Manager