



LEAD-BASED PAINT INSPECTION REPORT

FOR

CLIENT

**City of Spartanburg
City Hall 145 W. Broad St.
Spartanburg, South Carolina 29306
Contact Phone: (64) 580-5011**

LOCATION

**454 Breeze Street
Spartanburg, South Carolina**

ASSESSMENT DATE: May 6, 2020

REPORT DATE: May 12, 2020

INSPECTOR

**Kay H. Horton
Lead Inspector's Certification #: LBP-R-117167-2**

For

**Crossroads Environmental, LLC
1258 Boiling Springs Road
Spartanburg, South Carolina 29303
(864) 541-8736
CRE Project # 18099-IL**

**LEAD-BASED PAINT INSPECTION REPORT
454 BREEZE STREET
SPARTANBURG, SOUTH CAROLINA**

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LEAD INSPECTION REPORT
454 BREEZE STREET, SPARTANBURG, SOUTH CAROLINA
CRE PROJECT NUMBER: 18099-IL

SUMMARY

Crossroads Environmental, LLC (CRE) performed a lead-based paint inspection of the structure located at 454 Breeze Street in Spartanburg, South Carolina. The inspection was performed on May 6, 2019 by an EPA Accredited Lead Inspector/Risk Assessor.

According to the Environmental Protection Agency (EPA), paint containing ≥ 1 milligram per square centimeter (mg/cm^2) of lead using an XRF or 0.5% by weight (paint chip analysis) is considered lead-based paint (LBP).

Lead-based paint was detected on the door of the bathroom, as well as all exterior stucco and wood trim (overhang supports, roof overhang, window frames, etc.).

Soil samples were collected from bare dirt in the garden and at the dripline (no child play area was identified). The lead concentration level was well below EPA's guidance level of 1200 parts per million in non-play areas (dripline), and well below recommended level of 400 ppm for garden soil.

PART I: IDENTIFYING INFORMATION/SITE DESCRIPTION

Crossroads Environmental, LLC was contracted by City of Spartanburg to perform a lead assessment of the structure located at 454 Breeze Street in Spartanburg, South Carolina. The Inspection was performed by Kay H. Horton, SC Accredited Lead Risk Assessor, Certification No. LBP-R-117167-2, Expiration Date 12/27/2022.

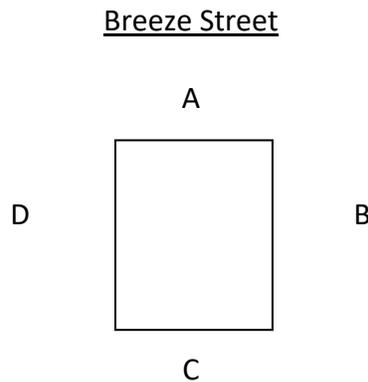
The structure located at 454 Breeze Street in Spartanburg, South Carolina is a single-story concrete block structure on a brick foundation with an exterior stucco veneer. The interior has been completely renovated to include new drywall walls, new windows, and luxury vinyl flooring throughout. Additionally, the front porch railing has been replaced. There was no outdoor play area identified, but there was a small elevated garden.

PART II: SAMPLING PROTOCOL & RESULTS

The inspection was performed using a Niton XLp 300 (Serial #: 20420) analyzer, which does not require substrate correction. Following proper calibration of the XRF, representative components were tested for lead content. The surface-by-surface inspection was performed according to US Department of Housing and Urban

Development (HUD) *Guidelines for the Evaluation and Control of Lead-based Paint Hazards*, second edition, July 2012. All lead results are included in the Table I. included as Attachment I.

For report purposes, the following building/room side designations utilized in the results table included as Attachment I are as follow:



According to the Environmental Protection Agency (EPA), paint containing ≥ 1 milligram per square centimeter (mg/cm^2) of lead using an XRF or 0.5% by weight (paint chip analysis) is considered lead-based paint (LBP).

Lead-based paint was detected on the white wood door of the bathroom; beige exterior stucco; red window and door casing; and beige wood support beams and overhang support bracing. The beige paint is also on overhangs and fascia.

In addition to paint testing, composite soil samples were collected from the garden and dripline. The samples were shipped to an accredited laboratory for analysis by atomic absorption spectroscopy (AAS) analysis. The lead concentration in the dripline soil was below EPA's recommended limit of 1,200 parts per million (ppm) for non-play areas, and the garden soil lead concentration was well below the 400 ppm threshold recommended for vegetable planting.

PART III: ASSESSMENT & RECOMMENDATIONS

The bathroom door was the only lead component identified on the interior of the house. No chipping was observed; however, it is recommended that the door either be replaced, or that housekeeping efforts be focused to ensure that any dust generated by the door closing is immediately cleaned.

The deteriorated exterior paint on the stucco and wooden components is considered a lead hazard. The following interim control measures are recommended:

- Paint stabilization of all wooden components that cannot be feasibly wrapped (roof overhang, supports, etc.)
- Professional wrapping of all window casing by means of vinyl, aluminum, etc.
- Enclosure of all stucco (cover with wood, vinyl, or hardy board, etc.)

All work should be performed by an EPA Certified Lead Abatement Contractor.

PART IV: CLOSING STATEMENTS

Although standard protocol was followed and the lead testing was performed under accepted quality control practices, the information regarding lead is limited to the exact location sampled; therefore, LBP may exist on areas not tested (behind walls, etc.). The baby's room was not accessible at the time of the site visit; however, according to the owner, it was renovated exactly the same as other areas of the house that were tested.

This document has been prepared by Crossroads Environmental, LLC at the request of and for the exclusive use of City of Spartanburg. This report represents the findings from the date that it was inspected, and is limited in scope to that indicated above.

Crossroads Environmental, LLC appreciates the opportunity to provide you with our consultative services. Should you have any questions or need additional information, please do not hesitate to contact us.

CROSSROADS ENVIRONMENTAL, LLC



Kay H. Horton
Certified Lead Inspector/Risk Assessor

**ATTACHMENT I
XRF READINGS
& PCS SHEET**

Reading No	Time	Type	Floor	Room	Component	Color	Substrate	Part	Side	Condition	Results	Action Level	PbC (mg/cm2)
918	5/6/2020 12:37	ShutterCal											2.45
919	5/6/2020 12:38	Paint	1ST	LIVING RM.	WALL	OFF-WHITE	DRYWALL		A		Negative	1	0
920	5/6/2020 12:39	Paint	1ST	LIVING RM.	WALL	OFF-WHITE	DRYWALL		B		Negative	1	0
921	5/6/2020 12:39	Paint	1ST	LIVING RM.	DOOR	WHITE	WOOD	JAMB	B	INTACT	Negative	1	0.21
922	5/6/2020 12:40	Paint	1ST	LIVING RM.	DOOR	WHITE	WOOD		B	INTACT	Negative	1	0.5
923	5/6/2020 12:40	Paint	1ST	LIVING RM.	WINDOW	WHITE	WOOD	SILL	B	INTACT	Negative	1	0.23
924	5/6/2020 12:42	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		A	INTACT	Negative	1	0.9
925	5/6/2020 12:42	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		A	INTACT	Negative	1	0.09
926	5/6/2020 12:42	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		B	INTACT	Negative	1	0
927	5/6/2020 12:43	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		C	INTACT	Negative	1	0
928	5/6/2020 12:44	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		D	INTACT	Negative	1	0
929	5/6/2020 12:44	Paint	1ST	BEDROOM 1	WALL	GRAY	WOOD		D	INTACT	Negative	1	0.09
930	5/6/2020 12:45	Paint	1ST	BEDROOM 1	MANTLE	GRAY	WOOD		D	INTACT	Negative	1	0.4
931	5/6/2020 12:46	Paint	1ST	BEDROOM 1	WINDOW	WHITE	WOOD	SILL	B	INTACT	Negative	1	0.3
932	5/6/2020 12:46	Paint	1ST	HALLWAY	WALL	WHITE	DRYWALL		D	INTACT	Negative	1	0
933	5/6/2020 12:47	Paint	1ST	HALLWAY	BASEBOARD	WHITE	WOOD		D	INTACT	Negative	1	0
934	5/6/2020 12:48	Paint	1ST	BATHROOM	DOOR	WHITE	WOOD	JAMB	A	INTACT	Negative	1	0.01
935	5/6/2020 12:48	Paint	1ST	BATHROOM	DOOR	WHITE	WOOD		A	INTACT	Positive	1	2.2
936	5/6/2020 12:49	Paint	1ST	HALLWAY	DOOR	WHITE	WOOD	JAMB	C	INTACT	Negative	1	0.29
937	5/6/2020 12:50	Paint	1ST	DINING RM.	DOOR	WHITE	WOOD	CASING	B	INTACT	Negative	1	0.27
938	5/6/2020 12:51	Paint	1ST	DINING RM.	WALL	WHITE	DRYWALL		A	INTACT	Negative	1	0
939	5/6/2020 12:51	Paint	1ST	DINING RM.	WALL	WHITE	DRYWALL		B	INTACT	Negative	1	0
940	5/6/2020 12:51	Paint	1ST	DINING RM.	WALL	WHITE	DRYWALL		C	INTACT	Negative	1	0
941	5/6/2020 12:52	Paint	1ST	DINING RM.	WALL	WHITE	PLASTER		D	INTACT	Negative	1	0
942	5/6/2020 12:53	Paint	1ST	DINING RM.	DOOR	WHITE	WOOD	CASING	C	INTACT	Negative	1	0.17
943	5/6/2020 12:54	Paint	1ST	KITCHEN	WALL	BLUE	DRYWALL		A	INTACT	Negative	1	0
944	5/6/2020 12:54	Paint	1ST	KITCHEN	WALL	BLUE	DRYWALL		B	INTACT	Negative	1	0
945	5/6/2020 12:54	Paint	1ST	KITCHEN	WALL	BLUE	DRYWALL		B	INTACT	Negative	1	0
946	5/6/2020 12:55	Paint	1ST	KITCHEN	WALL	BLUE	DRYWALL		C	INTACT	Negative	1	0
947	5/6/2020 12:55	Paint	1ST	KITCHEN	WALL	BLUE	DRYWALL		D	INTACT	Negative	1	0
948	5/6/2020 12:56	Paint	1ST	KITCHEN	WINDOW	WHITE	WOOD	SILL	D	INTACT	Negative	1	0.26
949	5/6/2020 12:57	Paint	1ST	LAUNDRY	WALL	WHITE	DRYWALL		A	INTACT	Negative	1	0
950	5/6/2020 12:58	Paint	1ST	LAUNDRY	WALL	WHITE	DRYWALL		B	INTACT	Negative	1	0
951	5/6/2020 12:58	Paint	1ST	LAUNDRY	WALL	WHITE	DRYWALL		C	INTACT	Negative	1	0
952	5/6/2020 12:58	Paint	1ST	LAUNDRY	WALL	WHITE	DRYWALL		D	INTACT	Negative	1	0
953	5/6/2020 12:59	Paint	1ST	LAUNDRY	WINDOW	WHITE	WOOD	CASING	C	INTACT	Negative	1	0
954	5/6/2020 12:59	Paint	1ST	LAUNDRY	BASEBOARD	WHITE	WOOD		C	INTACT	Negative	1	0
955	5/6/2020 13:00	Paint	1ST	DINING RM.	WALL	WHITE	DRYWALL		B	INTACT	Negative	1	0
956	5/6/2020 13:01	Paint	1ST	DINING RM.	WINDOW	WHITE	WOOD	SILL	D	INTACT	Negative	1	0.27
957	5/6/2020 13:02	Paint	EXT.	PORCH	WALL	BEIGE	STUCCO		A	CRACKING	Positive	1	7.3
958	5/6/2020 13:03	Paint	EXT.	PORCH	WINDOW	RED	WOOD	CASING	A	PEELING	Positive	1	8.8
959	5/6/2020 13:04	Paint	1ST	PORCH	FLOOR	RED	CONCRETE		A	PEELING	Negative	1	0.14
960	5/6/2020 13:05	Paint	1ST	PORCH	FOUNDATION	GRAY	BRICK		A	PEELING	Negative	1	0.08
961	5/6/2020 13:06	Paint	EXT.	PORCH	COLUMN	BEIGE	WOOD		A	PEELING	Positive	1	9.9
962	5/6/2020 13:07	Paint	EXT.	PORCH	ROOF SUPPORT	BEIGE	WOOD		A	PEELING	Positive	1	3
963	5/6/2020 13:08	Paint	1ST	PORCH	DOOR	CREAM	WOOD		A	INTACT	Negative	1	0

Reading No	Time	Type	Floor	Room	Component	Color	Substrate	Part	Side	Condition	Results	Action Level	PbC (mg/cm2)
964	5/6/2020 13:09	Paint	1ST	PORCH	DOOR	PURPLE	WOOD	CASING	A	PEELING	Negative	1	0.7
965	5/6/2020 13:13	NIST CAL.									Positive	1	1
966	5/6/2020 13:20	Paint			FOUNDATION	GRAY	BRICK		C		Negative	1	0.04
967	5/6/2020 13:21	Paint			FOUNDATION	GRAY	BRICK		C		Negative	1	0.11
968	5/6/2020 13:21	Paint			SIDING	WHITE	WOOD		C		Negative	1	0.19
969	5/6/2020 13:21	Paint			SIDING	WHITE	WOOD		C		Negative	1	0.2
970	5/6/2020 13:22	Paint			SIDING	WHITE	WOOD		B		Negative	1	0.6
971	5/6/2020 13:23	Paint			SIDING	WHITE	WOOD		B		Negative	1	0.6

Performance Characteristic Sheet

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: Niton LLC

Tested Model: XLp 300

Source: ^{109}Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.

XLp 300A, XLp 301A, XLp 302A and XLp 303A.

XLi 700A, XLi 701A, XLi 702A and XLi 703A.

XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

ATTACHMENT II
LABORATORY REPORT FOR SOIL SAMPLES



Analysis for Lead Concentration in Soil Samples



by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B

Customer: Crossroads Environmental LLC
1258 Boiling Springs Rd
Spartanburg, SC 29303

Attn: Kay Horton

Lab Order ID: 71941840

Analysis ID: 71941840_PBS

Date Received: 5/8/2020

Date Reported: 5/8/2020

Project: 18099-IL (Breeze)

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
234	Garden soil	1.3309	44	0.004%
71941840PBS_1				
235	Dripline soil	2.2030	250	0.025%
71941840PBS_2				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Matthew Caffey (2)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director

**ATTACHMENT III
FLOOR PLAN**



CROSSROADS
ENVIRONMENTAL, LLC

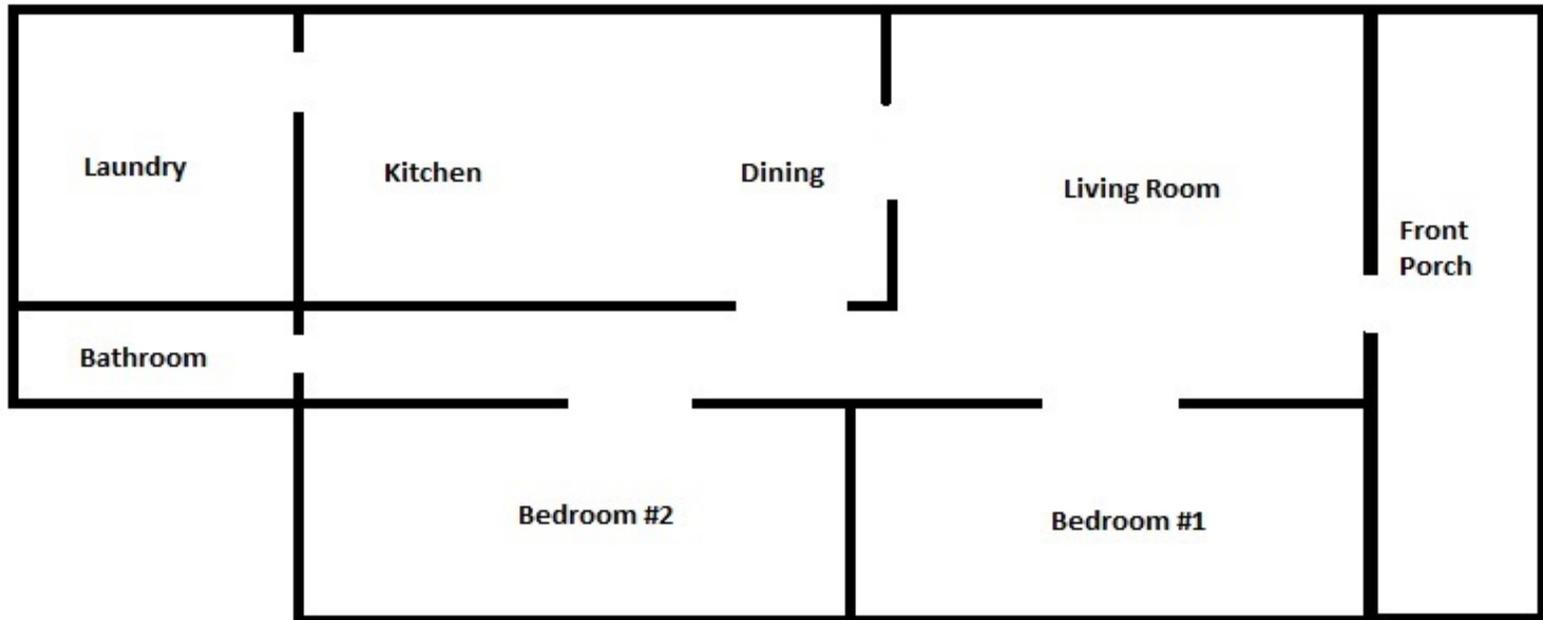
SAMPLE LOCATION SKETCH

Sketch #: 001

Project Name: 454 Breeze Street

Project ID: 18099-IL

Date: 5/6/2020



Breeze Street

ATTACHMENT IV
INSPECTOR'S LEAD CERTIFICATION

United States Environmental Protection Agency

This is to certify that



Kay H Horton

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and
Territories

This certification is valid from the date of issuance and expires December 27, 2022

LBP-R-117167-2

Certification #

August 21, 2019

Issued On



Adrienne Priselac, Manager, Toxics Office

Land Division