



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

**442 Breeze Street
Spartanburg, South Carolina**

ASSESSMENT DATE: June 17, 2020

REPORT DATE: June 23, 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 # 19085-IL**



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

TABLE OF CONTENTS

PROJECT NUMBER: 19085-IL

INSPECTION REPORT/LETTER

- SUMMARY
- Part I: IDENTIFYING INFORMATION
- Part II: SAMPLING PROTOCOL & RESULTS
- Part III: HAZARD ASSESSMENT/RECOMMENDATIONS
- Part IV: CLOSING STATEMENTS AND SIGNATURE

ATTACHMENTS

- ATTACHMENT I: LEAD RESULTS AND PCS SHEET FOR ANALYZER
- ATTACHMENT II: LABORATORY REPORT FOR SOIL SAMPLES
- ATTACHMENT III: FLOOR PLAN
- ATTACHMENT IV: INSPECTOR'S CERTIFICATION

LEAD INSPECTION REPORT
442 BREEZE STREET, SPARTANBURG, SOUTH CAROLINA
CRE PROJECT NUMBER: 19085-IL

SUMMARY

Crossroads Environmental, LLC (CRE) performed a lead-based paint inspection of the structure located at 442 Breeze Street in Spartanburg, South Carolina. The inspection was performed on June 17, 2020 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 throughout interior plaster walls, as well as most exterior stucco and wood trim (overhang supports, roof overhang, window frames, etc.).

A soil sample was collected at the dripline (no child play area was identified). The lead concentration reported from the dripline sample was 3,500 parts per million, which exceeds the EPA's level of concern of 1,200 ppm.

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 429 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.

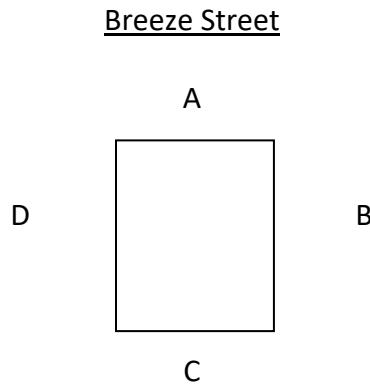
The structure located at 442 Breeze Street in Spartanburg, South Carolina is a single-story concrete block structure on a brick foundation with an exterior stucco veneer. The interior consists of plaster walls throughout with wood trim. There was no outdoor play area identified.

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 throughout plaster walls; white concrete porch walls; wood porch window components; white wood columns; white wood spindle; and beige wood overhang.

In addition to paint testing, a composite soil sample was collected from the dripline. The sample was shipped to an accredited laboratory for analysis by atomic absorption spectroscopy (AAS) analysis. The lead concentration in the dripline soil was reported at 3,800 parts per million (ppm), which is significantly greater than EPA's recommended limit of 1,200 parts per million (ppm) for non-play areas.

PART III: ASSESSMENT & RECOMMENDATIONS

Plaster walls were the only lead components identified on the interior of the house. There is peeling in limited areas; however, the layer that is peeling is not the layer that is lead-based paint.

Lead-based paint on exterior window components, columns, and overhangs have minor cracking and peeling. The paint on exterior is in overall good condition, but does have minor cracking and peeling.

The following are considered hazards due to the presence of lead-based paint on friction and impact surfaces, which can create a lead dust hazard:

- Lead-based paint on exterior of windows and window casing
Note: The window troughs are currently inaccessible due to the presence of storm windows; however, the dust would be accessible if the windows were opened.

The following are considered potential hazards due to the lead-based paint cracking and chipping:

- Exterior window casing, columns, railing, and wood trim, including overhangs.

Additionally, the lead levels in the dripline soil exceed EPA's recommended level.

The following Interim Control Measures are recommended, and are prioritized below, with 1 being the highest priority:

- 1) Paint stabilization in kitchen. Note: although the layer that is peeling is not lead-based paint, the peeling of the outer layer leaves the lead-based paint exposed, which is more susceptible to damage in an area exposed to high heat and steam.
- 2) Removal of a minimum of two inches of soil at dripline, and addition of mulch over areas where soil is removed.
- 3) Paint stabilization of all wooden components that cannot be feasibly wrapped (roof overhang, supports, columns, rails, etc.).
- 4) Replacement of windows, or installation of track to prevent dust created by friction.
- 5) Professional wrapping of all window casing by means of vinyl, aluminum, etc.
- 6) Enclosure of all stucco (cover with wood, vinyl, or hardy board, etc.).
- 7) Paint stabilization in remainder of house. As noted previously, the lead layers are in good condition, but the paint is exposed where the outer layer is peeling.

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.).

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

A handwritten signature in black ink, appearing to read "Kay H. Horton", with a stylized flourish at the end.

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)
1234	6/17/2020 11:39	ShutterCal											2.07
1235	6/17/2020 12:05	Paint	1ST	LIVING RM.	WALL	BEIGE	PLASTER		A	INTACT	Positive	1	1.2
1236	6/17/2020 12:07	Paint	1ST	LIVING RM.	WALL	BEIGE	PLASTER		B	INTACT	Negative	1	0.9
1237	6/17/2020 12:09	Paint	1ST	LIVING RM.	WALL	BEIGE	PLASTER		C	INTACT	Positive	1	1
1238	6/17/2020 12:09	Paint	1ST	LIVING RM.	DOOR	WHITE	WOOD	JAMB	D	INTACT	Negative	1	0.3
1239	6/17/2020 12:10	Paint	1ST	LIVING RM.	DOOR	WHITE	WOOD	CASING	D	PEELING	Negative	1	0.23
1240	6/17/2020 12:10	Paint	1ST	LIVING RM.	DOOR	WHITE	WOOD		D	PEELING	Negative	1	0.5
1241	6/17/2020 12:11	Paint	1ST	LIVING RM.	BASEBOARD	BEIGE	WOOD		D	INTACT	Negative	1	0.07
1242	6/17/2020 12:11	Paint	1ST	LIVING RM.	WINDOW	WHITE	WOOD	SILL	B	INTACT	Negative	1	0.28
1243	6/17/2020 12:12	Paint	1ST	LIVING RM.	WINDOW	WHITE	WOOD	SASH	B	INTACT	Negative	1	0.5
1244	6/17/2020 12:14	Paint	1ST	BEDROOM 1	WALL	BEIGE	PLASTER		B	INTACT	Negative	1	0.9
1245	6/17/2020 12:14	Paint	1ST	BEDROOM 1	WALL	BEIGE	PLASTER		C	INTACT	Negative	1	0
1246	6/17/2020 12:15	Paint	1ST	BEDROOM 1	WALL	BEIGE	PLASTER		D	PEELING	Negative	1	0.25
1247	6/17/2020 12:17	Paint	1ST	BEDROOM 1	WALL	BEIGE	PLASTER		A	INTACT	Positive	1	1
1248	6/17/2020 12:17	Paint	1ST	BEDROOM 1	BASEBOARD	BEIGE	WOOD		D	INTACT	Negative	1	0.27
1249	6/17/2020 12:18	Paint	1ST	BEDROOM 1	WINDOW	WHITE	WOOD	SILL	D	INTACT	Negative	1	0.17
1250	6/17/2020 12:18	Paint	1ST	BEDROOM 1	WINDOW	WHITE	WOOD	CASING	D	INTACT	Negative	1	0.22
1251	6/17/2020 12:19	Paint	1ST	BEDROOM 1	WINDOW	WHITE	WOOD	SASH	D	INTACT	Negative	1	0.4
1252	6/17/2020 12:21	Paint	1ST	BEDROOM 1	WALL	BEIGE	WOOD		C	PEELING	Negative	1	0.9
1253	6/17/2020 12:22	Paint	1ST	HALLWAY	WALL	BEIGE	PLASTER		B	INTACT	Positive	1	1.1
1254	6/17/2020 12:25	Paint	1ST	FAMILY ROOM	WALL	BEIGE	PLASTER		A	INTACT	Negative	1	0.5
1255	6/17/2020 12:26	Paint	1ST	FAMILY ROOM	WALL	BEIGE	PLASTER		B	INTACT	Positive	1	1.1
1256	6/17/2020 12:26	Paint	1ST	FAMILY ROOM	WALL	BEIGE	PLASTER		C	INTACT	Negative	1	0.2
1257	6/17/2020 12:28	Paint	1ST	FAMILY ROOM	WALL	BEIGE	PLASTER		D	INTACT	Positive	1	1.1
1258	6/17/2020 12:29	Paint	1ST	FAMILY ROOM	WINDOW	WHITE	WOOD	SILL	D	CRACKING	Negative	1	0.7
1259	6/17/2020 12:29	Paint	1ST	FAMILY ROOM	BASEBOARD	WHITE	WOOD		D	INTACT	Negative	1	0.6
1260	6/17/2020 12:31	Paint	1ST	FAMILY ROOM	DOOR	WHITE	WOOD	CASING	C	INTACT	Negative	1	0.3
1261	6/17/2020 12:32	Paint	1ST	KITCHEN	WALL	BEIGE	PLASTER		A	INTACT	Negative	1	0.9
1262	6/17/2020 12:33	Paint	1ST	KITCHEN	WALL	BEIGE	PLASTER		A	INTACT	Negative	1	0.19
1263	6/17/2020 12:35	Paint	1ST	KITCHEN	WALL	BEIGE	PLASTER		C	INTACT	Positive	1	1.3
1264	6/17/2020 12:37	Paint	1ST	KITCHEN	WALL	BEIGE	PLASTER		D	INTACT	Positive	1	1.1
1265	6/17/2020 12:37	Paint	1ST	KITCHEN	WINDOW	WHITE	WOOD	SILL	D	PEELING	Negative	1	0.13
1266	6/17/2020 12:38	Paint	1ST	KITCHEN	WINDOW	WHITE	WOOD	CASING	D	PEELING	Negative	1	0.26
1267	6/17/2020 12:40	Paint	1ST	LAUNDRY	WALL	BROWN	PLASTER		A	PEELING	Negative	1	0
1268	6/17/2020 12:41	Paint	1ST	LAUNDRY	WALL	BROWN	WOOD		A	PEELING	Negative	1	0
1269	6/17/2020 12:41	Paint	1ST	LAUNDRY	WALL	BROWN	WOOD		C	PEELING	Negative	1	0
1270	6/17/2020 12:41	Paint	1ST	LAUNDRY	WALL	BROWN	WOOD		D	PEELING	Positive	1	4.4
1271	6/17/2020 12:42	Paint	1ST	LAUNDRY	WALL	BROWN	PLASTER		D	PEELING	Positive	1	3.6
1272	6/17/2020 12:43	Paint	1ST	BATHROOM 1	WALL	BROWN	PLASTER		B	PEELING	Negative	1	0.29
1273	6/17/2020 12:44	Paint	1ST	BATHROOM 1	WALL	BROWN	PLASTER		C	PEELING	Negative	1	0.26
1274	6/17/2020 12:45	Paint	1ST	BATHROOM 1	WALL	BROWN	PLASTER		A	PEELING	Negative	1	0.3
1275	6/17/2020 12:46	Paint	1ST	BATHROOM 1	DOOR	WHITE	WOOD	JAMB	A	CRACKING	Negative	1	0.4
1276	6/17/2020 12:48	Paint	1ST	BEDROOM 2	WALL	OFF-WHITE	PLASTER		A	INTACT	Negative	1	0.4
1277	6/17/2020 12:49	Paint	1ST	BEDROOM 2	WALL	OFF-WHITE	PLASTER		B	INTACT	Negative	1	0.4
1278	6/17/2020 12:51	Paint	1ST	BEDROOM 2	WALL	OFF-WHITE	PLASTER		C	INTACT	Negative	1	0.3
1279	6/17/2020 12:52	Paint	1ST	BEDROOM 2	WALL	OFF-WHITE			D	INTACT	Positive	1	1.2

Reading No	Time	Type	Floor	Room	Component	Color	Substrate	Part	Side	Condition	Results	Action Level	PbC (mg/cm2)
1280	6/17/2020 12:52	Paint	1ST	BEDROOM 2	DOOR	WHITE	WOOD	JAMB	D	INTACT	Negative	1	0.17
1281	6/17/2020 12:53	Paint	1ST	BEDROOM 2	DOOR	WHITE	WOOD		D	INTACT	Negative	1	0.3
1282	6/17/2020 12:53	Paint	1ST	BEDROOM 2	BASEBOARD	OFF-WHITE	WOOD		D	INTACT	Negative	1	0.3
1283	6/17/2020 12:54	Paint	EXT.	PORCH	WALL	OFF-WHITE	STUCCO		A	PEELING	Positive	1	6.9
1284	6/17/2020 12:55	Paint	EXT.	PORCH	WINDOW	BROWN	WOOD	CASING	A	INTACT	Positive	1	8.8
1285	6/17/2020 12:56	Paint	EXT.	PORCH	WINDOW	BROWN	WOOD	TROUGH	A	INTACT	Positive	1	12.1
1286	6/17/2020 12:57	Paint	EXT.	PORCH	WINDOW	BROWN	WOOD	TROUGH	A	INTACT	Negative	1	0.07
1287	6/17/2020 12:58	Paint	EXT.	PORCH	WINDOW	BROWN	WOOD	TROUGH	A	INTACT	Positive	1	4
1288	6/17/2020 12:58	Paint	EXT.	PORCH	COLUMN	WHITE	WOOD	TROUGH	A	INTACT	Positive	1	12.4
1289	6/17/2020 12:59	Paint	EXT.	PORCH	RAIL	WHITE	WOOD		A	INTACT	Negative	1	0.25
1290	6/17/2020 12:59	Paint	EXT.	PORCH	RAIL	WHITE	WOOD		A	INTACT	Negative	1	0.16
1291	6/17/2020 13:00	Paint	EXT.	PORCH	SPINDLE	WHITE	WOOD		A	INTACT	Positive	1	10
1292	6/17/2020 13:01	Paint	EXT.	PORCH	FLOOR	BEIGE	CONCRETE		A	INTACT	Negative	1	0.08
1293	6/17/2020 13:01	Paint	EXT.	PORCH	FOUNDATION	BEIGE	BRICK		A	INTACT	Negative	1	0.01
1294	6/17/2020 13:02	Paint	EXT.	PORCH	OVERHANG	BEIGE	WOOD		A	PEELING	Positive	1	10.5
1295	6/17/2020 13:05	Paint	EXT.	PORCH	WINDOW	WHITE	WOOD	SASH	A	PEELING	Positive	1	1.2
1296	6/17/2020 13:06	Paint	1ST	HALLWAY	DOOR	WHITE	WOOD	JAMB	A	PEELING	Negative	1	0
1297	6/17/2020 13:27	NIST CAL.											0.8

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: 71944549

Analysis ID: 71944549_PBS

Date Received: 6/18/2020

Date Reported: 6/19/2020

Project: 19085-IL (442 Breeze)

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
127	Drip line soil	1.5384	3500	0.35%
71944549PBS_1				

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 (1)

Analyst

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

Laboratory Director

CRE FORM 10-00
REORDER FROM ACTION PRINTING 884 535 059

ATTACHMENT III
FLOOR PLAN



CROSSROADS
ENVIRONMENTAL, LLC

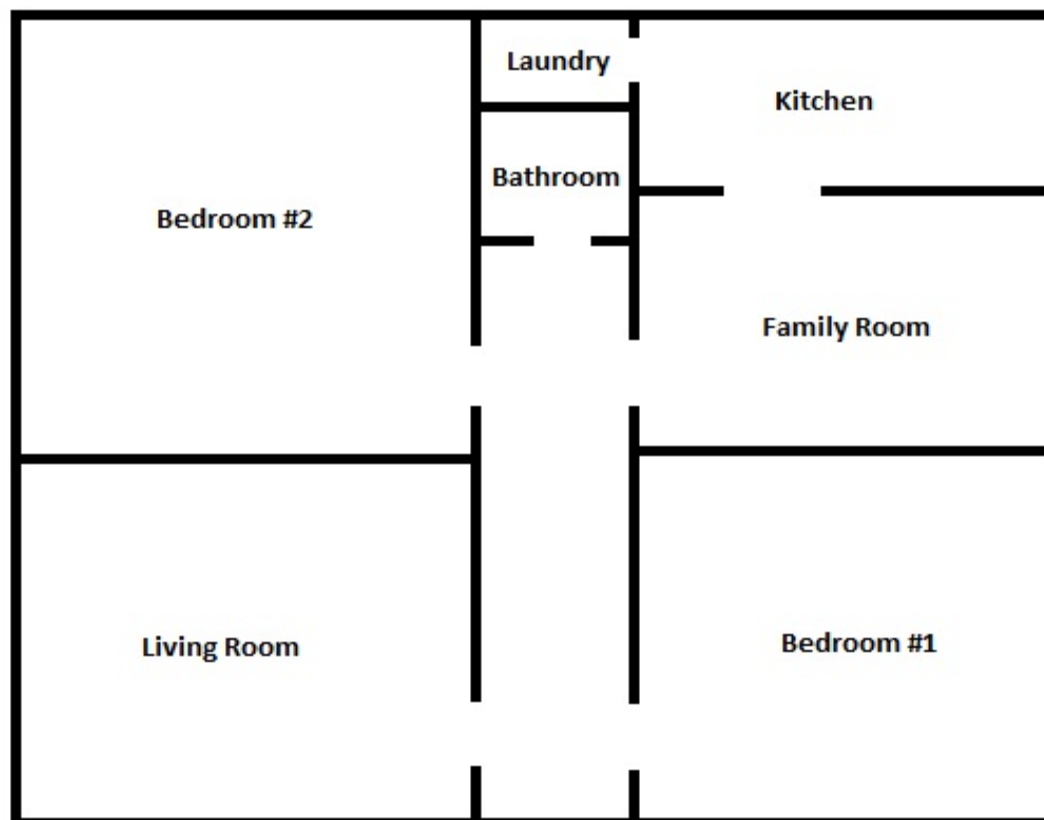
SAMPLE LOCATION SKETCH

Sketch #: 001

Project Name: 442 Breeze Street

Project ID: 19085-IN

Date: 6/17/2020



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 Prisela, Manager, Toxics Office

Land Division