

July 11, 2012

Walter Taylor
W. W. Taylor & Associates
10902 Timberline Drive
Upper Marlboro, MD 20722

Re: Lead-Based Paint Screening Inspection
0 Prince Street
Alexandria, VA 22314

One Source Environmental Project Number: 76-005

Dear Mr. Taylor:

On July 5th, 2012, One Source Environmental, LLC (OSE) performed a lead based paint screening inspection at the referenced site. The screening inspection was performed by Dharam Kissoondath; a Commonwealth of Virginia licensed Lead Risk Assessor – License Number 3356 000738. The screening inspection was performed in accordance with The US Department of Housing and Urban Development (HUD) Chapter 7 Guidelines, 1997 revision, in accordance with Lead Safe Housing Rule 24 CFR Part 35 subpart F as amended June 21, 2004.

Introduction and Methodology

Representative painted surfaces were tested for lead content throughout the property using an RMD LPA-1 Direct-Read X-Ray Fluorescent (XRF) Spectrometer. Both HUD and Virginia define Lead-Based Paint (LBP) as paint containing greater than or equal to 1.0 milligrams per square centimeter (mg/cm^2) when using XRF. OSE used this level to determine whether lead based paint is present.

The inspection included readings from painted surfaces throughout the property. Each painted surface was classified as being in Intact (I) or Poor (P) condition. The wall facing the front of the property was designated as Wall A. The remaining walls, Wall B, Wall C and Wall D were assigned clockwise from Wall A. This allows a uniform method for describing sample locations.

The attached RMD LPA-1 reports include a Summary Report, which shows only readings positive for LBP, a Detailed Report, which shows readings taken sorted by area, a Sequential Report, which shows all readings in the order they were taken, and a Distribution Report which sorts readings by like components.

Findings

A total of fifty-one (51) individual xrf readings and six (6) calibration readings were collected during the inspection. The results of the sampling indicate that eleven (11) readings were classified as LBP (lead levels at or above the HUD and VA threshold of 1.0 mg/cm²). Components coated with LBP are summarized as follows:

Deteriorated LBP was present on the following components:

Location/Area(s)	Component(s)	Substrate	Color
Exterior	Skirt Board	Metal	Beige
Exterior Rear	Door	Metal	White
Exterior Rear	Door Jamb	Wood	White
2 nd Floor Main Area	Window Jamb	Wood	Green
2 nd Floor Bathroom	Door Casing and Jamb	Wood	Green
1 st Floor Main Area	Door Jamb	Wood	Beige
1 st Floor Storage	Support Post	Metal	Green
1 st Floor Offices	Window Partition Bead	Wood	White

Intact LBP was present on the following components:

Location/Area(s)	Component(s)	Substrate	Color
2 nd Floor Main Area	Beam	Metal	Red
1 st Floor Storage	Window Partition Bead	Wood	White

*Note –These tables were developed from the attached Summary Report

When evaluating this report it is assumed that, according to chapter 7 HUD guidelines, if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, all other similar testing combinations in those areas are assumed to be positive.

In addition to the referenced components that tested positive for LBP, the XRF testing revealed lead concentrations less than 1.0 mg/cm², but greater than the limit of detection (0.1 mg/cm²) for the instrument used, for some other surfaces. These components could create lead dust or lead contaminated soil hazards if the paint is turned into dust by abrasion, scraping or sanding. If conditions of intact paint surfaces become destabilized, these conditions will need to be addressed in the future. If any construction or modernization work is done on the premises, this report should be given to the contractors as well as the tenants.

Conclusions

At a minimum the deteriorated paint classified in poor (P) condition in the attached xrf report and the tables above should be stabilized with specialized cleaning by certified personnel and cleared by a certified risk assessor. The owner may choose to permanently abate the LBP and/or leaded components by stripping or replacing such components.

LBP that will remain in the building should be managed in place by developing and implementing a LBP Operations and Maintenance (O&M) Program for the site.

Any renovation work should also follow lead safe work practices outlined in 29 CFR 1926.62, the OSHA “Lead Exposure in Construction” Standard.

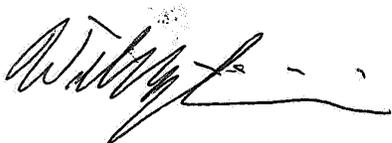
EPA also regulates disposal of debris containing greater than 5 parts per million (ppm) lead. A composite sample of debris generated from the project should be sampled and analyzed for lead content using the Toxicity Characteristic Leaching Procedure (TCLP) to determine if it is classified as hazardous waste prior to disposal.

Disclaimer

This is our report of a visual survey, and X-Ray Fluorescence (XRF) analysis of the readily accessible areas of this building and tested components. 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. Ongoing monitoring by the owner is usually necessary. No other environmental concerns were addressed during this inspection.

Attached is a copy of the Lead Paint Inspection Report which includes a Site Diagram, Photographs, as well as our Lead Paint Risk Assessor’s relevant certifications. OSE appreciates your interest in our services. If you have any questions, or if we can be of further assistance, please do not hesitate to contact me at (240) 286-2601.

Very truly yours,
One Source Environmental, LLC



William R. Ciancaglini
Chief Financial Officer/Project Manager
billciancaglini@onesourceenvironmental.com

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: 07/05/12 16:10

INSPECTION FOR: W. W. Taylor & Associates
10902 Timberline Drive
Upper Marlboro, MD 20722

PERFORMED AT: 0 Prince Street
Alexandria VA 22314

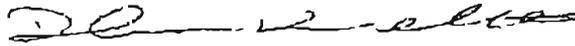
INSPECTION DATE: 07/05/12

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 2599

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 3356000738

SIGNED:



Dharam Kissoondath

Date:

7/10/12

7/5/12

JOB #: 76-005

Property Diagram

1610-1645

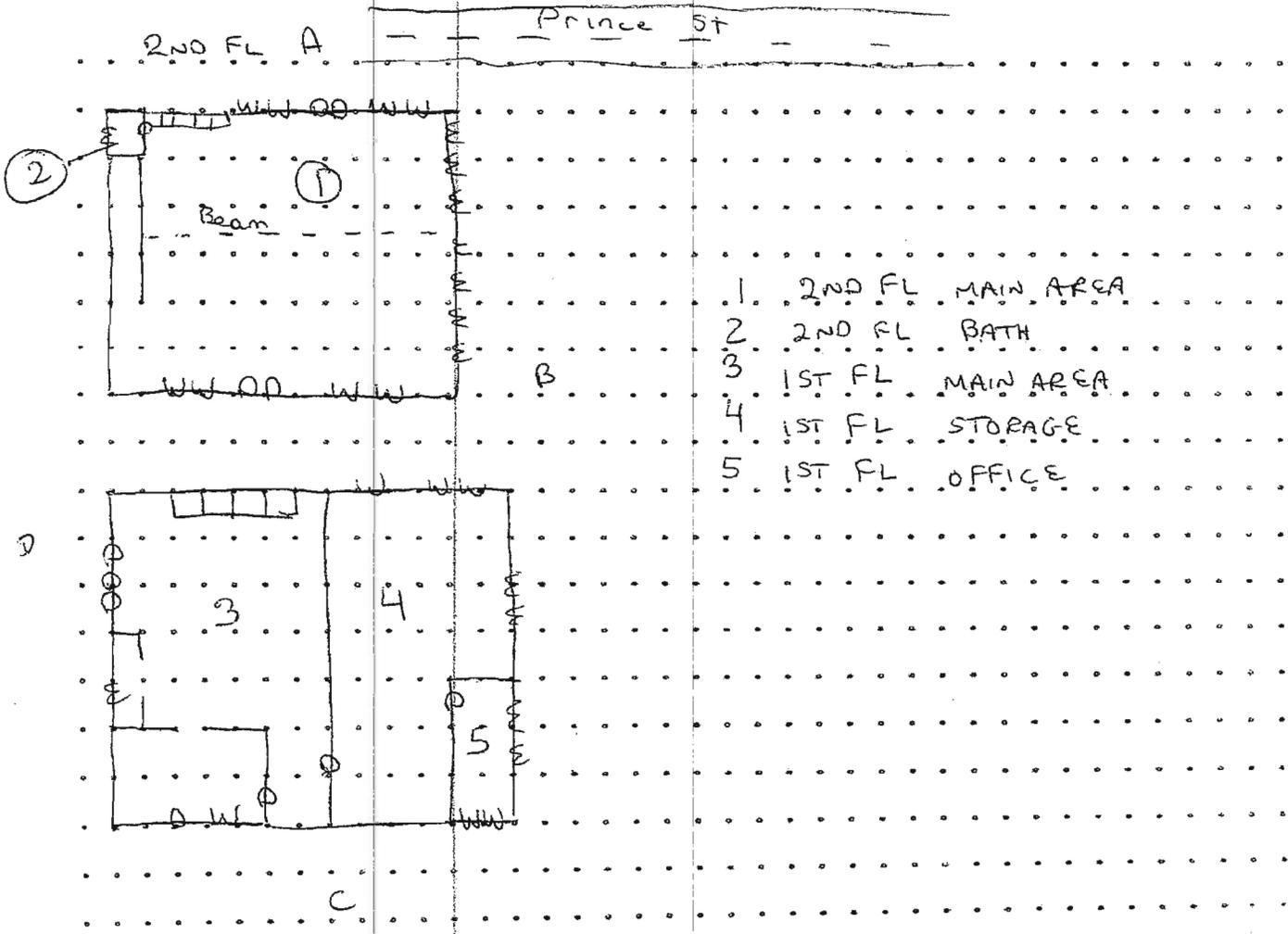
Inspector's Name: DHARAM KISSOONATH Accreditation #: 3356 000738

Property Address: 0 PRINCE ST Unit/Apt # _____

City: Alexandria State: VA Zip: 22314

Instructions:

1. Draw a diagram of the property
2. Number each room. Include hallways, porches, exterior structures and any other significant features and/or structures.



SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Inspection Date: 07/05/12 0 Prince Street
 Report Date: 7/10/2012 Alexandria VA 22314
 Abatement Level: 1.0
 Report No. 07/05/12 16:10
 Total Readings: 57 Actionable: 11
 Job Started: 07/05/12 16:10
 Job Finished: 07/05/12 16:45

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
					Cond	Substrate			
Exterior Room 001 SD D									
050	D	skirt board	Ctr		P	Metal	Beige	3.3	QM
Exterior Room 002 SD C									
054	C	Door	Ctr	Lft jamb	P	Wood	White	2.2	QM
053	C	Door	Ctr	U Rgt	P	Metal	White	3.3	QM
Interior Room 001 2nd fl Main									
013	A	beam	Lft		I	Metal	red	2.4	QM
010	A	Window	Ctr	Rgt jamb	P	Wood	green	1.8	QM
Interior Room 002 2nd fl Bath									
018	B	Door	Rgt	Lft casing	P	Wood	green	1.3	QM
017	B	Door	Rgt	Lft jamb	P	Wood	green	1.2	QM
Interior Room 003 1st fl Main									
024	D	Door	Rgt	Lft jamb	P	Wood	Beige	2.3	QM
Interior Room 004 1st fl stor									
034	A	Window	Rgt	Part. bead	I	Wood	White	3.5	QM
029	D	support post	Ctr		P	Metal	green	1.3	QM
Interior Room 005 1st fl offi									
039	C	Window	Ctr	Part. bead	P	Wood	White	5.2	QM
Calibration Readings									
---- End of Readings ----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Inspection Date: 07/05/12
 Report Date: 7/10/2012
 Abatement Level: 1.0
 Report No. 07/05/12 16:10
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 Job Started: 07/05/12 16:10
 Job Finished: 07/05/12 16:45

0 Prince Street
 Alexandria VA 22314

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 SD D									
043	D	Downspout	Lft		I	Metal	Beige	0.1	QM
049	D	post	Ctr		P	Metal	black	0.1	QM
050	D	skirt board	Ctr		P	Metal	Beige	3.3	QM
041	D	Wall	U Lft		P	Brick	Beige	0.1	QM
046	D	Window	Rgt	Rgt casing	P	Wood	Beige	0.1	QM
047	D	Window	Rgt	Sash	P	Wood	Beige	0.1	QM
045	D	Window	Rgt	Sill	P	Concrete	Beige	0.1	QM
042	D	Door	Lft	Rgt casing	P	Wood	Beige	0.1	QM
048	D	Door	Ctr	Lintel	P	Metal	Beige	0.1	QM
044	D	Railing	Lft	Hand Rail	P	Metal	Beige	0.1	QM
Exterior Room 002 SD C									
052	C	Foundation	Ctr		P	Concrete	Brown	0.0	QM
051	C	Wall	U Ctr		P	Brick	Beige	0.0	QM
054	C	Door	Ctr	Lft jamb	P	Wood	White	2.2	QM
053	C	Door	Ctr	U Rgt	P	Metal	White	3.3	QM
Interior Room 001 2nd fl Main									
012	A	support post	Lft		P	Metal	Beige	0.5	QM
013	A	beam	Lft		I	Metal	red	2.4	QM
004	A	Wall	L Lft		P	Brick	White	0.0	QM
005	A	Wall	U Lft		P	Brick	Beige	0.0	QM
006	A	Baseboard	Ctr		P	Wood	White	0.0	QM
010	A	Window	Ctr	Rgt jamb	P	Wood	green	1.8	QM
008	A	Window	Ctr	Rgt casing	P	Wood	Beige	0.1	QM
009	A	Window	Ctr	Sash	P	Wood	Beige	0.1	QM
007	A	Window	Ctr	Sill	P	Wood	Beige	0.0	QM
011	A	Door	Ctr	U Rgt	I	Wood	Beige	0.3	QM
Interior Room 002 2nd fl Bath									
014	A	Wall	U Lft		P	Brick	green	0.2	QM
018	B	Door	Rgt	Lft casing	P	Wood	green	1.3	QM
017	B	Door	Rgt	Lft jamb	P	Wood	green	1.2	QM
016	B	Door	Rgt	U Rgt	P	Wood	green	0.5	QM
015	D	Wall	U Lft		P	Brick	green	0.2	QM
Interior Room 003 1st fl Main									
019	A	Wall	U Rgt		P	Brick	White	0.1	QM
025	C	Baseboard	Rgt		P	Wood	White	0.0	QM
021	D	garage door	Lft		P	Wood	White	0.1	QM
022	D	garage door	Lft	Casing	P	Wood	White	0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
					Cond	Substrate			
020	D	Wall	U Rgt		P	Brick	White	0.2	QM
024	D	Door	Rgt	Lft jamb	P	Wood	Beige	2.3	QM
023	D	Door	Rgt	U Rgt	P	Metal	Beige	0.1	QM
027	D	Closet	Lft	Baseboard	P	Wood	White	0.0	QM
026	D	Closet	Lft	Wall	P	Brick	White	0.1	QM
Interior Room 004 1st fl stor									
028	A	Wall	L Lft		I	Brick	green	0.1	QM
032	A	Window	Rgt	Rgt casing	I	Wood	White	0.2	QM
033	A	Window	Rgt	Sash	I	Wood	White	0.1	QM
031	A	Window	Rgt	Sill	I	Wood	White	0.1	QM
034	A	Window	Rgt	Part. bead	I	Wood	White	3.5	QM
029	D	support post	Ctr		P	Metal	green	1.3	QM
030	D	Wall	L Ctr		P	Plaster	green	0.0	QM
Interior Room 005 1st fl offi									
040	C	Baseboard	Lft		P	Wood	green	0.1	QM
037	C	Window	Ctr	Rgt casing	P	Wood	White	0.1	QM
038	C	Window	Ctr	Sash	P	Wood	White	0.1	QM
036	C	Window	Ctr	Sill	P	Wood	White	0.1	QM
039	C	Window	Ctr	Part. bead	P	Wood	White	5.2	QM
035	D	Wall	U Rgt		P	Dry wall	green	0.0	QM
Calibration Readings									
001								0.9	TC
002								1.1	TC
003								0.9	TC
055								0.9	TC
056								1.1	TC
057								0.9	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Inspection Date: 07/05/12
 Report Date: 7/10/2012
 Abatement Level: 1.0
 Report No. 07/05/12 16:10
 Total Readings: 57
 Job Started: 07/05/12 16:10
 Job Finished: 07/05/12 16:45

0 Prince Street
 Alexandria VA 22314

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
1		CALIBRATION								0.9	TC
2		CALIBRATION								1.1	TC
3		CALIBRATION								0.9	TC
4	001	2nd fl Main	A	Wall	L	Lft	P	Brick	White	0.0	QM
5	001	2nd fl Main	A	Wall	U	Lft	P	Brick	Beige	0.0	QM
6	001	2nd fl Main	A	Baseboard		Ctr	P	Wood	White	0.0	QM
7	001	2nd fl Main	A	Window		Ctr Sill	P	Wood	Beige	0.0	QM
8	001	2nd fl Main	A	Window		Ctr Rgt casing	P	Wood	Beige	0.1	QM
9	001	2nd fl Main	A	Window		Ctr Sash	P	Wood	Beige	0.1	QM
10	001	2nd fl Main	A	Window		Ctr Rgt jamb	P	Wood	green	1.8	QM
11	001	2nd fl Main	A	Door		Ctr U Rgt	I	Wood	Beige	0.3	QM
12	001	2nd fl Main	A	support post		Lft	P	Metal	Beige	0.5	QM
13	001	2nd fl Main	A	beam		Lft	I	Metal	red	2.4	QM
14	002	2nd fl Bath	A	Wall		U Lft	P	Brick	green	0.2	QM
15	002	2nd fl Bath	D	Wall		U Lft	P	Brick	green	0.2	QM
16	002	2nd fl Bath	B	Door		Rgt U Rgt	P	Wood	green	0.5	QM
17	002	2nd fl Bath	B	Door		Rgt Lft jamb	P	Wood	green	1.2	QM
18	002	2nd fl Bath	B	Door		Rgt Lft casing	P	Wood	green	1.3	QM
19	003	1st fl Main	A	Wall		U Rgt	P	Brick	White	0.1	QM
20	003	1st fl Main	D	Wall		U Rgt	P	Brick	White	0.2	QM
21	003	1st fl Main	D	garage door		Lft	P	Wood	White	0.1	QM
22	003	1st fl Main	D	garage door		Lft Casing	P	Wood	White	0.1	QM
23	003	1st fl Main	D	Door		Rgt U Rgt	P	Metal	Beige	0.1	QM
24	003	1st fl Main	D	Door		Rgt Lft jamb	P	Wood	Beige	2.3	QM
25	003	1st fl Main	C	Baseboard		Rgt	P	Wood	White	0.0	QM
26	003	1st fl Main	D	Closet		Lft Wall	P	Brick	White	0.1	QM
27	003	1st fl Main	D	Closet		Lft Baseboard	P	Wood	White	0.0	QM
28	004	1st fl stor	A	Wall		L Lft	I	Brick	green	0.1	QM
29	004	1st fl stor	D	support post		Ctr	P	Metal	green	1.3	QM
30	004	1st fl stor	D	Wall		L Ctr	P	Plaster	green	0.0	QM
31	004	1st fl stor	A	Window		Rgt Sill	I	Wood	White	0.1	QM
32	004	1st fl stor	A	Window		Rgt Rgt casing	I	Wood	White	0.2	QM
33	004	1st fl stor	A	Window		Rgt Sash	I	Wood	White	0.1	QM
34	004	1st fl stor	A	Window		Rgt Part. bead	I	Wood	White	3.5	QM
35	005	1st fl offi	D	Wall		U Rgt	P	Dry wall	green	0.0	QM
36	005	1st fl offi	C	Window		Ctr Sill	P	Wood	White	0.1	QM
37	005	1st fl offi	C	Window		Ctr Rgt casing	P	Wood	White	0.1	QM
38	005	1st fl offi	C	Window		Ctr Sash	P	Wood	White	0.1	QM
39	005	1st fl offi	C	Window		Ctr Part. bead	P	Wood	White	5.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
40	005	1st fl offi	C	Baseboard		Lft	P	Wood	green	0.1	QM
41	001	SD D	D	Wall		U Lft	P	Brick	Beige	0.1	QM
42	001	SD D	D	Door		Lft Rgt casing	P	Wood	Beige	0.1	QM
43	001	SD D	D	Downspout		Lft	I	Metal	Beige	0.1	QM
44	001	SD D	D	Railing		Lft Hand Rail	P	Metal	Beige	0.1	QM
45	001	SD D	D	Window		Rgt Sill	P	Concrete	Beige	0.1	QM
46	001	SD D	D	Window		Rgt Rgt casing	P	Wood	Beige	0.1	QM
47	001	SD D	D	Window		Rgt Sash	P	Wood	Beige	0.1	QM
48	001	SD D	D	Door		Ctr Lintel	P	Metal	Beige	0.1	QM
49	001	SD D	D	post		Ctr	P	Metal	black	0.1	QM
50	001	SD D	D	skirt board		Ctr	P	Metal	Beige	3.3	QM
51	002	SD C	C	Wall		U Ctr	P	Brick	Beige	0.0	QM
52	002	SD C	C	Foundation		Ctr	P	Concrete	Brown	0.0	QM
53	002	SD C	C	Door		Ctr U Rgt	P	Metal	White	3.3	QM
54	002	SD C	C	Door		Ctr Lft jamb	P	Wood	White	2.2	QM
55		CALIBRATION								0.9	TC
56		CALIBRATION								1.1	TC
57		CALIBRATION								0.9	TC

--- End of Readings ---

DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: W. W. Taylor & Associates

Inspection Date: 07/05/12
 Report Date: 7/10/2012
 Abatement Level: 1.0
 Report No. 07/05/12 16:10
 Total Reading Sets: 51
 Job Started: 07/05/12 16:10
 Job Finished: 07/05/12 16:45

0 Prince Street
 Alexandria VA 22314

Structure	total	Structure Distribution		
		Positive	Negative	Inconclusive
Baseboard	3	0 <0%	3 <100%	0 <0%
beam	1	1 <100%	0 <0%	0 <0%
Closet Baseboard	1	0 <0%	1 <100%	0 <0%
Closet Wall	1	0 <0%	1 <100%	0 <0%
Door Lft casing	1	1 <100%	0 <0%	0 <0%
Door Lft jamb	3	3 <100%	0 <0%	0 <0%
Door Lintel	1	0 <0%	1 <100%	0 <0%
Door Rgt casing	1	0 <0%	1 <100%	0 <0%
Door U Rgt	4	1 <25%	3 <75%	0 <0%
Downspout	1	0 <0%	1 <100%	0 <0%
Foundation	1	0 <0%	1 <100%	0 <0%
garage door	1	0 <0%	1 <100%	0 <0%
garage door Casing	1	0 <0%	1 <100%	0 <0%
post	1	0 <0%	1 <100%	0 <0%
Railing Hand Rail	1	0 <0%	1 <100%	0 <0%
skirt board	1	1 <100%	0 <0%	0 <0%
support post	2	1 <50%	1 <50%	0 <0%
Wall	11	0 <0%	11 <100%	0 <0%
Window Part. bead	2	2 <100%	0 <0%	0 <0%
Window Rgt casing	4	0 <0%	4 <100%	0 <0%
Window Rgt jamb	1	1 <100%	0 <0%	0 <0%
Window Sash	4	0 <0%	4 <100%	0 <0%
Window Sill	4	0 <0%	4 <100%	0 <0%
Inspection Totals:	51	11 < 22%	40 < 78%	0 < 0%

PHOTOGRAPHS

Project No.: 76-005

Project Name: 0 Prince Avenue – Alexandria, VA



Photo #1:	Front of Site
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Photo #2:	Peeling LBP on Window Jamb 2 nd Floor
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Photo #3:	Peeling LBP on Door Casing and Jamb 2 nd Floor
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Photo #4:	Peeling LBP on Door Jamb 1 st Floor
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Photo #5:	Peeling LBP on Support Posts 1 st Floor
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Photo #6:	Peeling LBP on Window Partition Bead 1 st Floor
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PHOTOGRAPHS

Project No.: 76-005

Project Name: 0 Prince Avenue – Alexandria, VA



Photo #7:	Peeling LBP on Skirt Board Exterior
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Photo #8:	Peeling LBP on Door Exterior Rear
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Photo #9:	Peeling LBP on Door Jamb Exterior Rear
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DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
06-30-2013

NUMBER
3356 000738

VIRGINIA LEAD LICENSE
LEAD RISK ASSESSOR
LICENSE

DHARAM KISSOONDATH
4445 SWINDON TERRACE

UPPER MARLBORO, MD 20772



Gordon N. Dixon
Gordon N. Dixon, Director

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA.

(SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)

(POCKET CARD)

COMMONWEALTH OF VIRGINIA

(DETACH HERE)

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
9960 Mayland Dr., Suite 400, Richmond, VA 23233

VIRGINIA LEAD LICENSE

LEAD RISK ASSESSOR LICENSE

NUMBER: 3356 000738 EXPIRES: 06-30-2013

DHARAM KISSOONDATH
4445 SWINDON TERRACE



(FOLD)

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA.

10010 (7/11) 107028-3

Certificate of Achievement

This is to certify that

Dharam Kissoondath
Progressive Environmental

on the 9th day of March 2004 successfully completed the factory training for

RMD's LPA-1 Lead Paint Inspection System

including, but not limited to, the topics of Radiation Safety and the Proper Use of the Instrument.



Jacob Paster, Vice President, RMD
44 Hunt St., Watertown, Massachusetts

