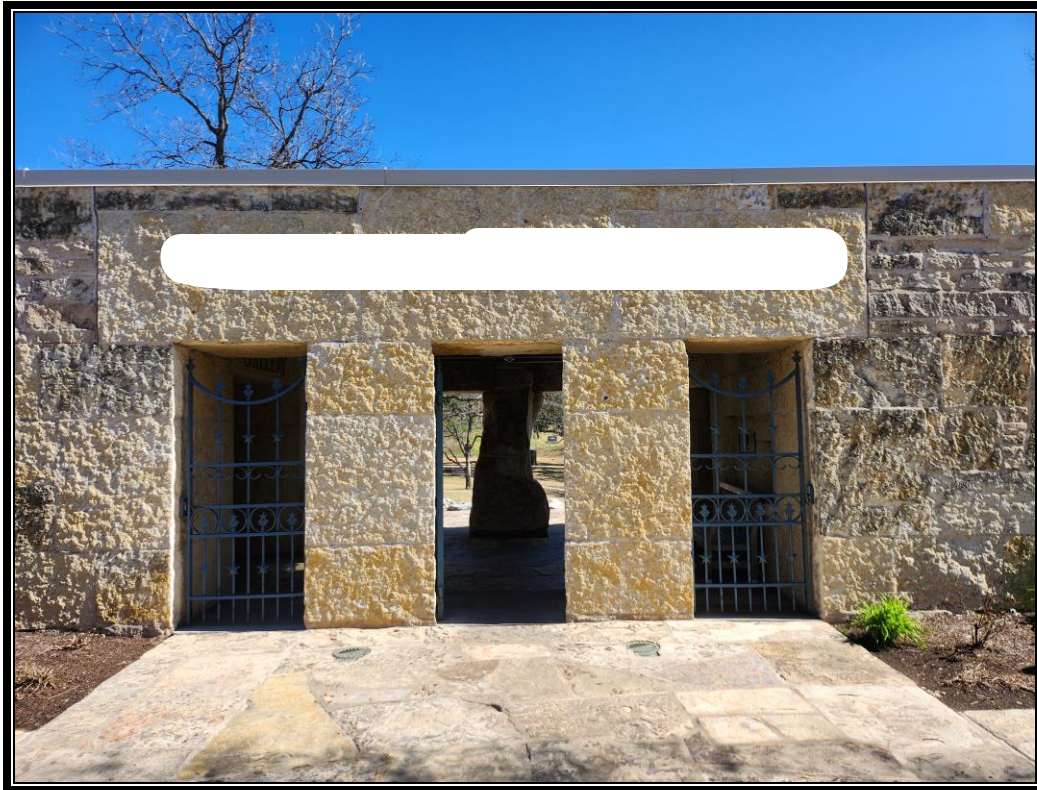


Limited Lead-Based Paint (LBP) Inspection Report

Cemetery



Prepared and Submitted by:

**A&W Environmental Services, LLP
PO Box 866782
Plano, TX 75086
Telephone (214) 460-1513**

Reviewed by:

David Alavi

Handwritten signature of David Alavi.

February 12, 2024

To:

Dear :

Please find enclosed the limited Lead-Based Paint (LBP) inspection report for the single-family property located at _____ The XRF survey was performed within the current acceptable industry guidelines, Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 1997) and Texas regulations.

A&W Environmental Services, LLP, used a **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced on February 2023, to sample paint for lead-based paint (LBP) at the property.

Lead Risk Assessor, Mo Alavi (*License number: 2070687 - Expiration date: December 12, 2024*) performed the inspection.

The results of this inspection indicate that LEAD in amounts greater than or equal to 1.0 mg/cm² was found at the above property.

Sincerely,
David Alavi
Project Manager

EXECUTIVE SUMMARY

A&W Environmental Services, LLP has been authorized by the client, to perform a limited Lead-Based Paint (LBP) inspection at the single-family residence located at

All painted and/or finished components were evaluated according to the specifications described in the protocols for LBP inspection in the Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and all applicable Federal, State, and Local regulations.

According to the HUD guidelines, a lead reading by XRF analyzer of 1.0 mg/cm² or above is considered positive for the presence of LBP. The state of **Texas** also uses an action level of 1.0 mg/cm². This action level will be referenced throughout the report.

Components having lead levels at or above the action level are visually assessed for condition and approximate surface area. Those LBP surfaces found to be in intact condition at the time of inspection do not require paint stabilization but should be monitored on an ongoing basis. This report will only identify LBP surfaces identified as deteriorated at the time of the inspection for paint stabilization.

During the evaluation, XRF testing was performed on at least one location per testing combination. The XRF testing was conducted using a **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced on February 2023. A surface-by-surface visual assessment of the painted and/or finished surfaces was conducted to determine which lead-coated surfaces/components are deteriorated at or above de minimis levels.

A&W Environmental Services, LLP has determined that there is Lead-Based Paint (LBP) at or above de minimis levels at the property.

Scope of Inspection

A. Building Background

The property located at

B. Preface

A&W Environmental Services, LLP was authorized by *the client* to perform lead-based paint testing of the above referenced property home to determine the possible presence, condition, location and amount of lead paint. The testing was conducted on February 12, 2024.

C. Training

All inspectors utilized by A&W Environmental Services, LLP have EPA/State licensure and are licensed Lead Risk Assessors, or Inspectors who have passed the “HUD Visual Assessment Course”. All technicians utilized by A&W Environmental Services, LLP have also been trained in the use, calibration and maintenance of the X-Ray Fluorescence

D. Equipment

A **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced on February 2023, was used on this job.

E. Inspection Company

The inspection was performed by an inspector employed by A&W Environmental services, LLP, PO Box 866782, Plano, TX 75086, telephone Number (214) 460-1513.

F. Methods

The calibration of the **Niton XLP300A** X-Ray fluorescence (XRF) analyzer is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. These XRF instruments are calibrated using a calibration standard block of known lead content. Three calibration readings are taken before and after each property is tested to ensure manufacturer’s standards are met. If the inspection is longer than 4 hours, a set of 3 calibration readings must be taken before the 4 hours expires, and then an additional three calibration readings taken at the end of the inspection. If for any reason the instruments are not maintaining a consistent calibration reading within the manufacturer’s standards for performance on the calibration block supplied by the manufacturer, manufacturer’s recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration, it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

Findings

Exterior Components

| XRF Reading | Room Number | Side | Component | Substrate | Color | Lead Conc. (mg/cm ²) | Result |
|-------------|-------------|------|--------------------|-----------|-------|----------------------------------|----------|
| 14 | EXTERIOR | A | HANDRAIL (WELDING) | METAL | BLACK | 45.2 | Positive |
| 15 | EXTERIOR | A | HANDRAIL (WELDING) | METAL | BLACK | 64.3 | Positive |

Conclusions

The results of this inspection indicate that **LBP (Lead-Based Paint)** in amounts greater than or equal to 1.0 mg/cm² was found at the above property.

DISCLOSURE RESPONSIBILITY AND DISCLAIMER

Disclosure Responsibility

A copy of this report must be provided to new lessees (tenants) and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

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 component. 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.

XRF Results

| Reading Number | Room Location | Address | Room Number | Side | Structure | Substrate | Color | PbC | Result |
|----------------|---------------|---------|-------------|-----------|--------------------|-----------|-------|------|----------|
| 1 | | | | CALIBRATE | | | | 1.1 | Positive |
| 2 | | | | CALIBRATE | | | | 1 | Positive |
| 3 | | | | CALIBRATE | | | | 1.1 | Positive |
| 4 | EXTERIOR | | EXTERIOR | A | WALL | CONCRETE | BEIGE | 0.04 | Negative |
| 5 | EXTERIOR | | EXTERIOR | A | WALL | CONCRETE | BEIGE | 0 | Negative |
| 6 | EXTERIOR | | EXTERIOR | A | WALL | CONCRETE | BEIGE | 0 | Negative |
| 7 | EXTERIOR | | EXTERIOR | A | WALL | CONCRETE | BEIGE | 0 | Negative |
| 8 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0 | Negative |
| 9 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0.01 | Negative |
| 10 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0 | Negative |
| 11 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0 | Negative |
| 12 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0 | Negative |
| 13 | EXTERIOR | | EXTERIOR | A | HANDRAIL | METAL | BEIGE | 0 | Negative |
| 14 | EXTERIOR | | EXTERIOR | A | HANDRAIL (WELDING) | METAL | BLACK | 45.2 | Positive |
| 15 | EXTERIOR | | EXTERIOR | A | HANDRAIL (WELDING) | METAL | BLACK | 64.3 | Positive |
| 16 | EXTERIOR | | EXTERIOR | C | GATE | METAL | GRAY | 0.1 | Negative |
| 17 | EXTERIOR | | EXTERIOR | C | GATE | METAL | GRAY | 0 | Negative |
| 18 | EXTERIOR | | EXTERIOR | C | GATE | METAL | GRAY | 0.01 | Negative |
| 19 | EXTERIOR | | EXTERIOR | C | GATE | METAL | GRAY | 0 | Negative |
| 20 | | | | CALIBRATE | | | | 1.1 | Positive |
| 21 | | | | CALIBRATE | | | | 1 | Positive |
| 22 | | | | CALIBRATE | | | | 1.1 | Positive |

License/Certification



Texas Department of State Health Services

BE IT KNOWN THAT

A & W ENVIRONMENTAL SERVICES LLP

is certified to perform as a

Lead Firm

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

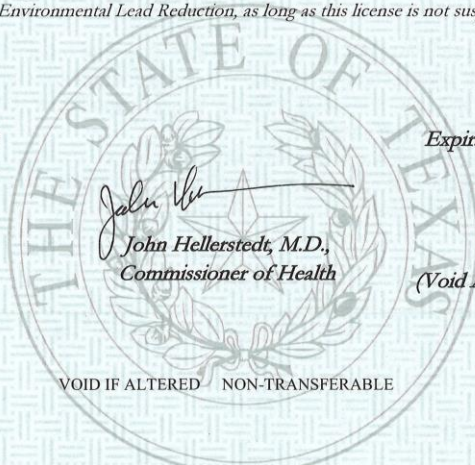


Certification Number: 2110404

Expiration Date: 02/17/2024



Control Number: 7347



(Void After Expiration Date)

VOID IF ALTERED / NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

BE IT KNOWN THAT

MOHAMMAD ALAVI

is certified to perform as a

Lead Risk Assessor

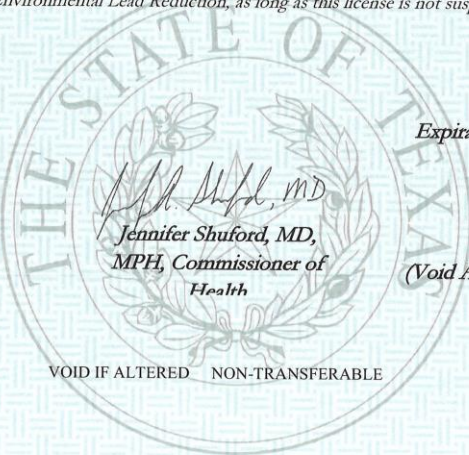
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Certification Number: 2070687

Expiration Date: 12/12/2024

Control Number: 8047



(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

CERTIFICATE ID #21039

METAL ANALYSIS GROUP

CERTIFIES THAT

Mohammad Alavi

OF

A&W ENVIRONMENTAL SERVICES, LLP

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE ON

**X-RAY USER SAFETY AND OPERATION OF THE
VIKEN PB200I ANALYZER**

GIVEN THE 29TH DAY OF APRIL 2021



Erika Pfeiffer

Erika Pfeiffer
TRAINING COORDINATOR