

LIMITED LEAD-BASED PAINT INSPECTION REPORT

**4751 South Dyson Circle
West Palm Beach, Florida**

GLE Project No.: 21000-24188-02

Prepared for:

**Ms. LaQuivial Pace
Palm Beach County Housing Authority
3432 West 45th Street
West Palm Beach, Florida 33407**

September 2021

Prepared by:



**1000 NW 65th Street, Suite 300-D
Ft. Lauderdale, Florida 33309
754-223-2697 • Fax 754-223-2937**



September 27, 2021

Ms. LaQuivial Pace
Palm Beach County Housing Authority
3432 West 45th Street
West Palm Beach, Florida 33407

**RE: Limited Lead-Based Paint Inspection Report
4751 South Dyson Circle
West Palm Beach, Florida**

GLE Project No.: 21000-24188-02

Dear Ms. Pace:

GLE Associates, Inc. (GLE) performed a limited lead-based paint (LBP) inspection on June 22, 2021, at 4751 South Dyson Circle, located in West Palm Beach, Florida. The LBP inspection was performed by Mr. Joshua Veltri with GLE. This report outlines the sampling and testing procedures, and presents the results along with our conclusions and recommendations.

GLE appreciates the opportunity to serve as your consultant on this project. If you should have any questions, or if we can be of further service, please do not hesitate to call.

Sincerely,
GLE Associates, Inc.

Joshua Veltri
Project Manager

Robert B. Greene, PE, PG, CIH, LEED AP
President

JMV/RBG/el

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GLE Associates, Inc.

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1.0 INTRODUCTION

The purpose of this limited inspection was to identify accessible LBP, the relative condition, and the general locations, in general accordance with the Housing and Urban Development (HUD) Guidelines, within 4751 South Dyson circle located in West Palm Beach, Florida. This survey was limited to the interior and exterior of unit 4751 only. The LBP inspection was performed on June 22, 2021, by Mr. Joshua Veltri, an Environmental Protection Agency (EPA) accredited lead-based paint (LBP) Inspector/Risk Assessor.

The limited LBP inspection was conducted utilizing X-Ray Fluorescence (XRF) technology, in accordance with HUD Guidelines.

The scope of this inspection did not include demolition of any building components, evaluation of architectural plans, or the quantification of materials for abatement purposes, or removal cost estimating.

2.0 EXECUTIVE SUMMARY

The LBP inspection was conducted in general accordance with EPA LBP Requirements and the Housing and Urban Development (HUD) LBP Requirements referenced below:

- 24 CFR 35, Subparts A, B, C, & R HUD LBP Requirements
- 40 CFR 745, Subparts D, L, & Q EPA LBP Requirements
- *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, Chapter 7: Lead-Based Paint Inspection, 2012 Edition.

The objective of the LBP inspection conducted by GLE was to identify and report the existence and locations of LBP within accessible interior and exterior areas associated with unit 4751, in accordance with the HUD Lead Safe Housing Rule (LSHR) and the EPA Renovation, Repair, and Painting (RRP) rule. The HUD LSHR applies to all target housing that is federally owned or receiving Federal assistance; the EPA RRP rule applies to pre-1978 child-occupied facilities in which renovation, repair, and painting projects will potentially disturb LBP.

Definitions:

- *Lead-Based Paint* – Greater than or equal to 1.0 milligrams of lead per square centimeter ($\geq 1.0 \text{ mg/cm}^2$) as determined by X-ray Fluorescence Spectrometer (XRF) or $\geq 0.5\%$ by weight as determined by Flame Atomic Absorption Spectrometry (FAAS).
- *Target housing* – any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling. In the case of jurisdictions

which banned the sale or use of lead-based paint prior to 1978, HUD may designate an earlier date.

- *Child-occupied facility* – a building, or portion of a building, constructed prior to 1978, visited regularly by the same child, under six years of age, on at least two different days within any week (Sunday through Saturday period), provided that each day’s visit lasts at least three hours and the combined weekly visits last at least six hours, and the combined annual visits last at least 60 hours.

3.0 PROCEDURES

3.1 LEAD-BASED PAINT INSPECTION PROCEDURES

The lead-based paint inspection was performed by observing and testing accessible painted exterior component surfaces associated with the structures. In accordance with HUD Guidelines, the sampling protocol used in this lead-based paint inspection is based on the methodology established by HUD.

During the walk through of the buildings, each area was observed and an inventory of painted surfaces was developed. The LBP inspection was performed utilizing an XRF instrument to determine lead content in general compliance with methodologies established by HUD. Periodic calibrations of the instrument were performed and documented. GLE utilized a Viken Pb200i XRF instrument. The surfaces tested consisted of walls, decorative trim, soffits, shelves, doors, and door frames. Identified components were tested with the XRF for lead content and compared to the HUD definition of LBP ($> 1.0 \text{ mg/cm}^2$). Perimeter wall sides were identified with letters A, B, C, and D (or numbers or Roman numerals). Side A for single-family housing is the street side for the address. Side A in multi-family housing is the apartment entry door side. Sides B, C, and D are identified clockwise from Side A as one faces the dwelling; thus Wall B is to the left, Wall C is across from Side A, and Side D is to the right of Side A.

Paint Deterioration Rating

The inspector/risk assessor observed the extent of any paint deterioration by rating the paint condition as intact or poor. Deterioration categories are defined in the following table.

| Categories of Paint Deterioration | | |
|---|--|---------------------------|
| Type of Building Component | Total Area of Deteriorated Paint on Each Component | |
| | Intact | Poor |
| Exterior components with large surface areas. | Entire surface is intact | More than 10 square feet. |

| Categories of Paint Deterioration | | |
|--|---|---|
| Type of Building Component | Total Area of Deteriorated Paint on Each Component | |
| | Intact | Poor |
| Interior components with large surface areas (walls, ceilings, floors, doors). | Entire surface is intact | More than 2 square feet. |
| Interior and exterior components with small surface areas (windowsills, baseboards, soffits, door casings, headers, piping). | Entire surface is intact | More than 10% of the total surface area of the component. |

4.0 FINDINGS

None of ninety-one (91) XRF readings collected were determined to be equal to or greater than 1.0 mg/cm²; no LBP was identified.

5.0 CONCLUSIONS AND RECOMMENDATIONS

No lead-based paint (LBP), as defined by the Housing and Urban Development (HUD) regulations and the Environmental Protection Agency's (EPA) Renovation Repair and Painting (RRP) rule as paint having lead equal to or greater than 1.0 mg/cm² or greater than 0.5% by weight were identified.

6.0 LIMITATIONS AND CONDITIONS

Because of the hidden nature of many building components (i.e. within mechanical chases), it may be impossible to determine if all of the suspect building materials have been located and subsequently tested. Destructive testing in some instances is not a viable option. We cannot, therefore, guarantee that all potential LBP has been located. We do warrant, however, that the investigations and methodology reflect our best efforts based upon the prevailing standard of care in the environmental industry.

The information contained in this report was prepared based upon specific parameters and regulations in force at the time of this report. The information herein is only for the specific use of the client and GLE. GLE accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, unless prior written authorization has been obtained from GLE.

APPENDIX A
Lead-Based Paint Field Table

Project Name/Location:
4751 South Dyson Circle, West Palm Beach, Florida
Date: June 2021
Summary of Lead-Based Paint XRF Results
Project Number: 21000-24188

| Sample No. | Room No./Location and Component | Substrate | Color | Condition (I/P) | Lead (mg/cm ²) |
|------------|--|-----------|-------|-----------------|----------------------------|
| 01 | Positive Calibration | -- | -- | -- | 1.0 |
| 02 | Negative Calibration | -- | -- | -- | -0.0 |
| 03 | Exterior East Wall | Concrete | Beige | I | -0.0 |
| 04 | Exterior East Door Frame | Metal | Beige | I | -0.0 |
| 05 | Exterior East Door Slab | Metal | Beige | I | -0.0 |
| 06 | Exterior East Window Sill | Concrete | Beige | I | -0.0 |
| 07 | Exterior East Soffit | Concrete | Beige | I | -0.0 |
| 08 | Exterior East Column | Concrete | Beige | I | -0.0 |
| 09 | Exterior East Wall Upper | Concrete | White | I | -0.0 |
| 10 | Exterior South Wall | Concrete | Beige | I | -0.0 |
| 11 | Exterior South Conduit | Metal | Beige | I | -0.0 |
| 12 | Exterior South Wall Upper | Concrete | White | I | -0.0 |
| 13 | Exterior West Wall | Concrete | Beige | I | -0.0 |
| 14 | Exterior West Wall Upper | Concrete | White | I | -0.0 |
| 15 | Exterior West Soffit | Concrete | Beige | I | -0.0 |
| 16 | Exterior West Window Sill | Concrete | Beige | I | -0.0 |
| 17 | Exterior West Door Frame | Metal | Beige | I | -0.0 |
| 18 | Exterior West Door Slab | Metal | Beige | I | -0.0 |
| 19 | Interior 1 st Floor East Door Frame | Metal | White | I | -0.0 |
| 20 | Interior 1st Floor East Door Slab | Metal | White | I | -0.0 |
| 21 | Interior Living Room East Wall | Drywall | White | I | -0.0 |
| 22 | Interior Living Room South Wall | Drywall | White | I | -0.0 |
| 23 | Interior Living Room West Wall | Drywall | White | I | -0.0 |
| 24 | Interior Living Room North Wall | Drywall | White | I | -0.0 |
| 25 | Interior Living Room Ceiling | Drywall | White | I | -0.0 |
| 26 | Interior Living Room East Baseboard | Wood | White | I | -0.0 |
| 27 | Interior Living Room North Baseboard | Wood | White | I | -0.0 |
| 28 | Interior Living Room West Door Frame | Metal | White | I | -0.0 |
| 29 | Interior Living Room West Door Slab | Metal | White | I | -0.0 |
| 30 | Interior Living Room Closet East Door Trim | Wood | White | I | -0.0 |
| 31 | Interior Living Room Closet East Door Frame | Wood | White | I | -0.0 |
| 32 | Interior Living Room Closet East Door Slab | Wood | White | I | -0.0 |
| 33 | Interior Kitchen East Wall | Drywall | White | I | -0.0 |
| 34 | Interior Kitchen South Wall | Drywall | White | I | -0.0 |
| 35 | Interior Kitchen West Wall | Drywall | White | I | -0.0 |
| 36 | Interior Kitchen North Wall | Drywall | White | I | -0.0 |
| 37 | Interior Staircase Tread | Wood | White | I | -0.0 |
| 38 | Interior Staircase Riser | Wood | White | I | -0.0 |
| 39 | Interior Staircase Railing | Wood | White | I | -0.0 |
| 40 | Interior Staircase Landing South Wall | Drywall | White | P | -0.0 |
| 41 | Interior Staircase Landing North Wall | Drywall | White | P | -0.0 |

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|------------|---|-----------|-------|-----------------|----------------------------|
| 42 | Interior Staircase Landing East Wall | Drywall | White | P | -0.0 |
| 43 | Interior 2 nd Floor Hallway North Wall | Drywall | White | P | -0.0 |
| 44 | Interior 2 nd Floor Hallway East Wall | Drywall | White | P | -0.0 |
| 45 | Interior 2 nd Floor Hallway South Wall | Drywall | White | P | -0.0 |
| 46 | Interior 2 nd Floor Hallway West Wall | Drywall | White | P | -0.0 |
| 47 | Interior 2 nd Floor Hallway West Closet Door Trim | Wood | White | P | -0.0 |
| 48 | Interior 2 nd Floor Hallway West Closet Door Frame | Wood | White | P | -0.0 |
| 49 | Interior 2 nd Floor Hallway West Closet Door Slab | Wood | White | P | -0.0 |
| 50 | Interior 2 nd Floor Hallway West Baseboard | Wood | White | I | -0.0 |
| 51 | Interior 2 nd Floor Hallway Ceiling | Drywall | White | P | -0.0 |
| 52 | Interior Southwest Bedroom Door Trim | Wood | White | P | -0.0 |
| 53 | Interior Southwest Bedroom Door Frame | Wood | White | P | -0.0 |
| 54 | Interior Southwest Bedroom Door Slab | Wood | White | P | -0.0 |
| 55 | Interior Southwest Bedroom East Wall | Drywall | White | P | -0.0 |
| 56 | Interior Southwest Bedroom East Closet Trim | Wood | White | P | -0.0 |
| 57 | Interior Southwest Bedroom South Wall | Drywall | White | P | -0.0 |
| 58 | Interior Southwest Bedroom West Wall | Drywall | White | P | -0.0 |
| 59 | Interior Southwest Bedroom North Wall | Drywall | White | P | -0.0 |
| 60 | Interior Southwest Bedroom Ceiling | Drywall | White | P | -0.0 |
| 61 | Interior Southwest Bedroom North Baseboard | Wood | White | I | -0.0 |
| 62 | Interior Southwest Bedroom East Baseboard | Wood | White | I | -0.0 |
| 63 | Interior Northwest Bedroom Door Trim | Wood | White | P | -0.0 |
| 64 | Interior Northwest Bedroom Door Frame | Wood | White | P | -0.0 |
| 65 | Interior Northwest Bedroom Door Slab | Wood | White | P | -0.0 |
| 66 | Interior Northwest Bedroom East Wall | Drywall | White | P | -0.0 |
| 67 | Interior Northwest Bedroom East Closet Trim | Wood | White | P | -0.0 |
| 68 | Interior Northwest Bedroom South Wall | Drywall | White | P | -0.0 |
| 69 | Interior Northwest Bedroom West Wall | Drywall | White | P | -0.0 |
| 70 | Interior Northwest Bedroom North Wall | Drywall | White | P | -0.0 |
| 71 | Interior Northwest Bedroom Ceiling | Drywall | White | P | -0.0 |

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| Sample No. | Room No./Location and Component | Substrate | Color | Condition (I/P) | Lead (mg/cm ²) |
|------------|--|-----------|-------|-----------------|----------------------------|
| 72 | Interior Northwest Bedroom South Baseboard | Wood | White | I | -0.0 |
| 73 | Interior Northwest Bedroom West Baseboard | Wood | White | I | -0.0 |
| 74 | Interior Bathroom Door Trim | Wood | White | P | -0.0 |
| 75 | Interior Bathroom Door Frame | Wood | White | P | -0.0 |
| 76 | Interior Bathroom Door Slab | Wood | White | P | -0.0 |
| 77 | Interior Bathroom South Wall | Drywall | White | P | -0.0 |
| 78 | Interior Bathroom West Wall | Drywall | White | P | -0.0 |
| 79 | Interior Bathroom North Wall | Drywall | White | P | -0.0 |
| 80 | Interior Bathroom East Wall | Drywall | White | P | -0.0 |
| 81 | Interior Bathroom Ceiling | Drywall | White | P | -0.0 |
| 82 | Interior Bathroom South Baseboard | Wood | White | I | -0.0 |
| 83 | Interior East Bedroom Door Trim | Wood | White | P | -0.0 |
| 84 | Interior East Bedroom Door Frame | Wood | White | P | -0.0 |
| 85 | Interior East Bedroom Door Slab | Wood | White | P | -0.0 |
| 86 | Interior East Bedroom West Wall | Drywall | White | P | -0.0 |
| 87 | Interior East Bedroom North Wall | Drywall | White | P | -0.0 |
| 88 | Interior East Bedroom East Wall | Drywall | White | P | -0.0 |
| 89 | Interior East Bedroom South Wall | Drywall | White | P | -0.0 |
| 90 | Interior East Bedroom South Closet Trim | Wood | White | P | -0.0 |
| 91 | Interior East Bedroom Ceiling | Drywall | White | P | -0.0 |
| 92 | Interior East Bedroom South Baseboard | Wood | White | I | -0.0 |
| 93 | Interior East Bedroom West Baseboard | Wood | White | I | |
| 94 | Positive Calibration | -- | -- | -- | 1.0 |
| 95 | Negative Calibration | -- | -- | -- | -0.0 |

Legend:

I: Intact

P: Poor

mg/cm²: milligrams per square centimeter

APPENDIX B
Personnel Certifications

United States Environmental Protection Agency

This is to certify that

GLE Associates, Inc.

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

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 March 02, 2024

LBP-2060-2

Certification #

January 05, 2021

Issued On



A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

The Environmental Institute

Joshua Veltri

Social Security Number - XXX-XX-4211

GLE Associates Inc. - 5405 Cypress Center Drive, Suite 100 - Tampa, Florida 33609

Has completed 16 hours of coursework and satisfactorily passed the hands-on skills assessment and an examination that meets training criteria in accordance with requirements for Lead-Based Paint Activities in Target Housing and Child-Occupied Facilities as regulated by Georgia DNR/EPD Chapter 391-3-24 and U. S. EPA TSCA 40 CFR Part 745 for the initial course titled

(Also has completed an Inspector course as a prerequisite)

Lead Risk Assessor: EPA ***(Target Housing & Child-Occupied Facilities)***

July 16-17, 2020

Course Date

1887

Certificate Number

July 17, 2020

Examination Date

January 17, 2021

EPA Interim Expiration Date

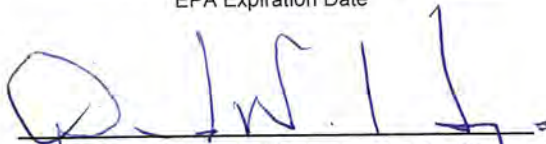
July 16, 2022

Georgia Expiration Date

July 16, 2023

EPA Expiration Date




David W. Hogue - Principal Instructor / Training Manager

(Approved by the ABIH Certification Maintenance Committee for 2 CM points - Approval #11-569)

TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, Georgia 30067

Phone: 770-427-3600 - Website: www.tei-atl.com

(State of Georgia Accredited - Certification No. 20-0799-006R - January 15, 1997)

Certificate of Training

Josh Veltri

Has completed the Viken Detection Corporation training materials presented on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

Instrument Operator Training Viken Detection Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.

Deblyn Palella

March 2nd 2020

Name

Date

XRF Sales, Rentals, Training and Consulting

Title

I certify that I have received the stated training and understand the content presented. I understand that I can follow up this training with questions from Viken Detection Corporation.



Name

3/2/2020

Date

