PRE-DEMOLITION LEAD PAINT SURVEY

Viewpoint Apartments
2518 Leon Street | Austin, Florida
PM Project Number 01-6219-0-002

Prepared for:
Scannell Properties
800 East 96th Street, Suite 175
Indianapolis, Indiana 46240

Prepared by:
PM Environmental, Inc.
4897 W. Waters Avenue, Suite C
Tampa, Florida 33634
December 7, 2015

Mr. David Ravensberg
Scannell Properties
800 East 96th Street, Suite 175
Indianapolis, Indiana 46240

RE: Pre-Demolition Lead Paint Survey
For the Viewpoint Apartments
Located at 2518 Leon Street in Austin, Texas
PM Environmental, Inc. Project No. 01-6219-0-002

Dear Mr. Ravensberg:

On November 16, 2015, PM Environmental (PM) contracted RSB Environmental (RSB) to perform a Pre-Demolition Lead Paint Survey at the Viewpoint Apartments located at 2518 Leon Street, Austin, Texas. The purpose of the survey was to inspect the building for lead containing paint that would be impacted by the building demolition. The Pre-Demolition Lead Paint Survey report is attached as Appendix A.

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF SCANNELL DEVELOPMENT AND 908 DEVELOPMENT, LLC, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

The Lead Paint Survey identified lead containing paint on the railing of the exterior stairs landing at the property. Although no lead based paint was identified, construction work involving lead paint is regulated under the Occupational Health and Safety Administration (OSHA) Construction Industry Standard for Lead (29 CFR 1926.62) and applies when painted surfaces have been identified to contain lead in any detectable concentration. In this survey, paint chip samples identified concentrations of lead in paint on the railing of the exterior stairs landing.

Please see each attached report for detailed information and recommendations regarding each inspection. If you have any questions regarding this submittal, please contact me at (800) 313-2966 or Balsamo@pmenv.com.

Sincerely,
PM Environmental, Inc.

Jon M. Balsamo
Manager, Industrial Hygiene Services

APPENDICES:
Appendix A: RSB Environmental Pre-Demolition Lead Paint Survey Report
Appendix A
Lead Based Paint Inspection Report

Viewpoint Apartments
2518 Leon Street
Austin, TX 78705

November 2015
November 23, 2015

Jon Balsamo  
PM Environmental, Inc.  
3360 Ranger Road  
Lansing, MI 48906

Re: Lead Based Paint Inspection Report  
Viewpoint Apartments  
2518 Leon Austin, TX

Dear Mr. Balsamo:

On November 16, 2015, Javier Murillo representing RSB Environmental (RSB) conducted an assessment of the above referenced site to assess lead based paint (LBP) containing building materials at the Viewpoint Apartments located at 2518 Leon Street in Austin, Texas.

The scope of work and services provided include:

• Field investigation and visual observations  
• Sampling and analysis of accessible LBP

A walkthrough inspection of the accessible areas of the representative area, focusing on damaged materials, was conducted by a qualified industrial hygienist and appropriately licensed lead inspector to assess the condition of materials identified as LBP in the existing survey and/or via sampling during this assessment. The following is a summary of the LBP assessment conducted as part of the facility assessment.

A total of five (5) bulk samples from representative areas were collected and analyzed for lead content. Refer to the Table 1 for a summary of the LBP sample results collected from the surface coatings.

LBP bulk samples were collected to determine if any necessary abatement work would impact any LBP. LBP sampling was performed by qualified and appropriately certified personnel who utilized all proper safety measures including: performing wet cleaning of any resulting residual paint after sampling, and as necessary wearing proper personal protective equipment. Paint chip samples were collected by use of paint scrapers. Paint was removed down to the substrate and samples included all layers of paint. Care was used to not include the substrate with the paint samples. A thorough investigation of the Affected Area has been performed to identify suspect LBP; however, only accessible areas were inspected. Exploratory demolition of chases, soffits, enclosures, etc., was not performed as part of this survey work. No exterior coatings have been characterized by this assessment. Additional renovation and alteration work, which could impact these areas, should not be conducted until these areas have been inspected (by a licensed inspector) for LBP.
Samples were collected and analyzed in accordance with the EPA SW 846 3050B*/7000B Method, which uses flame atomic absorption spectrometry (AAS) to analyze total lead content in paint chip samples. LBP bulk samples were analyzed by Batta EMSL, an AIHA and National Lead Laboratory Accreditation Program/Environmental Lead Proficiency Analytical Testing (NLLAP/ELPAT) laboratory accredited to perform lead analysis analyses of paint chip samples. HUD defines lead-based paint, when analyzed by AAS or ICP as paint which contains greater than 0.5 percent lead by weight. OSHA regulations also apply to amounts less than 0.5 percent lead by weight. OSHA guidelines apply to the disturbance of surface coatings containing lead in any amount and USPS policy mandates that any detectable concentration of lead qualifies the surface coating as lead-based paint.

**Table 1.0 LBT Results**

<table>
<thead>
<tr>
<th>Sample</th>
<th>Sample Location</th>
<th>Lead Concentration (mg/kg)</th>
<th>Lead Concentration*</th>
<th>Condition **</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-A</td>
<td>Office Window Sill</td>
<td>&lt;RL</td>
<td>&lt;RL</td>
<td>Intact</td>
</tr>
<tr>
<td>02-A</td>
<td>Office-RR</td>
<td>&lt;RL</td>
<td>&lt;RL</td>
<td>Intact</td>
</tr>
<tr>
<td>03-A</td>
<td>Apt. 104 Window Sill</td>
<td>&lt;RL</td>
<td>&lt;RL</td>
<td>Intact</td>
</tr>
<tr>
<td>04-A</td>
<td>1 Door Frame</td>
<td>&lt;RL</td>
<td>&lt;RL</td>
<td>Intact</td>
</tr>
<tr>
<td>05-A</td>
<td>Ext. Stairs Landing</td>
<td>198.1</td>
<td>0.0198%</td>
<td>Intact</td>
</tr>
</tbody>
</table>

* < RL = Less than the Reporting Limit of 0.50 ppm, INS = Insufficient Sample Weight  
**Intact condition = paint is intact with no sign of peeling or damage over the component system; Fair condition = paint shows signs of wear less than 10% of a component surface (or less than 2 square feet); Poor condition = paint is substantially delaminating greater than 10% of the component surface or 25% in focused area (or greater than 2 square feet)

Chain of custody and the PLM laboratory analytical results collected during the limited inspection are attached to this report in Attachment A.

**Results**
The following materials were confirmed to contain Lead.

1) Exterior stairs landing, railing was found to contain .0198 % Lead.

**ALL OTHER SAMPLES COLLECTED AND ANALYZED WERE FOUND TO BE “BELOW THE REPORTING LIMIT” FOR LBP.**

**Conclusion**

Based on the survey review and sample analysis, the 4 of the 5 surfaces evaluated did not contain any lead concentration and they were not identified as LBP; 1 of the 5 surfaces evaluated contain a dramatically lower concentration (0.0198 %) of Lead compare to the
OSHA regulation (0.5%), therefore, LBP abatement is not necessary as part of the damaged material abatement.

**Limitations**

This report only applies to the scope of work described herein. This report describes existing conditions at the time of services. Conditions of LBP may change as a result of damage, deterioration or other disturbance and may increase the potential for elevated fiber levels. This report applies only to accessible areas observed during our field services LBT materials may exist in concealed inaccessible enclosures, such as areas enclosed by permanent partitions, walls, chases, shafts, equipment etc. Material locations and quantities are estimates only and may vary.

Although a good-faith effort was made to locate LBT in the area within the scope of work, extensive destructive inspection and/or testing was not conducted due to the expense, potential exposure hazards and/or potential regulatory violations. Inaccessible surfaces, paints, wire insulation, electrical panels, fire rated doors and panels, furnishings, Heating Ventilation and Air Conditioning (HVAC) Systems, vapor barriers, fixtures and similar materials and equipment were not sampled and analyzed due to safety concerns and expense.

This report may not be used as a project design (specification) for asbestos abatement. Design and/or abatement air monitoring services were not included in the scope of work. RSB Environmental makes no warranty and assumes no liability for the inappropriate use or misuse of this document.

RSB appreciates the opportunity to assist you with our environmental services. Should you have any questions or comments concerning this project, please contact us at 832-291-3473.

Sincerely,
RSB Environmental

Javier Murillo
Asbestos Inspector License No. 602778

Sachin Butala, P.E.
Principal
Attachment A
Field notes, Chain of custody and Laboratory Analytical Results