



UNITED  
CONSULTING

# REPORT

**For City of Clarkston  
c/o Collaborative  
Infrastructure Services,  
Inc.**

Limited Lead Based  
Paint Assessment  
40 Oaks Nature Preserve House  
3803 Market Street  
Clarkston, Georgia



May 26, 2021

Mr. Robin Gomez  
**City of Clarkston**

City Hall Annex  
Clarkston, Georgia 30021

c/o Mr. Larry Kaiser  
Collaborative Infrastructure Services, Inc.

Via Email: [kaiser@co-infra-services.com](mailto:kaiser@co-infra-services.com)

RE: Report of Lead Based Paint Assessment  
**40 Oaks Nature Preserve House**  
3803 Market Street  
Clarkston, Georgia  
Project No. CIOCL-21-GA-05308-01

Dear Mr. Gomez:

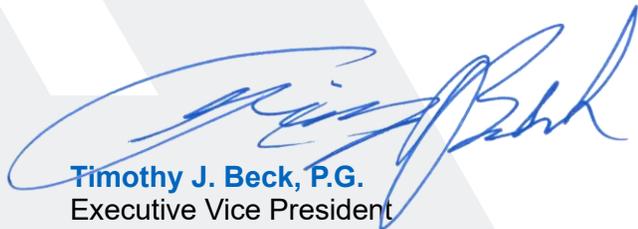
United Consulting has completed the Limited Lead-Based Paint Sampling at the above referenced site, hereinafter referred to as the Project Site. The testing activities were performed in substantial conformance with industry standards. We appreciate the opportunity to assist you with this project and look forward to assisting you with future projects. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

**UNITED CONSULTING**



**Christopher E. Lee, ASP**  
Environmental Specialist



**Timothy J. Beck, P.G.**  
Executive Vice President

CEL/TJB/gh



1055 Rowland Street



## INTRODUCTION

United Consulting was retained by **Collaborative Infrastructure Services, Inc.** to perform sampling for Lead Based Paint (LBP). The purpose of this survey was to collect and test representative paint films for

## SCOPE

The scope of this assessment was outlined in United Consulting's proposal dated April 21, 2021. In performing this assessment, United Consulting conducted the following activities:

1. Utilized a Viken portable X-Ray Fluorescence (XRF) device to assess lead concentrations in representative paint films from the Project Site.
2. Prepared this report of the sampling activities and findings.

## DESCRIPTION OF FACILITIES

The Project Site was developed with a two-story, vacant residential home, constructed in the early 1900s. Portions of the structure were added in the 1940s and 1950s, respectively. The central portion of the structure consisted of a wood-framed structure, clad with wood siding, and roofed with asphalt shingles not original to the structure. Interior finishes in this portion consisted of wood flooring and trim, and plaster and lath walls. The 1940s addition to the structure was framed in wood, and clad with asbestos cement siding. Interior areas of the 1940s and 1950s additions were finished with vinyl composite tile and drywall.

It is our understanding that the client intends to renovate or demolish the building.

lead from painted surfaces that may be present at the Project Site. Photographs of the Project Site structure is included in Appendix B.

The lead-based paint survey activities were performed by United Consulting representative, Mr. Chris Lee. Mr. Lee is a licensed lead based paint inspector with the State of Georgia, Certification Number 60 INSO 0321 10158. His certifications and that of the laboratory used for this investigation are reproduced in Appendix C.

## INACCESSIBLE AREAS/LIMITING CONDITIONS

The Project Site was not occupied during the sampling event. Sampling locations were limited to areas deemed safe and accessible. Due to structural deficiencies and damage, roof areas were not accessed during the course of this assessment.

## II. LEAD BASED PAINT SURVEY

The purpose of the Lead-Based Paint Testing was to visually identify suspect lead-based paint films at the Project Site, and to test the paint films for detectable concentrations of lead. Measurements of lead in painted surfaces identified on the Project Site structure were analyzed utilizing a Viken portable X-Ray Fluorescence (XRF) device. The XRF is capable of detecting lead in both surface and underlying layers of paint. Utilization of the XRF eliminates destructive paint chip sampling. United Consulting performed the survey in substantial conformance to industry standards.

### LEAD BASED PAINT PROCEDURES

#### Sampling Procedures

United Consulting utilized the XRF to assess representative paint films identified throughout the Project Site building. Random locations and substrates (painted surfaces) were analyzed. The device was checked using a supplied standard on multiple occasions throughout testing. The certification of the individual conducting this lead-based paint survey can be found in Appendix C.

The test face of the XRF is placed against the material of concern and triggered. The triggering releases a very short exposure of radiation and the response to the exposure is measured. This allows the concentration of lead within the top ¼-inch of the material to be measured. The XRF has automatic data logging capability. Locations were recorded separately during the survey. Subsequently, the data was down-loaded and printed for correlation to the sample locations.

### LEAD BASED PAINT TESTING RESULTS

United Consulting analyzed representative paint films from the Project Site structure. Table 2 displays the results collected from the XRF. XRF results are compared to the current HUD action level of 1.0 mg/cm<sup>2</sup>. Readings which state standard and calibration were shots taken for quality assurance purposes and were not tests of paint films. A total of 36 readings were collected from painted surfaces at the Project Site. An additional 6 quality assurance (standard and calibration) readings were collected. The results of the samples are discussed below.

## LEAD-BASED PAINT ASSESSMENT

United Consulting utilized an XRF to assess the Project Site structure for lead based paints. Readings included calibration readings, readings from interior walls, columns, railings, doors, door frames, exterior doors, exterior windows, trims and downspouts. There were 14 readings with detectable concentrations of lead using the XRF.

The majority of the readings with regulated concentrations of lead were associated with exterior painted surfaces, including blue siding, white porch trim work, window frames, and doors. Portions of the “interior” of the project site structure that were former exterior walls prior to the addition were also found to contain regulated concentrations of lead within the painted surfaces. In general, interior paints with the exception of limited window and door trim work, were found to not contain regulated concentrations of lead. This data is shown in Appendix A.

United Consulting has identified 14 painted surfaces containing lead above the HUD action level. Occupational Safety and Health Administration (OSHA) regulations require that workers be protected from exposure to lead via proper engineering controls and appropriate levels of personal protective equipment as per Title 29 of the Code of Federal Regulations, part 1926.62 (29 CFR 1926.62).

Solid waste which leaches hazardous concentrations of lead greater than 5.0 parts per million (ppm) by TCLP, must be properly disposed of in an appropriately permitted hazardous waste landfill. Samples should be obtained and submitted for TCLP analysis for any confirmed lead based painted material which is to be brought to a landfill for disposal. The building owner or renovation contractor must forward a proper Ten Day Notification to the Georgia Department of Natural Resources, Environmental Protection Division (EPD) prior to the start of any building renovation/demolition activities.

## LIMITATIONS

The conclusions presented in this Limited Lead-Based Paint Testing report are based on the laboratory results and condition of the materials identified. Lead concentrations will vary between sample locations. Our assessment of the materials at the Project Site is a professional opinion arrived at through the method and procedures accepted by and standard to the industry. No other warranty or guarantee is expressed or implied.

Lead paint concentrations should be expected to vary between locations. ***Preparation of abatement design bid documents or scopes of work for abatement may require additional sampling for definition of the extent of the material.*** United Consulting shall not be held responsible for errors, miscalculations, assumptions, misinterpretations or other problems or liabilities arising from, or associated with, firms or individuals bidding on asbestos abatement work that rely solely, or in part, on this document.

This report has been prepared on behalf of the client. Should any other person, partnership, or corporation desire to rely upon this report, it will be necessary for United Consulting to update the report for the new user.

**APPENDICES**

- Appendix A Tables
- Appendix B Photographic Documentation Appendix
- C Certifications

**UNITED CONSULTING**



# APPENDIX A

## Tables





**TABLE 1 - SUMMARY OF LEAD ASSAY RESULTS**

Lead Assay ID	Room	Floor	Location	Paint Color	Paint Condition	Paint Substrate	Assay Result	Notes
128	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	
130	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	
131	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	
132	Exterior	-	Wall	Blue	Fair	Wood	Positive	Siding
133	Exterior	-	Trim	White	Fair	Wood	Positive	
134	Exterior	-	Other	White	Good	Plastic	Negative	Plastic shutter
135	Exterior	-	Railing	White	Fair	Wood	Negative	Column
136	Exterior	-	Railing	White	Fair	Wood	Negative	
137	Exterior	-	Wall	Blue	Fair	Wood	Positive	
138	Exterior	-	Wall	Blue	Fair	Wood	Negative	Addition
139	Exterior	-	Wall	Blue	Fair	Wood	Negative	Addition
140	Exterior	-	Trim	White	Fair	Wood	Positive	Addition
141	Exterior	-	Window	White	Fair	Wood	Positive	Addition
142	Exterior	-	Wall	Blue	Good	Fiber Cement	Negative	Addition 2
143	Exterior	-	Trim	White	Good	Wood	Negative	Addition 2 window frame
144	Exterior	-	Window	White	Fair	Wood	Negative	Addition
145	Exterior	-	Wall	Blue	Good	Wood	Negative	T-111 siding
146	Exterior	-	Railing	White	Poor	Wood	Negative	Addition 2 porch
147	Exterior	-	Door	Blue	Fair	Metal	Negative	Addition 2 porch
148	Exterior	-	Wall	Blue	Good	Wood	Negative	T-111
149	Exterior	-	Wall	Blue	Good	Wood	Negative	Shed
150	Exterior	-	Wall	Blue	Good	Wood	Negative	Shed
151	Foyer	1	Other	White	Good	Metal	Negative	Bench hinge
152	Foyer	1	Trim	White	Good	Wood	Negative	
153	Foyer	1	Wall	White	Good	Drywall	Negative	
154	Foyer	1	Door	White	Good	Wood	Negative	Door trim
155	Foyer	1	Door	White	Good	Wood	Negative	
156	Foyer	1	Trim	White	Good	Wood	Negative	Newel post
157	Foyer	1	Other	brown	Fair	Wood	Negative	Stair tread
158	Foyer	1	Other	brown	Good	Wood	Negative	Stair landing
159	Foyer	1	Other	White	Good	Drywall	Negative	Ceiling
160	Foyer	1	Railing	White	Good	Wood	Negative	
161	Foyer	1	Wall	White	Good	Drywall	Negative	
162	West sitting room	1	Trim	brown	Good	Wood	Negative	
163	West sitting room	1	Window	White	Good	Wood	Positive	
164	West sitting room	1	Wall	White	Good	Drywall	Negative	
165	West sitting room	1	Wall	White	Good	Masonry	Negative	

166	West sitting room	1	Window	brown	Fair	Wood	Negative	Window sill
167	West sitting room	1	Window	White	Fair	Wood	Positive	Frame
168	West rear office	1	Door	White	Good	Wood	Negative	Trim
169	West rear office	1	Door	White	Good	Wood	Inconclusive	Stop
170	West rear office	1	Door	White	Good	Wood	Negative	Stop
171	West rear office	1	Wall	White	Good	Drywall	Negative	
172	West rear office	1	Trim	White	Good	Wood	Negative	Fireplace mantle
173	Kitchen	1	Wall	White	Good	Drywall	Negative	
174	Kitchen	1	Door	White	Good	Wood	Positive	
175	Kitchen	1	Door	White	Fair	Wood	Positive	Frame
176	Kitchen	1	Window	White	Good	Wood	Negative	Frame
177	Addition 1	1	Wall	White	Good	Drywall	Negative	
178	Addition 1	1	Window	White	Good	Wood	Positive	Frame
179	Addition 1	1	Window	White	Good	Wood	Positive	Sill
180	Addition 1	1	Door	White	Good	Wood	Positive	
181	East sitting room	1	Door	White	Good	Wood	Negative	Stair closet
182	East sitting room	1	Wall	White	Good	Drywall	Negative	
183	East sitting room	1	Window	White	Good	Wood	Negative	Frame
184	East sitting room	1	Wall	White	Good	Drywall	Negative	
185	Bedroom 1	2	Wall	White	Good	Drywall	Negative	
186	Bedroom 1	2	Window	White	Fair	Wood	Positive	Frame
187	Bedroom 1	2	Trim	White	Good	Wood	Negative	
188	Bedroom 2	2	Door	White	Good	Wood	Positive	
189	Bedroom 2	2	Wall	White	Good	Drywall	Negative	
190	Bedroom 2	2	Door	White	Good	Wood	Negative	Closet
191	Bedroom 2	2	Door	Pink	Fair	Wood	Negative	Threshold
192	Bedroom 3	2	Wall	White	Good	Drywall	Negative	
193	Bedroom 3	2	Window	White	Good	Wood	Positive	Frame
194	Bedroom 3	2	Door	White	Good	Wood	Positive	
195	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	
196	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	
197	N/A	N/A	N/A	N/A	N/A	N/A	Calibration	

## **APPENDIX B**

### **Photographic Documentation**





## **APPENDIX C**

### **Certifications**

**Lead-Based Paint and Asbestos Program  
Certification, Accreditation & Licensing Unit**

**Certification To Conduct Georgia Regulated Lead-Based Paint Activities**

**Discipline Certification Type** Inspector

**Certification Number** 60 INSO 0321 10158

**Issued To** Christopher Lee

<b>Gender</b>	<b>Height</b>		<b>Weight</b>	<b>Date of Birth</b>
Male	6	2	250	08/19/1991

**Company**

United Consulting

**Address**

625 Holcomb Bridge Road

<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Phone</b>
Norcross	GA	30071	770-209-0029

<b>Certification Issue Date</b>	<b>Certification Expiration Date</b>	<b>Last Date Of Training</b>
3/25/2021	8/22/2021	8/22/2019

This certificate confers all authorities granted by Georgia EPD Rules 391-3-24 and allows the above named individual to serve as a(n)

**Inspector**

This certificate must be in your possession while conducting activities regulated by Georgia Rules 391-3-24. This certification is only valid for the performance of Georgia regulated lead-based paint activities and when employed by a Georgia Certified Lead-Based Paint Firm. A renewal application must be submitted at least thirty (30) days prior to the expiration date shown, and a refresher training course must be taken before the last date of training.

<b>Issue Date</b>	<b>Expiration Date</b>
3/25/2021	8/22/2021
<b>Georgia Lead Inspector License Number</b>	

60 INSO 0321 10158



**Jennifer Vogel, Program Manager**  
Lead-Based Paint and Asbestos Program  
(404) 363-7026  
Issued By: Gianna Wilson

This certification may only be used in accordance with the project number 210-CL-21-GA-0530-01 or with written permission to Christopher E. Lee and United Consulting.