

# LEAD-BASED PAINT INSPECTION

---

Orchestra Place Apartments  
100 Parsons St  
Detroit, MI 48201

Report # 64995  
May 13, 2013

Client/Owner:

*Wingate Companies*  
Attn: Maria Kennedy  
100 Parsons St  
Detroit, MI 48201

Prepared by:

*Protech Environmental Services, Inc.*  
251 Jackson Plaza  
Ann Arbor, Michigan 48103  
(734) 761-3595



## LEAD-BASED PAINT INSPECTION SUMMARY

<b>Property</b>	Orchestra Place Apartments 100 Parsons St Detroit, MI 48201
<b>Protech Reference #</b>	64995
<b>Test Date</b>	April 24 – 29, 2013
<b>XRF Instrument</b>	EDAX MAP-4 Spectrum Analyzer #1371 (Source installation date – November 2012)
<b>Protocol</b>	<i>Guidelines for the Evaluation and Control of Lead-Based Paint [LBP] in Housing</i> (HUD 2012 Edition)
<b>Definition of LBP</b>	1.0 mg/cm <sup>2</sup> total lead
<b>Test Program</b>	All common areas and a sample of randomly selected units as required by the protocol referenced above. 38 units were tested.
<b>Findings (See Text for Discussion)</b>	<p>LBP was identified on one or more of the following components:</p> <ul style="list-style-type: none"> <li>• Walls &amp; Ceilings (2<sup>nd</sup> Floor – Hall 2, Ball Room, Chapel, Chapel Entry, Stairways A &amp; B)</li> <li>• Base, corner, chair &amp; picture moldings (Ball Room)</li> <li>• Décor trim &amp; faux balcony (Ball Room)</li> <li>• Arches (Ball Room, Chapel, Chapel Entry, &amp; Lobby)</li> <li>• Door trim, door jamb, window trim, window jamb, window sills/stools, &amp; base molding (Main Entry Foyer)</li> <li>• HVAC vents, support posts, doors, door trim, door jambs, window frames (Chapel)</li> <li>• Stair stringers, risers, treads, balusters, &amp; newel posts (Stairways A &amp; B)</li> <li>• Door trim, door jamb, window sash &amp; window trim (Front Exterior Entry)</li> </ul>

Federal regulations require that a copy of this page be provided to new tenants before they become obligated under a lease. The entire report must be provided to them upon request, and also to purchasers before they become obligated under a sales contract. If the property receives Federal assistance, regulations may also require that tenants be notified of the results of this evaluation within 15 days of receipt of the report.

This evaluation was conducted in readily accessible areas, subject to the limitations on scope and measurement protocols described in the body of this report. Although an effort was made to evaluate both representative and "worst case" components and conditions, no representation is made that all defects, deficiencies, hazards or potential hazards have been identified. Protech does not guarantee, warrant or insure the adequacy of the property or of any buildings or parts thereof, and no representation is made regarding the property's compliance to any ordinances, regulations, or laws relating to any environmental hazards.



Bradley Smith  
MI Lead Inspector / Risk Assessor #P-01928

### ***Introduction***

Protech Environmental Services was retained to determine the presence of lead-based paint (LBP) at Orchestra Place Apartments in accordance with the protocols found in HUD Guidelines<sup>1</sup>.

### ***Property Description***

Apartment building with a total of 82 units (including 15 studio apartments not included in this evaluation) among one building, reportedly built circa 1928. Windows are anodized aluminum double-hung. The exterior of the building is unpainted brick with factory aluminum trim; some wood trim is also present.

Common areas include: stairways, hallways, trash rooms, trash room hallways, elevators, ball room, ball room restrooms, ball room kitchen, chapel, foyer, lobby vending room, mail room, leasing office and building exterior.

### ***Statement of Work***

Tests are conducted using an x-ray fluorescence (XRF) monitor in the following areas:

- All accessible common areas, and
- For a property of this size, every room in a sample of at least 38 dwelling units.

Tests are conducted on samples of all accessible painted surfaces within these areas.

By regulatory definition, lead-based paint (LBP) means lead content of at least 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) of surface. Per recommendations of the XRF manufacturer and HUD Guidelines, whenever the initial screening measurement<sup>2</sup> produces a measurement close to the 1.0 mg/cm<sup>2</sup> standard, the test is classified as "Inconclusive." In such cases, additional measurements are conducted, and the specified Inconclusive range is adjusted mathematically to account for the improved precision of the set of repeated tests<sup>3</sup>. If the overall time-weighted average of any test sequence is still Inconclusive, but at least 1.0 mg/cm<sup>2</sup>, a paint sample may be collected for further analysis via Atomic Absorption Spectrometry (AAS) at an independent laboratory, with the lab result superseding field measurements.

*NOTE: Surfaces not tested, such as paint under siding, ceiling tile, aluminum wrap, paneling, etc., and exterior paint not accessible due to height or location, should be regarded as containing LBP unless proven otherwise. Also, components that were installed post 1978, have a factory finish, and/or are unpainted were not included in this evaluation.*

---

<sup>1</sup>Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD 2012 Edition).

<sup>2</sup>The MAP4 monitor employed in this survey was used in the "Unlimited" mode, in which data continue to be collected (with ever greater precision) until the operator terminates the measurement. An indicator light on the monitor assists the operator by a running display that shows whether the data indicate a Positive, Negative or Inconclusive result if terminated at that point.

<sup>3</sup>At the inspector's discretion, multiple tests may also be conducted at different locations on the same surface and reported separately.

### ***Test Program & Findings***

Tests were conducted in common areas, on exteriors, and in a sample of 38 randomly selected units spread among the building. The inspector was accompanied by a representative of the maintenance staff during the inspection.

Field measurements are presented in Tables 1 and 2. Table 1 presents different summaries of the XRF tests, broken down by address, by room type, component type, substrate, and paint condition. For each breakdown, maximum and average lead readings are shown, along with counts and percentages of measurements classified as Negative (no LBP), Positive (LBP) and Inconclusive (no definitive conclusion possible even after repeated XRF tests).

Table 2 provides a complete listing of all tests, including calibration checks, sorted by outcome (Positive results first, then Inconclusive, then Negative). Within each group, tests are shown in chronological order. For calibration checks, the date, time, and reference ("target") value are shown in place of location.

### ***Conclusions***

LBP was identified on one or more of the following components:

- Walls & Ceilings (2<sup>n</sup> Floor – Hall 2, Ball Room\*, Chapel, Chapel Entry, Stairways A & B)
- Base, corner, chair & picture moldings (Ball Room)
- Décor trim & faux balcony (Ball Room)
- Arches (Ball Room, Chapel, Chapel Entry, & Lobby)
- Door trim, door jamb, window trim, window jamb, window sills/stools, & base molding (Main Entry Foyer)
- HVAC vents, support posts, doors, door trim, door jambs, window frame (Chapel)
- Stair stringers, risers, treads, balusters, & newel posts (Stairways A & B)
- Door trim, door jamb, window sash & window trim (Front Exterior Entry)

\*LBP assumed to be present on Ball Room ceiling, inaccessible for testing.

The Property is exempted from the "LBP Pre-Renovation Education Rule" (40 CFR 745, Subpart E) except for activities that would potentially disturb at least 2 square feet of lead-based paint.

If a Property qualifies as "Target Housing"<sup>4</sup> and receives direct or indirect Federal assistance, 24 CFR 35.125 requires that tenants be notified of the results of this evaluation within 15 days after delivery to the Designated Party [generally the owner; see 24 CFR 35.110]. The requirement may be satisfied by posting the Summary page in common areas, or by individual delivery to units, together with the name, address and phone number of the person designated by the owner as responsible for providing the full report and answering tenant questions.

---

<sup>4</sup> 24 CFR 35.110 *Target Housing* means 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 that banned the sale of lead-based paint prior to 1978, HUD may designate an earlier date.

Depending on the type and amount of federal assistance, specific portions of 24 CFR 35 may also require a Risk Assessment, hazard reduction activities, Safe Work Practices, and/or development & implementation of an Ongoing Maintenance (O&M) Plan.

Whether or not the Property receives federal assistance, a copy of the Summary page of this report must be provided to tenants, and the full report made available to them, before they become obligated under a new lease or a lease renewal. A copy of the full report must be provided to purchasers before they become obligated under a sales contract.

#### ***Addendum 1 - Pavement Marking Paint***

The bright yellow paint often used for marking pavement and curbs typically has a high lead content. This type of paint should never be used for any other purpose. The following is also recommended:

- Do not abuse, such as with sandblasting or power washing.
- It would be prudent to institute some positive control plan to ensure that this paint is not applied or maintained improperly.

#### ***Addendum 2 - Ceramic Tile***

Ceramic tile often have a lead-containing glaze which, if disturbed, has the potential to generate lead dust. Note: Ceramic tile is present in most bathrooms.

#### ***Certification and Limitations***

Client understands and agrees that Protech and its employees assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. In accepting this report, Client acknowledges that if Protech is found liable for any loss or damages alleged to arise from this evaluation, then Protech's liability shall be limited to the fee paid for this evaluation and report, and any such claims must be made within one year from the date of inspection. This report is intended for Client's use only, and no other person may rely on it without Protech's written approval. The price charged is based, in part, on all of the foregoing limitations.

The undersigned certifies that neither he nor Protech has any present or contemplated interest in the Property that would affect the independence or objectivity of the inspection in any way. Neither Protech's employment nor compensation by Customer is contingent in any way on the results of the inspection.



Bradley Smith, Department Manager