

Lead – Based Paint



Risk Assessment Report

Ithaca Neighborhood
HOUSING SERVICES



Prepared For:

Holly Vance

115 Pennsylvania Ave.

Ithaca, NY 14850

(607) 273 – 0468

Lead – Based Paint



Risk Assessment Report

Ithaca Neighborhood
HOUSING SERVICES

Property Assessed:

115 Pennsylvania Ave.
Ithaca, NY 14850

Report Prepared By:

Greg Yetsko
EPA Certified Risk Assessor
Cert. No.: NY – R – 14789

Employed By:

Neighborhood Housing Service, Inc.
115 W. Clinton St.
Ithaca, NY 14850
Phone: (607) 277 – 4500
Cert. No.: NY – 2151 – 2

Report Date:

January 19, 2010

Signed:

Lead – Based Paint

Risk Assessment Report



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Section 1:



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Things You Should Know

1

What is a lead risk assessment report?

- ✓ A lead risk assessment is an on-site investigation to determine the presence, type, severity and location of lead-based paint hazards. [1]

What does the report include?

- ✓ The report includes a list of the location and severity of lead hazards as well as some possible ways of correcting them.

Who conducts the report?

- ✓ A certified risk assessor, who is responsible for adhering to the lead evaluation process detailed in HUD and EPA guidelines.

Who is responsible for the condition of the property?

- ✓ Ultimately, the owner is responsible for the condition of the property, ongoing maintenance, and monitoring of ongoing control of lead-based paint hazards.

What can I do if there is lead-based paint found in my home?

- ✓ The risk assessor will provide a list of short and long term options for controlling each hazard. Short term options can include: recommendations to repair deteriorated surfaces that contain lead-based paint, or to clean house dust more frequently. Long term options can include: replacing old windows, or building a new wall over an existing one. [1]

Can lead exposure affect people of all ages?

- ✓ Yes. The relationship between individuals' age, gender, and developmental stage and their increased vulnerability to certain categories of environmental health threats, such as lead poisoning...result from exposure to unsafe environmental conditions [7]. Harmful effects of early lead exposure are not short-lived but extend into young adulthood, having impacts on later educational and life opportunities [4].

Section 2:



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Just the Facts

- **Lead** is a naturally occurring element that is toxic to humans of all ages when taken into the body through ingestion or inhalation. [2]
- **Lead-based paint** is a dried paint film that has a lead content equal or exceeding 1.0 mg/cm² by X-ray fluorescence measurement or 0.5 percent (5,000 parts per million) by weight. Not all lead based paint presents a hazard to health [2]. However, lead-based paint can be a source of toxicity [5].
- **Lead-based paint hazard** is a condition that causes exposure to lead that would result in adverse human health effects. Intact lead-based paint on surfaces such as walls, ceilings, and baseboards is not considered a lead-based paint hazard. [2]
- Lead is most **hazardous** to the nation's children under the age of six, whose still-developing nervous systems are particularly vulnerable to lead and whose normal play activities expose them to lead-contaminated dust and soil. [2]
- Lead can be considered a cumulative poison, so while one small exposure may not seem harmful, repeated exposures can build up over time. [3]
- Early **symptoms of lead poisoning** include abdominal pains, loss of appetite, constipation, muscle pains and weakness, irritability, a metallic taste in the mouth, excessive thirst, nausea and vomiting, headache, insomnia, depression, and lethargy. [3]. Lead poisoning can result in neurological damage, reduced IQ, hyperactivity, increased aggression, learning disabilities, and behavioral problems [6].
- Manufacturers removed much of the lead from paint in the 1950s, and the federal government banned lead in paint altogether in 1978. While this means we don't have to worry about lead in a new can of paint, there is still great concern about the lead that is already on the walls in millions of homes across America. [3]

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Lead-Based Paint Hazards in Housing

- Approximately 57 million pre-1978 housing units contain some lead-based paint.
- An estimated 13.8 million housing units contain deteriorating lead-based paint. [2]
- Roughly 6 million pre-1979 housing units are reported to be in poor physical condition. [2]
- Approximately 400,000 pre-1979 housing units are economically distressed, in poor physical condition, and occupied by a child under age 6. [2]

Section 3:



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How Can I Be Safer?

- ✓ Read this report.
 - Strict enforcement of regulations for lead paint in housing protects residents from lead exposure [4].
- ✓ Ask questions of the risk assessor.
- ✓ Know the sources of lead.
 - Sources of lead include house dust, old lead-based paint in the home, drinking water, lead finishes on older dishes and utensils, dirt outside, uses of lead in hobbies and sports, and tracking lead home by family members who work in lead industries, construction, and locksmithing [4].
- ✓ Follow through with assessment recommendations to reduce hazards
 - Several Healthy Home projects, with support from the Department of Housing and Urban Development, federal home loan programs, energy assistance grants, and other sources, are assessing the benefits of more aggressive structural remediation interventions [8].
 - Studies...bolster conclusions that enforcement of lead paint removal and abatement regulations is important [4]
- ✓ Read the EPA booklet that is attached to this report.
- ✓ Be attentive with infants and small children.
 - Attentive parents are more likely to stop a child from chewing and mouthing painted surfaces or dirty objects that contain lead [4]
- ✓ Test your children for lead.
 - Federal funds are now provided to state and local health departments to determine the extent of childhood lead poisoning, screen children for elevated blood lead levels, and to help ensure that lead-poisoned infants and children receive medical and environmental follow-up [8].
- ✓ Get proper screening, even as an adult
 - Lead poisoning doesn't come with the benefit of observable symptoms. Without proper screening, it can go undetected for the duration of an affected person's life [6].

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Section 4:



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Results

YES, we detected lead in your home. Please read on for further details.

Summary:

- On January 19, 2010, a lead-based paint risk assessment was conducted at 115 Pennsylvania Ave., Ithaca, NY 14850.
- The property is a one unit property owned by Holly Vance.
- The property is currently occupied by owner and her 26 year old daughter.
- According to assessment department records, the dwelling was built in 1920.
- Premises were clean with no signs of household dirt.
- Premises will be occupied until the planned work is complete.
- The risk assessment was performed by Greg Yetsko, an EPA certified lead risk assessor, employed by Ithaca Neighborhood Housing Service.
- What was visually surveyed?
 - Painted surfaces throughout the dwelling
 - Disturbed paint surfaces
 - Deteriorated paint surfaces
- What samples were taken?
 - Paint samples
 - Dust samples
- Where were samples tested for the presence of lead?
 - Ecospec, a company based out of Ithaca, NY.
- How were the samples tested?
 - With an XRF machine according to HUD protocols.

Section 4:



Results

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Visual Assessment:

The visual assessment of the condition of the paint and related paint testing revealed that:

- 1.) The exterior window trim paint on all windows has minor peeling and chipping.
 - a. XRF testing revealed no lead paint in these areas
- 2.) The exterior rafter tails and the underside of the roof deck have paint that is peeling
 - a. **XRF testing revealed lead paint in these areas**
- 3.) The exterior and interior window sash has peeling and chipping paint; the sash paint condition ranges from poor to intact
 - a. **XRF testing revealed lead paint in these areas**
- 4.) The Exterior cedar shingles on the South gable end have peeling paint
 - a. **XRF testing revealed lead paint in this area**
- 5.) The interior front, living room and downstairs bath doors are all rubbing
 - a. XRF testing revealed no lead paint in these areas
- 6.) The living room, dining room, bath 1 and bedrooms 1 and 2 walls all have intact paint
 - a. **XRF testing revealed lead paint in these areas**
- 7.) The interior window sash in the living room, wall #3, dining room wall #4, bedroom 1 , wall #1, bedroom 2, wall #3, bath 2, wall #2, and basement window #2 all have paint in fair to intact condition
 - a. **XRF testing revealed lead paint in these areas**
- 8.) Interior baseboards, and door and window casings and jambs in the living room, bathroom 1, bedrooms 1,2, and 3 have paint in fair to intact condition
 - a. **XRF testing revealed lead paint on most of these surfaces**
- 9.) The ceilings in the living room and bedroom 3 have paint in intact condition
 - a. **XRF testing revealed lead paint in these areas**

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Dust Samples:

- 1.) All interior lead dust samples are below the EPA action level of 250 micro-grams per sq/ft for window sills, and 40 micro-grams per sq/ft for floors

Soil Samples:

- 1.) Soil samples were not taken because there is no bare soil present on the property

Legend:

XRF - X-Ray Fluorescence, a portable XRF measures lead in paint. There are currently two methods recognized by the Environmental Protection Agency (EPA) for testing paint: XRF analyzers and paint chip sampling followed by analysis by a laboratory recognized by the EPA [4].

Section 4:



**Ithaca Neighborhood
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Results

Paint Conditions on Selected Surfaces:

This section lists the conditions of the paint based on a visual survey.

Building Component	Location	Paint Condition	Paint Deterioration	Lead Paint Present?	Visible Bite Marks?
Building Siding	S. Gable	P	no	yes	no
Soffit, Rafter Tails	all	P	no	yes	no
Ext. Window Trim, casings	all	P	no	no	no
Exterior Doors	front	I	yes	yes	no
Interior Doors	front, LR, DS BA, BSMT	R, C	yes	no	no
Walls	DR, BA1, LR, BR1, BR2	I	no	yes	no
Interior Window Sills	DR, BR3	I	no	yes	no
Interior Windows	DR, LR, BR1, BR2, BA2, BSMT	I,P	no	yes	no
Ceilings	LR, BR2	I	no	yes	no
Door Trim	front, BR1, BR2	I	no	yes	no
Interior Trim	DR, LR, BR1, BR2, BR3	I	no	yes	no
Stairways	all	I	no	no	no
Stair Handrail	to second floor		no	no	no
Other Surfaces:	NA				

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Legend:

A – Alligatored/Cracking
 O – Other Deterioration
 NA – Not Applicable
 C – Chipping
 D - Paint Debris/Chips

P - Peeling
 I - Intact
 LR – Living Room
 DR – Dining Room
 BR - Bedroom
 BA - Bathroom

US - Upstairs
 DS - Downstairs

Section 4:



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Results

To Reduce Any Possible Paint Hazards:

The owner has chosen the following options:

- 1.) Prep and paint all exterior window casing using lead safe work practices.
- 2.) Prep and paint rafter tails and the underside of roof deck using lead safe work practices.
- 3.) Replace eleven windows using lead safe work practices.
- 4.) Prep and paint South gable cedar shingles using lead safe work practices.
- 5.) Plane and re-paint rubbing doors to ensure smooth operation using lead safe working practices

Planned Construction Work and Required Hazard Controls:

The property will be only partially renovated. There will be residents at the property during renovation. A list of the renovations and the required lead hazard controls is shown in the table below.

#	Construction Work	Hazard Control	Re-evaluation Schedule**
1	replace 11 double-hung windows	LSWP	none
2	exterior painting	LSWP	3 years by Risk Assessor, annual visit by homeowner
3	electrical, smokes, range hood	none	none
4	insulate	none	none
5	replace roofing	none	none
6	replace boiler	none	none

Legend:

LSWP – Lead Safe Work Practices from the HUD 1995 Guidelines
HUD – Department of Housing and Urban Development
** - Based on standard HUD re-evaluation schedules

Section 4:



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Results

Estimated Cost of Construction and Hazard Controls: Summary

Prepared for: Holly Vance

Address: 115 Pennsylvania Avenue, Ithaca, NY 14850

Phone: (607) 273 - 0468

Purpose: Construction

Funding: HOME, AHC, AHP

Inspection: DHCR/HTF

Summary: Old style house, roof a classic example of deferred maintenance

Insert Construction Bid Here

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Section 4:



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Results

Evaluation Schedule for This Property:

Based on the planned work and HUD's standard re-evaluation schedules, the house should be re-evaluated for lead based paint hazards by a certified Risk Assessor after 3 years.

If that re-evaluation is clear, then annual visual surveys by the owner and whenever information indicates a possible problem; are all that is required.

Resident Notification and Signatures:

By law, a copy of this summary must be provided to all new tenants and purchasers of this property under before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and made available to new tenants. Landlords and sellers are also required to distribute the EPA educational pamphlet, *Protect Your Family from Lead in Your Home*, and include standard warning language in their lease or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The dwelling should be tested by a Risk Assessor after the work is complete to establish the effectiveness of the hazard controls and the subsequent clean-up. After the testing, a separate report (called a Clearance Report) describing the test results will be issued. Copies of this report must be provided to the residents and summaries provided to all tenants (if any).

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Owner's Name

Owner's Signature

Date

Risk Assessor's Name

Risk Assessor's Signature

Date

Section 5:



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Appendix

Environmental Sampling Record:

Dust Samples Taken By

Tom Meyers
EPA Lead Sampling Technician
Cert. No.: LST – 012208 – 03
Under Direction of: Greg Yetsko
EPA Certified Risk Assessor
Phone: (607) 277 – 4500
Cert. No.: NY – R- 14789 - 1

Dust Sample Analysis By

Schneider Labs
2512 West Cary Street
Richmond, VA 23220
Phone: (800) 785 – 5227
NYELAP No.: 11413

Paint XRF Testing By

Ecospect
1034 Coddington Road
Ithaca, NY 14850
Phone: (601) 272 - 3107

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Appendix

Lead Sampling Results:

Property: 115 Pennsylvania Ave.

Inspector: Tom Myers

Date: 10/29/09

Inspection Type: Clearance

Description: Clearance for RA

Insp No: 397

Unit: 115 Pennsylvania Ave.				Test Results	
Sample ID	Area	Component	Where	micro g/ft ²	Pass/Fail
115-102909-01	LR1	Sill	Wood c1	0	Pass
115-102909-02	Kitchen 1	Floor	Vinyl COR	0	Pass
115-102909-03	LR1	Floor	Carpet COR	0	Pass
115-102909-04	DR1	Sill	Wood D1	110	Pass
115-102909-05	Hall 1	Sill	Wood B1	0	Pass
115-102909-06	Playroom	Blank	Blank	0	Pass
115-102909-07	BR1	Sill	Wood D1	27	Pass
115-102909-08	BR2	Sill	Wood A1	45	Pass
115-102909-09	BR3	Floor	Carpet COR	0	Pass
115-102909-10	BR3	Sill	Wood A1	99	Pass

Dust Sampling Results:

All interior lead dust samples are below the EPA action level of 250 micro-grams per sq/ft for window sills, and 40 micro-grams per sq/ft for floors.

Soil Sampling Results:

N/A

Building Condition Summary:

If the “yes” column has two or more checks, the dwelling is usually considered to be in poor condition for the purposes of a risk assessment. However, specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen.

Condition	Yes	No
Roof missing parts of surfaces (tiles, boards, shakes, etc.)	X	
Roof has holes or large cracks		X
Gutters or downspouts are broken	X	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		X
Exterior siding has missing boards or shingles		X
Water stains on interior walls or ceilings		X
Plaster walls or ceilings deteriorated		X
Two or more windows or doors broken, missing or boarded up		X
Porch or steps have major elements broken, missing, or boarded up		X
Foundation has major cracks, missing material, structure leans, or visibly unsound		X
TOTAL	2	9

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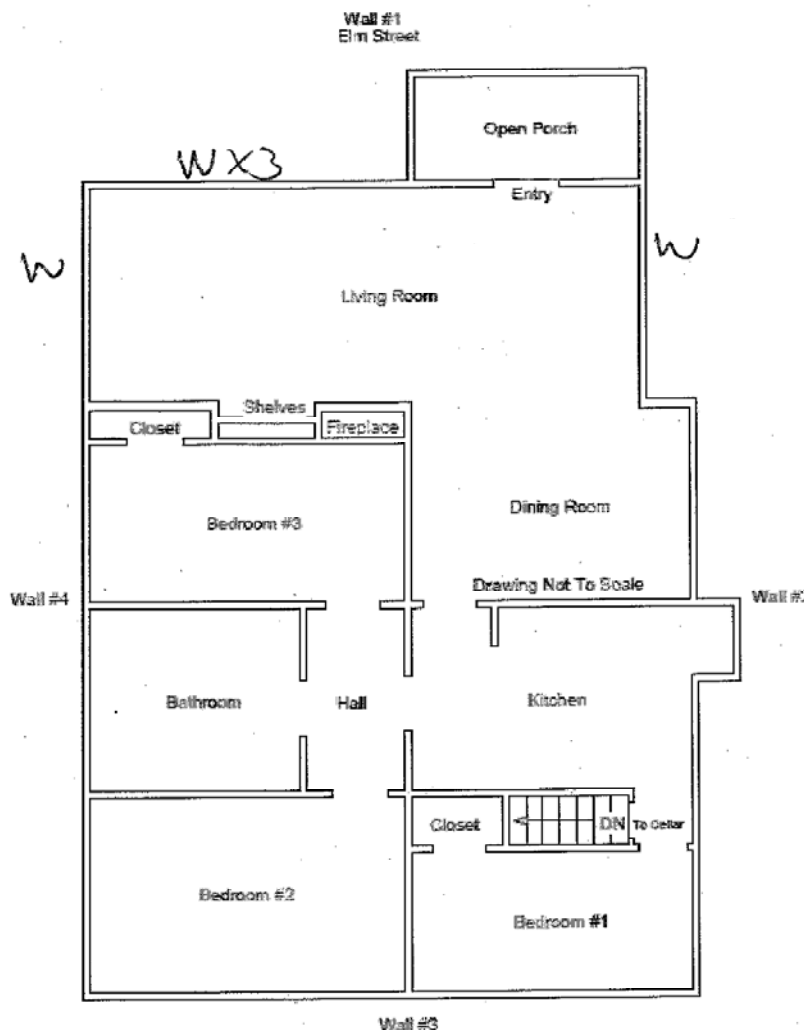
Section 5:



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Appendix

Property Sketches:



NOTE: Not bare soil areas

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Section 5:



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Appendix

Resident Questionnaire:

Building Status

- 1.) Is the building occupied? Choose an item.
 - a. If building is NOT OCCUPIED, skip this entire form
- 2.) Ownership is: Choose an item.

Children/Children's Habits

- 3.) Do you have any children that live in your home? Choose an item.
 - a. If yes, how many? Choose an item.
 - b. Record blood level, if known: Click here to enter text.
- 4.) Are there women of child-bearing age present? Choose an item.
- 5.) Is there any visible evidence of chewed or peeling paint on the woodwork, furniture, or toys? Choose an item.

Family Use Patterns

- 6.) Which entrances are used most frequently? Choose an item.
- 7.) Which windows are opened the most frequently? Click here to enter text.
- 8.) Do you use air conditioners? Choose an item. If so, where? Choose an item.
- 9.) Do any household members garden? Choose an item.
 - a. Location of garden? Click here to enter text.
- 10.) Are you planning any landscaping activities that will remove grass or ground covering? Choose an item.
- 11.) How often is the household cleaned? Choose an item.
- 12.) What cleaning methods you use? Click here to enter text.
- 13.) Did you recently complete any building renovations? Choose an item.
 - a. If yes, where? Click here to enter text.
 - b. Was building debris stored in the yard? Choose an item.
 - c. If yes, where? Click here to enter text.
- 14.) Are you planning any building renovations? Choose an item.
 - a. If yes, where? Click here to enter text.
- 15.) Do any household members work in a lead-related industry? Choose an item.
 - a. If yes, where are dirty work clothes placed and cleaned? Click here to enter text.

Section 6:



Attachments

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References:

- [1] United States Environmental Protection Agency. (1998). *Testing Your Home for Lead in Paint, Dust, and Soil* (EPA Publication No. EPA 747-K-98-001). Washington, DC: U.S. Government Printing Office.
- [2] The Task Force on Lead-Based Paint Hazard Reduction and Financing. (1995). *Putting the Pieces Together: Controlling Lead Hazards in the Nation's Housing*. Washington, DC: Cushing N. Dolbeare, et. Al.
- [3] Dadd, D. L. (1992). *The Non-Toxic Home: Protecting Yourself and Your Family from Everyday Toxics and Health Hazards*. New York: G.P. Putnam's Sons.
- [4] Moore, C.F. (2003). *Silent Scourge: Children, Pollution and Why Scientists Disagree*. New York: Oxford University Press.
- [5] Shaw, M. (2004). Housing and Public Health. *Annual Review of Public Health*. 24, 397-418. Doi: 10.1146/annurev.publhealth.25.101802.123036.
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- [8] Krieger, J., and Higgins, D.L. (2002). Housing and Health: Time Again for Public Health Action. *American Journal of Public Health*. 92(5), 758-768.