



AAA LEAD Consultants and Inspections, Inc.

Consulting - Inspections - Risk Assessment - Project Monitoring
STATE CERTIFIED / INSURED

LEAD PAINT INSPECTION REPORT

FOR

JENSEN ALVARADO



Performed at

Jensen House
4307 Briggs Street
Riverside, Ca 92509

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#03429- 05/27/15 10:03

INSPECTION FOR: Jensen Alvarado
4307 Briggs Street
Riverside, Ca 92509

PERFORMED AT: Residence
4307 Briggs Street
Riverside, Ca 92509

INSPECTION DATE: May 27, 2015

INSTRUMENT TYPE: RMD
MODEL LPA-1
XRF TYPE ANALYZER
SERIAL # 3429

ACTION LEVEL: 1.0mg/cm²

OPERATORS LICENSE: 6212-33

SIGNED  DATE May 27, 2015

Benjamin S. Cohn
INSPECTOR I-20875

This inspection was conducted in conformance with HUD Guidelines as published in 1997. AAA Lead Consultants and Inspections, Inc. utilized state-of-art practices and techniques in accordance with regulatory standards while performing this inspection. AAA Lead Consultants and Inspections, Inc. evaluation of the relative risk of exposure to lead identified during this inspection is based on conditions observed at the time inspection. AAA Lead Consultants and Inspections, Inc. cannot be responsible for changing conditions that may alter the relative exposure risk or for changes in accepted methodology.

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**LEAD BASED PAINT INSPECTION REPORT
RESIDENCE
4307 BRIGGS STREET
RIVERSIDE, CA 92509**

1.0 INTRODUCTION

This report presents the results of AAA LEAD Consultants and Inspections, Inc. lead-based paint inspection, located at 4037 Briggs Street, Riverside, California (Subject Property). AAA LEAD Consultants and Inspections, Inc. performed the inspection on May 27, 2015 in accordance with HUD guidelines for lead inspections. This document is prepared for the sole use of Jensen Alvarado and any regulatory agencies that are directly involved in this project. No other party should rely on the information contained herein without prior written consent of Jensen Alvarado. The scope of services, inspection methodology and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection is to identify and assess the presence of Lead-Based Paint on the exterior surfaces of painted components within the subject property.

On May 27, 2015 AAA LEAD Consultants and Inspections, Inc. performed an inspection for lead at the subject property in Riverside, California. The intent was to ascertain the presence of lead in or on exterior components above specified action levels. If lead was found, the inspection would identify individual architectural components and their respective concentrations of lead in such a manner that this report could be used for subsequent abatement and / or maintenance activity.

3.0 PROPERTY DESCRIPTION

The test site is an old historic home built on a raised foundation. The home is brick frame construction and has a small guest house located on the right side. Doors and door components are constructed of wood. The windows are double hung sliders and are also made of wood. There is a covered porch in the front of the home and a covered patio in back.

4.0 INSPECTOR'S QUALIFICATIONS

Mr. Michael Cohn, Mr. Benjamin Cohn and Mr. Johnny Geiger of AAA LEAD Consultants and Inspections, Inc. performed the inspection at the site using an RMD XRF spectrum analyzer instrument. Mr. Cohn has attended the radiation safety course for operation and handling of the RMD instrument, and completed an EPA sponsored curriculum at the University Extension Services at University of California, San Diego, in Lead Inspector, Lead Abatement for Contractors and Supervisors and Risk Assessor Training. Mr. Cohn is a State Certified Inspector for Lead Inspections, Project Monitoring, Project Design and Project Supervision. Mr. Benjamin Cohn is a State Certified Lead Inspector and Project Monitor. Mr. Johnny Geiger is a State Certified Sample Technician.

5.0 METHOD OF TESTING

The testing method employed was x-ray fluorescence (XRF) using a Radiation Monitoring Device Paint Analyzer. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against known lead samples produced by the National Institute of Standards and Testing (NIST). The duration for each test result is determined by a combination of the actual reading relative to the designated action level, the age of the radioactive source, and the substrate on which the test was taken. Substrate corrections (SEL) were not required in compliance with the HUD guidelines for spectrum analyzers. Together these quality control procedures produce a 95% confidence level that the corrected lead concentration (CLC) accurately reflects the actual level of lead in the tested surfaces.

6.0 TESTING PROTOCOL

Testing was conducted in compliance with the HUD Guidelines for scattered site housing as published in 1997. The areas tested were inspected with a minimum of one representative surface of each painted component in each area. The HUD action level for lead based paint is 1.0 mg/cm².

7.0 SUMMARY OF RESULTS

A summary table with the results of this site has been provided in the "tables" section of this report. Below is a brief description of the components that tested at or above the HUD action level of 1.0mg/cm² and their respective locations.

Exterior House:

Window Casing	Window Jamb	Window Sash	Window Shutter	Door Jamb
Fence	Door			

Exterior Annex:

Window Casing	Window Jamb	Window Panel	Window Sash	Soffit
Trim				

8.0 RECOMMENDATIONS

All components that tested positive for the presence of lead at or above the action level and any similar untested components be considered lead-laden. Any maintenance or repair activities on these components should be performed in an abatement /containment environment as required by Cal/OSHA Construction and Safety Orders, Lead Section 1532.1.

Any component that is below the HUD action level but still contains lead requires personal exposure level (PEL) testing be performed to determine the workers skill or certification required to perform the activity if an outside contractor will do the work.

9.0 SITE SPECIFIC OBSERVATIONS

The overall paint condition of the house and annex where in poor condition at the time of the inspection. Most of the original wood painted components tested positive for lead. Many of the wood components need to be stabilized.

10.0 INSPECTION LIMITATIONS

AAA LEAD Consultants and Inspections, Inc. planned, developed and implemented this inspection based on AAA LEAD Consultants and Inspections previous experience in performing lead-based paint inspections. This inspection was conducted in conformance with HUD Guidelines as published in 1997. AAA LEAD Consultants and Inspections, Inc. utilized state-of-the-art practices and techniques in accordance with regulatory standards while performing this inspection. A copy of personnel certifications has been provided for your review. AAA LEAD Consultants and Inspections, Inc. evaluation of the relative risk of exposure to lead identified during this inspection is based on conditions observed at the time of the inspection. AAA LEAD Consultants and Inspections, Inc. cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

HOW TO READ YOUR REPORT TABLES

Depending upon our findings there are several different tables that can be used to generate an accounting of the final results. These tables use two different formats.

The first table is the Distribution Report. This report is an accounting of all components that were tested with correlating results of how many of each component tested positive, negative or inconclusive. In cases of over 1,000 readings it is necessary to divide the report into two sections. When this happens we provide a Project Distribution report combining the Distribution Reports from both report sections with grand total figures.

The second format is found in the rest of our "tables". The following is a brief summary of what each heading in the table means.

Reading No.

Each test is assigned a reading number.

Room No.

Each room has its own identifying number.

Room Name

Along with its own number is a description of the room. (office, hall, bath, etc)

Wall

A letter, either A, B, C identifies each wall, or D. There is a site map towards the end of the report that identifies each location.

Structure

This is the actual name of the component being tested. (wall, window, door, etc)

Location

The area tested on the component. (U lft is upper left, L Ctr is lower center, etc)

Member

The portion of the component tested. If the component is a door, the member could be the casing or the jamb.

Paint Condition

I = Intact, F = Fair and P = Poor

Substrate

This is what the component is made of. (wood, metal, gypsum, plaster etc...)

Color

Though seldom used if a component contains more than one color but only one of the colors tests positive, the positive color will be identified.

Lead (mg/cm²)

This is the lead content of the component tested.

Mode

The equipment can be operated in three modes Std (standard), QM (Quick Mode) or TC (Time Corrected). Std is used to acquire a measurement for a fixed amount of time. QM is the mode used to test components throughout a site. TC mode is used to calibrate the equipment against a known lead source based on a predetermined amount of time. The equipment will only produce an answer after it has reached a 95% confidence level the reading is correct. The time can vary from 2 to 60 seconds.

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Jensen Alvarado

Inspection Date: 05/27/15 Jensen House
 Report Date: 5/27/2015 4307 Briggs Street
 Abatement Level: 1.0 Riverside, Ca 92509
 Report No. S#03429 - 05/27/15 10:03
 Total Readings: 141 Actionable: 31
 Job Started: 05/27/15 10:03
 Job Finished: 05/27/15 11:10

Reading			Paint			Lead			
No.	Wall	Structure	Location	Member	Cond	Substrate	Color	(mg/cm ²)	Mode
Exterior Room 001 House									
030	A	Window	Lft	Casing	I	Wood	N/A	1.5	QM
033	A	Window	Lft	Shutter	I	Wood	N/A	2.5	QM
020	A	Window	Ctr	Jamb	I	Wood	N/A	>9.9	QM
022	A	Window	Ctr	Shutter	I	Wood	N/A	2.5	QM
010	A	Window	Rgt	Jamb	I	Wood	N/A	2.4	QM
012	A	Window	Rgt	Shutter	I	Wood	N/A	1.0	QM
023	A	Door	Lft		P	Wood	N/A	>9.9	QM
025	A	Door	Lft	Jamb	I	Wood	N/A	2.4	QM
015	A	Door	Rgt	Jamb	I	Wood	N/A	>9.9	QM
041	B	Window	Rgt	Jamb	P	Wood	N/A	1.0	QM
072	C	Fence	Lft		I	Wood	N/A	8.8	QM
063	C	Window	Lft	Casing	I	Wood	N/A	2.7	QM
064	C	Window	Lft	Jamb	I	Wood	N/A	9.6	QM
065	C	Window	Lft	Sash	I	Wood	N/A	5.1	QM
059	C	Window	Ctr	Jamb	P	Wood	N/A	1.0	QM
060	C	Window	Ctr	Sash	P	Wood	N/A	1.6	QM
053	C	Window	Rgt	Sash	P	Wood	N/A	1.0	QM
068	C	Door	Lft	Jamb	I	Wood	N/A	>9.9	QM
074	C	Door	Lft	Jamb	I	Wood	N/A	5.6	QM
on fence									
082	D	Window	Lft	Jamb	P	Wood	N/A	4.9	QM
078	D	Window	Rgt	Jamb	P	Wood	N/A	2.0	QM
Exterior Room 002 Annex									
092	A	Soffit	Lft		I	Wood	N/A	2.6	QM
097	A	Window	Lft	Jamb	P	Wood	N/A	7.1	QM
114	B	Soffit	Lft		I	Wood	N/A	2.6	QM
103	B	Window	Rgt	Casing	I	Wood	N/A	7.0	QM
106	B	Window	Rgt	Sash	I	Wood	N/A	6.9	QM
116	C	Trim	Rgt		I	Wood	N/A	3.1	QM
117	C	Soffit	Rgt		I	Wood	N/A	3.8	QM
123	C	Window	Rgt	Jamb	P	Wood	N/A	3.6	QM
125	D	Window	Ctr	Panel	P	Wood	N/A	2.0	QM
131	D	Window	Ctr	Sash	P	Wood	N/A	2.8	QM

Calibration Readings

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jensen Alvarado

Inspection Date: 05/27/15 Jensen House
 Report Date: 5/27/2015 4307 Briggs Street
 Abatement Level: 1.0 Riverside, Ca 92509
 Report No. S#03429 - 05/27/15 10:03
 Total Readings: 141
 Job Started: 05/27/15 10:03
 Job Finished: 05/27/15 11:10

Reading					Paint			Lead	
No.	Wall	Structure	Location	Member	Cond	Substrate	Color	(mg/cm ²)	Mode
Exterior Room 001 House									
028	A	Support Post	Lft		I	Wood	N/A	-0.2	QM
017	A	Support Post	Ctr		I	Wood	N/A	-0.2	QM
007	A	Support Post	Rgt		I	Wood	N/A	0.0	QM
013	A	Support Post	Rgt		I	Wood	N/A	-0.1	QM
034	A	Header	Rgt		I	Wood	N/A	-0.2	QM
035	A	Fascia	Rgt		I	Wood	N/A	0.0	QM
037	A	Rafter	Rgt		I	Wood	N/A	-0.1	QM
038	A	Deck	Rgt		P	Wood	N/A	-0.2	QM
036	A	Soffit	Rgt		I	Wood	N/A	0.0	QM
030	A	Window	Lft	Casing	I	Wood	N/A	1.5	QM
031	A	Window	Lft	Jamb	I	Wood	N/A	0.5	QM
033	A	Window	Lft	Shutter	I	Wood	N/A	2.5	QM
032	A	Window	Lft	Sash	I	Wood	N/A	0.3	QM
029	A	Window	Lft	Sill	I	Wood	N/A	0.2	QM
019	A	Window	Ctr	Casing	I	Wood	N/A	0.2	QM
020	A	Window	Ctr	Jamb	I	Wood	N/A	>9.9	QM
022	A	Window	Ctr	Shutter	I	Wood	N/A	2.5	QM
021	A	Window	Ctr	Sash	I	Wood	N/A	0.2	QM
018	A	Window	Ctr	Sill	I	Wood	N/A	-0.1	QM
009	A	Window	Rgt	Casing	I	Wood	N/A	0.3	QM
010	A	Window	Rgt	Jamb	I	Wood	N/A	2.4	QM
012	A	Window	Rgt	Shutter	I	Wood	N/A	1.0	QM
011	A	Window	Rgt	Sash	I	Wood	N/A	0.0	QM
008	A	Window	Rgt	Sill	I	Wood	N/A	-0.1	QM
023	A	Door	Lft		P	Wood	N/A	>9.9	QM
024	A	Door	Lft	Casing	I	Wood	N/A	0.7	QM
025	A	Door	Lft	Jamb	I	Wood	N/A	2.4	QM
026	A	Door	Lft	Panel	I	Wood	N/A	0.0	QM
027	A	Door	Lft	Threshold	I	Wood	N/A	-0.1	QM
014	A	Door	Rgt		I	Wood	N/A	0.3	QM
015	A	Door	Rgt	Jamb	I	Wood	N/A	>9.9	QM
016	A	Door	Rgt	Threshold	P	Wood	N/A	-0.2	QM
047	B	Trim	Lft		I	Wood	N/A	0.0	QM
049	B	Fascia	Lft		P	Wood	N/A	-0.1	QM
048	B	Soffit	Lft		I	Wood	N/A	0.0	QM
044	B	Window	Lft	Casing	P	Wood	N/A	0.3	QM
045	B	Window	Lft	Jamb	P	Wood	N/A	0.3	QM
046	B	Window	Lft	Sash	P	Wood	N/A	0.0	QM
043	B	Window	Lft	Sill	P	Wood	N/A	-0.2	QM
040	B	Window	Rgt	Casing	P	Wood	N/A	0.0	QM
041	B	Window	Rgt	Jamb	P	Wood	N/A	1.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jensen Alvarado

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
042	B	Window	Rgt	Sash	P	Wood	N/A	0.0	QM
039	B	Window	Rgt	Sill	P	Wood	N/A	-0.1	QM
061	C	Support Post	Lft		I	Wood	N/A	0.0	QM
066	C	Screen Door	Lft		I	Wood	N/A	0.3	QM
069	C	Header	Lft		I	Wood	N/A	-0.2	QM
071	C	Rafter	Lft		I	Wood	N/A	-0.1	QM
072	C	Fence	Lft		I	Wood	N/A	8.8	QM
075	C	Lattice	Lft		I	Wood	N/A	0.1	QM
054	C	Trim	Rgt		I	Wood	N/A	-0.1	QM
056	C	Fascia	Rgt		I	Wood	N/A	-0.2	QM
070	C	Soffit	Lft		I	Wood	N/A	-0.2	QM
055	C	Soffit	Rgt		I	Wood	N/A	0.0	QM
063	C	Window	Lft	Casing	I	Wood	N/A	2.7	QM
064	C	Window	Lft	Jamb	I	Wood	N/A	9.6	QM
065	C	Window	Lft	Sash	I	Wood	N/A	5.1	QM
062	C	Window	Lft	Sill	I	Wood	N/A	-0.1	QM
058	C	Window	Ctr	Casing	P	Wood	N/A	0.0	QM
059	C	Window	Ctr	Jamb	P	Wood	N/A	1.0	QM
060	C	Window	Ctr	Sash	P	Wood	N/A	1.6	QM
057	C	Window	Ctr	Sill	P	Wood	N/A	0.0	QM
051	C	Window	Rgt	Casing	P	Wood	N/A	0.1	QM
052	C	Window	Rgt	Jamb	P	Wood	N/A	0.0	QM
053	C	Window	Rgt	Sash	P	Wood	N/A	1.0	QM
050	C	Window	Rgt	Sill	P	Wood	N/A	0.1	QM
067	C	Door	Lft		I	Wood	N/A	0.4	QM
068	C	Door	Lft	Jamb	I	Wood	N/A	>9.9	QM
073	C	Door	Lft		I	Wood	N/A	0.0	QM
		on fence							
074	C	Door	Lft	Jamb	I	Wood	N/A	5.6	QM
		on fence							
084	D	Trim	Lft		I	Wood	N/A	0.0	QM
086	D	Fascia	Lft		P	Wood	N/A	-0.1	QM
085	D	Soffit	Lft		I	Wood	N/A	-0.2	QM
081	D	Window	Lft	Casing	P	Wood	N/A	0.5	QM
082	D	Window	Lft	Jamb	P	Wood	N/A	4.9	QM
083	D	Window	Lft	Sash	P	Wood	N/A	0.0	QM
080	D	Window	Lft	Sill	P	Wood	N/A	-0.1	QM
077	D	Window	Rgt	Casing	P	Wood	N/A	0.4	QM
078	D	Window	Rgt	Jamb	P	Wood	N/A	2.0	QM
079	D	Window	Rgt	Sash	P	Wood	N/A	0.0	QM
076	D	Window	Rgt	Sill	P	Wood	N/A	0.0	QM
Exterior Room 002 Annex									
091	A	Trim	Lft		I	Wood	N/A	0.0	QM
093	A	Fascia	Lft		P	Wood	N/A	-0.2	QM
099	A	Fence	Lft		I	Wood	N/A	-0.2	QM
092	A	Soffit	Lft		I	Wood	N/A	2.6	QM
094	A	Window	Lft	Screen	I	Wood	N/A	-0.2	QM
096	A	Window	Lft	Casing	P	Wood	N/A	0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jensen Alvarado

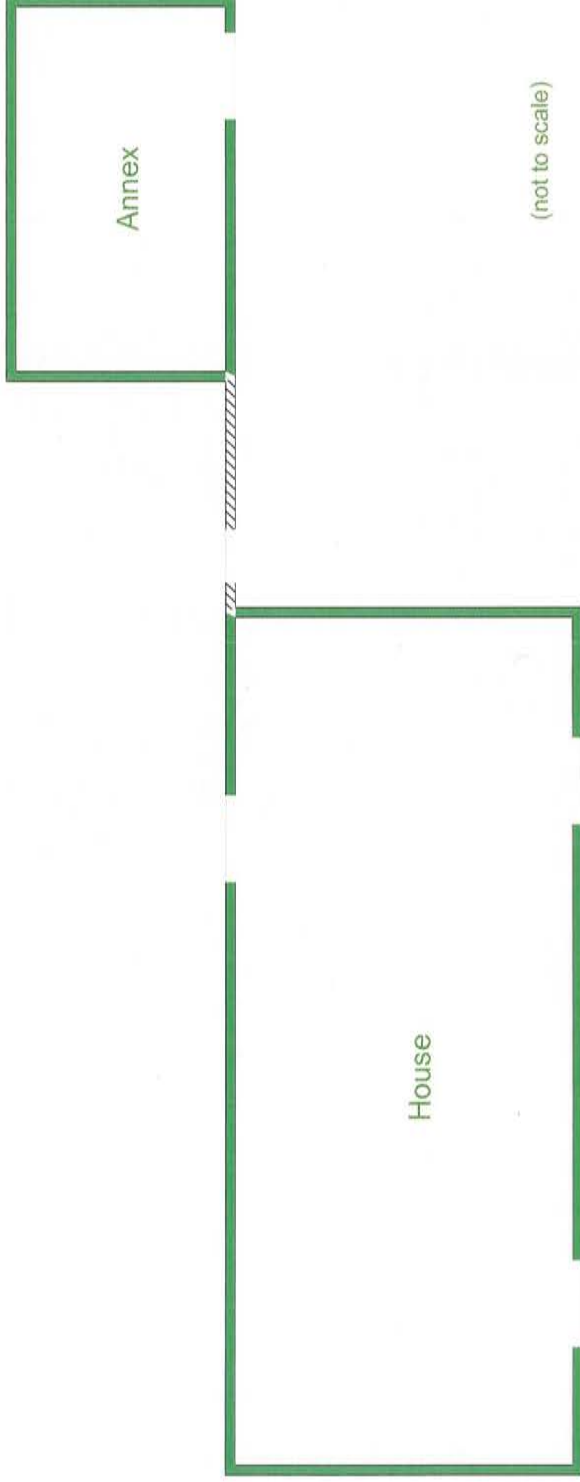
Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
097	A	Window	Lft	Jamb	P	Wood	N/A	7.1	QM
098	A	Window	Lft	Sash	P	Wood	N/A	0.2	QM
095	A	Window	Lft	Sill	P	Wood	N/A	-0.2	QM
087	A	Door	Rgt		I	Wood	N/A	-0.2	QM
088	A	Door	Rgt	Casing	I	Wood	N/A	0.1	QM
089	A	Door	Rgt	Jamb	I	Wood	N/A	-0.1	QM
090	A	Door	Rgt	Threshold	P	Wood	N/A	0.0	QM
113	B	Trim	Lft		I	Wood	N/A	-0.2	QM
115	B	Fascia	Lft		P	Wood	N/A	-0.2	QM
107	B	Screen Door	Ctr		I	Wood	N/A	0.0	QM
112	B	Vent	Ctr		P	Wood	N/A	0.0	QM
114	B	Soffit	Lft		I	Wood	N/A	2.6	QM
103	B	Window	Rgt	Casing	I	Wood	N/A	7.0	QM
104	B	Window	Rgt	Screen	I	Wood	N/A	0.0	QM
105	B	Window	Rgt	Jamb	I	Wood	N/A	0.0	QM
106	B	Window	Rgt	Sash	I	Wood	N/A	6.9	QM
102	B	Window	Rgt	Sill	I	Wood	N/A	0.0	QM
108	B	Door	Ctr		I	Wood	N/A	0.1	QM
109	B	Door	Ctr	Casing	I	Wood	N/A	-0.2	QM
110	B	Door	Ctr	Jamb	I	Wood	N/A	-0.1	QM
111	B	Door	Ctr	Threshold	P	Wood	N/A	-0.1	QM
100	B	Door	Rgt		P	Wood	N/A	-0.2	QM
		to basement							
101	B	Door	Rgt	Jamb	P	Wood	N/A	-0.2	QM
116	C	Trim	Rgt		I	Wood	N/A	3.1	QM
118	C	Fascia	Rgt		I	Wood	N/A	-0.1	QM
117	C	Soffit	Rgt		I	Wood	N/A	3.8	QM
121	C	Window	Rgt	Screen	P	Wood	N/A	-0.1	QM
122	C	Window	Rgt	Casing	P	Wood	N/A	-0.2	QM
123	C	Window	Rgt	Jamb	P	Wood	N/A	3.6	QM
124	C	Window	Rgt	Sash	P	Wood	N/A	0.0	QM
119	C	Window	Rgt	Apron	P	Wood	N/A	0.0	QM
120	C	Window	Rgt	Sill	P	Wood	N/A	-0.2	QM
133	D	Trim	Lft		I	Wood	N/A	-0.1	QM
135	D	Fascia	Lft		I	Wood	N/A	-0.2	QM
132	D	Vent	Ctr		P	Wood	N/A	-0.2	QM
134	D	Soffit	Lft		I	Wood	N/A	0.4	QM
125	D	Window	Ctr	Panel	P	Wood	N/A	2.0	QM
127	D	Window	Ctr	Casing	P	Wood	N/A	-0.1	QM
128	D	Window	Ctr	Screen	P	Wood	N/A	-0.1	QM
130	D	Window	Ctr	Jamb	P	Wood	N/A	0.0	QM
131	D	Window	Ctr	Sash	P	Wood	N/A	2.8	QM
129	D	Window	Ctr	Apron	P	Wood	N/A	0.0	QM
126	D	Window	Ctr	Sill	P	Wood	N/A	0.0	QM
Calibration Readings									
001								0.9	TC
002								0.9	TC
003								1.0	TC

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jensen Alvarado

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
004								0.2	TC
005								0.0	TC
006								0.0	TC
136								1.0	TC
137								1.0	TC
138								1.1	TC
139								0.0	TC
140								0.1	TC
141								0.0	TC

----- End of Readings -----

Side C



Side B

Side D

Side A

4307 Briggs Street
Riverside, Ca 92509