



AWS # 1348
December 9, 2014

John Merton
Lucas Valley Clubhouse

**RE: Lead In Paint Inspection Report
Lucas Valley Clubhouse 1201 Idylberry Rd, San Rafael, CA**

Dear Mr. Merton:

Air & Water SCIENCES (AWS) is pleased to provide the results from the Lead-In-Paint inspection conducted on the recreation building for the Home Owners Association referenced above. During the inspection, a total of fifty-four (54) readings were collected from both the interior and exterior surfaces of the building.

- **Lead based paint was indentified on the interior of the building in the ceramic tile counter.**
- **Lead containing paint was identified on the interior of the building on the wooden beams, the posts, the siding, and concrete block and windows in the women's and men's rooms.**
- **Lead containing paint was identified on the exterior of the building on the roof facia.**

AWS appreciates the opportunity to perform these services for you and we look forward to working with you in the future. Please know that if you have questions or comments regarding the information in this report at any time or if we can be of further assistance, we can be reached at (707) 769-2289.

Respectfully submitted,

Air & Water SCIENCES

A handwritten signature in blue ink, appearing to read "Chip Prokop".



Chip Prokop, PE, CIEC, CAC 08-4420
Principal



Background

The structure is located at 1201 Idylberry Road, San Rafael, CA. It is a single story building that is used as a recreation center and was originally constructed in the 1970s'. The main building has concrete floors and a partial flat roof with a pitched roof over the center. The flat roof is of tar and gravel. The other portion of the structure houses a storage room, both and men's and women's bathroom and a pool filter room. The structure will likely be renovated in the near future that may include the removal/addition of walls and may involve repainting much of the structure.

AWS was requested to test all materials in the structure that may be disturbed by the planned renovations.

Mr. Chip Prokop, CDPH certified Lead Inspector/Assessor #22184 performed the inspection on 12/1/14. A more detailed presentation of procedures and findings is presented in the body of this report. Also included is a discussion of recommendations and regulatory considerations.

Lead-In-Paint XRF Survey Procedures

The sampling strategy employed was performed as outlined in Title 17, California Code of Regulations, Division 1, Chapter 8 and in accordance with those survey procedures listed in the "Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing", June 1995, by the U.S. Department of Housing and Urban Development (HUD). Our investigation included the collection of readings on similar painted surfaces (not every component in every room as dictated by HUD guidelines).

Prior to data collection, painted/coated surfaces were categorized into distinct areas of homogeneity, substrate material, building material, and/or distinct paint type. After the items have been identified, a representative reading of the painted/coated surface is collected. Because painted/coated surfaces have compositional variability due to one or more paint layers, it is possible to obtain different readings for samples from the same homogeneous area. Therefore, a homogeneous area with at least one XRF reading of 1.0 mg/cm^2 or greater will result in the entire homogenous material, substrate, and/or distinct paint type being designated as lead based paint.

Each XRF reading along with the location, component, substrate, color, and condition of the painted/coated surface is included in the XRF readings table located at the end of this report.

Sample Analysis

The XRF testing was performed in accordance with the aforementioned criteria, using a ThermoFisher Scientific, Niton Portable XRF Analyzer. Exposure times are internally determined by the instrument and are based on a number of factors including lead content, substrate and source strength. The instrument is calibrated to the manufacturer's specifications and was periodically verified against known lead standards produced by the National Institute of Standards and Testing.

HUD defines action level as the hazard level for which a corrective response action will be required. Currently, the most widely used action level for lead-based paint (LBP) is 1.0 mg/cm² (as measured by an XRF) established by HUD and adopted by the U.S. Environmental Protection Agency. The action level is 5000 parts per million (ppm) or 0.5% by weight when collected paint chip samples are analyzed using atomic absorption spectroscopy (AAS).

HUD guidelines consider XRF findings of 1.0 mg/cm² or greater, as lead based paint, which may be a potential hazard. It is extremely important to understand that XRF readings, which have a value of 0.0 mg/cm² do not necessarily mean there is "no lead present".

Results

During the inspection, a total of fifty-four (54) readings were collected from exterior and/or exterior surfaces of the residence.

The results of the inspection and testing for the exterior surfaces of the residence indicated that:

- **Lead based paint was identified on the interior of the building in the ceramic tile counter.**
- **Lead containing paint was identified on the interior of the building on the wooden beams, the posts, the siding, and concrete block and windows in the women's and men's rooms.**
- **Lead containing paint was identified on the exterior of the building on the roof fascia.**

Regulatory Considerations/Recommendations

Based on the XRF readings the disturbance of the kitchen ceramic tile would be subject to the U.S. Environmental Protection Agency (EPA) Lead Renovation, Repair and Painting Program. Disturbance of the building materials identified with lead containing paint, is subject to the California Occupational Safety and Health Administration (Cal-OSHA) regulations for lead containing paint. The following section of the report is a summary of the Cal-OSHA lead regulation.

Construction Work Standards

At present, there are no state or federal laws dealing with mandatory abatement following the identification of lead containing or lead based paints prior to disturbance. However, in 1993 OSHA promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry" which deals with worker exposure to lead.

It should be noted that aside from the HUD definition of lead based paint (1.0 mg/cm^2), OSHA regulates worker protection and work practices on building components containing any detectable amounts of lead. Therefore, components determined to contain less than 1.0 mg/cm^2 may still be subject to OSHA regulations, if these materials are to be disturbed. This standard essentially states that work, involving components containing any amount of lead must follow certain guidelines.

These guidelines include but are not limited to training, personal protective equipment, and specific work practices whenever workers disturb lead in any concentration because the disturbance may result in airborne exposures over action or permissible exposure limits. This legislation requires that any task that may potentially expose workers to any concentration of lead be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Prior to conduction of activities that may generate a lead exposure, such workers must be properly fitted with respiratory protection and protective clothing until personal eight-hour TWA results reveal exposures within acceptable levels.

Any proposed renovation, which may involve the removal of building materials with lead based or lead containing painted surfaces, should include provisions to minimize the potential for airborne release of lead contaminated dust. It is recommended, as a minimum, that demolition of building materials which have lead based and/or lead containing paints be conducted with the materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions.

Limitations

This inspection was conducted in accordance with generally accepted standard of care practiced by other members of our profession. The professional opinions set forth in this report are based solely upon and limited to our visual observation and data collection at the subject site.

The opinions and recommendations in this report apply to site conditions and features, as they existed at the time of our work. They cannot necessarily apply to conditions and features of which we are unaware and have not had the opportunity to evaluate. Future regulatory

modifications, agency interpretations and/or policy changes may affect the compliance status of the subject property.

Lead Based Paint Sample Results
12/3/2014 (report date)

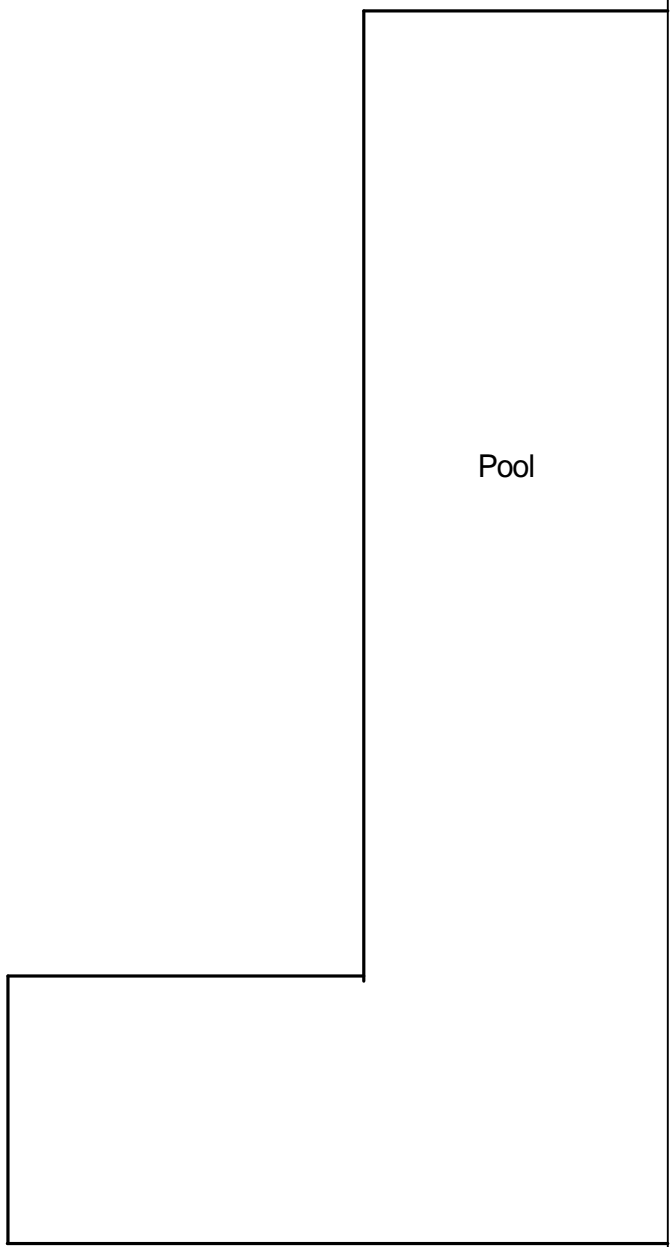
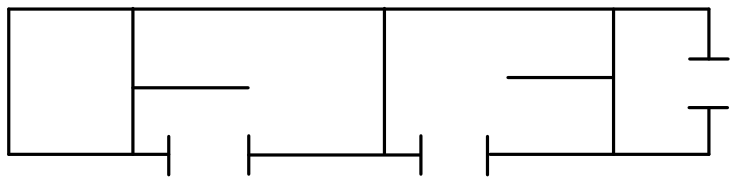
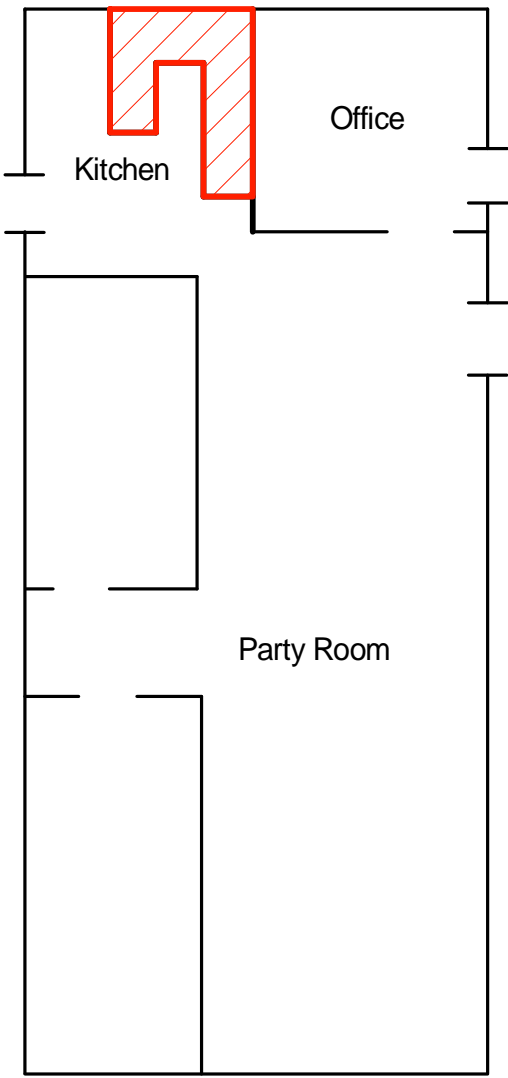
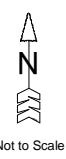
Site Location: 1201 Idylberry Rd, San Rafael
 Building: Clubhouse
 Inspector: Chip Prokop

Date: 12/1/2014 AWS 1348

Location	Component	Substrate	Wall	Paint Condition	Color	RESULTS	Analytical Result (mg/cm ²)
	Calibration Check						< LOD
	Calibration Check						3.8
	Calibration Check						0.9
	Calibration Check						1.3
	Calibration Check						0.6
	Calibration Check						0.26
KITCHEN	ceramic tile counter	ceramic		INTACT	orange	LBP	4.2
KITCHEN	ceramic tile counter	ceramic		INTACT	orange	LBP	3.2
KITCHEN	DOOR	WOOD	A	INTACT	WHITE	NLD	< LOD
KITCHEN	WALL	DRYWALL	A	INTACT	WHITE	NLD	< LOD
KITCHEN	WALL	CONCRETE	D	INTACT	WHITE	NLD	< LOD
KITCHEN	CABINET	WOOD	D	INTACT	WHITE	NLD	< LOD
KITCHEN	WALL	DRYWALL	C	INTACT	WHITE	NLD	< LOD
KITCHEN	CEILING	WOOD		INTACT	WHITE	NLD	< LOD
KITCHEN	CABINET	WOOD	B	INTACT	WHITE	NLD	< LOD
party room	WALL	WOOD	A	INTACT	WHITE	NLD	< LOD
party room	WINDOW TRIM	WOOD	B	INTACT	BEIGE	NLD	< LOD
party room	WINDOW TRIM	WOOD	B	INTACT	BEIGE	NLD	< LOD
party room	DOOR	METAL	B	INTACT	BEIGE	NLD	< LOD
party room	WALL	WOOD	D	INTACT	WHITE	NLD	< LOD
party room	BASEBOARD	WOOD	D	INTACT	BEIGE	NLD	< LOD
party room	POST	WOOD	D	INTACT	BEIGE	NLD	< LOD
party room	POST	WOOD	D	INTACT	BEIGE	NLD	< LOD
NORTH STORAGE	WALL	WOOD	D	INTACT	WHITE	NLD	< LOD
NORTH STORAGE	WALL	WOOD	B	INTACT	WHITE	NLD	< LOD
SOUTH STORAGE	WALL	WOOD	B	INTACT	WHITE	NLD	< LOD
SOUTH STORAGE	WALL	WOOD	B	INTACT	WHITE	NLD	< LOD
SOUTH STORAGE	WALL	WOOD	D	INTACT	WHITE	NLD	< LOD
OFFICE	WALL	CONCRETE	B	INTACT	WHITE	NLD	< LOD
OFFICE	BASEBOARD	WOOD	B	INTACT	BEIGE	NLD	< LOD
OFFICE	WALL	DRYWALL	C	INTACT	WHITE	NLD	< LOD
OFFICE	POST	WOOD	A	INTACT	BEIGE	NLD	< LOD
MENS ROOM	WALL	WOOD	B	INTACT	BLUE	NLD	< LOD
MENS ROOM	WALL	CONCRETE	C	INTACT	BLUE	NLD	< LOD
MENS ROOM	WALL	GLASS TILE	A	INTACT	WHITE	NLD	< LOD
MENS ROOM	WALL	CERAMIC TIL	A	INTACT	GRAY	NLD	< LOD
MENS ROOM	CEILING	WOOD		INTACT	WHITE	NLD	< LOD
MENS ROOM	CEILING	WOOD		INTACT	WHITE	NLD	< LOD
MENS ROOM	CEILING	WOOD		INTACT	WHITE	NLD	< LOD
MENS ROOM	POST	WOOD		INTACT	WHITE	NLD	< LOD
MENS ROOM	POST	WOOD		INTACT	WHITE	NLD	< LOD
MENS ROOM	WALL	CONCRETE	C	INTACT	DARK BLUE	NLD	< LOD
WOMENS ROOM	WALL	CONCRETE	C	INTACT	PURPLE	NLD	< LOD
WOMENS ROOM	BASEBOARD	TILE	C	INTACT	GRAY	NLD	< LOD
WOMENS ROOM	DOOR	METAL	C	INTACT	DARK BLUE	NLD	< LOD
WOMENS ROOM	BEAM	WOOD	C	INTACT	WHITE	LCP	0.06
WOMENS ROOM	SOFFIT	WOOD	C	INTACT	WHITE	NLD	< LOD

WOMENS ROOM	POST	WOOD	C	INTACT	GREEN	LCP	0.11
WOMENS ROOM	WINDOWS	WOOD	B	INTACT	GREEN	LCP	0.04
WOMENS ROOM	WINDOWS	WOOD	B	INTACT	GREEN	NLD	< LOD
WOMENS ROOM	SIDING	WOOD	B	INTACT	GREEN	LCP	0.16
WOMENS ROOM	SIDING	WOOD	C	INTACT	GREEN	LCP	0.07
Exterior post	BEAM	WOOD	C	INTACT	GREEN	LCP	0.12
Exterior	CONCREPE BLOCK	WOOD	C	INTACT	GREEN	LCP	0.05
WOMENS ROOM	DOOR	WOOD	C	INTACT	GREEN	NLD	< LOD
Pool hand railing	RAILING	METAL	C	INTACT	BLACK	NLD	< LOD
Main Building exterior	ROOF FACIA	METAL	C	INTACT	BROWN	LCP	0.9
Main Building exterior	ROOF FACIA	METAL	C	INTACT	BROWN	NLD	< LOD
Main Building exterior	SOFFIT	WOOD	B	INTACT	WHITE	NLD	< LOD
Main Building exterior	SOFFIT	WOOD	B	INTACT	WHITE	NLD	< LOD
	Calibration Check						< LOD
	Calibration Check						3.3
	Calibration Check						1
	Calibration Check						1.4
	Calibration Check						0.6
	Calibration Check						0.3

	= Calibration
NLD	= No Lead Detected
LCP	= Lead Containing Paint Detected
LBP	= Lead Based Paint Detected



 Lead Based Ceramic Paint



1201 Idylberry Rd
San Rafael, CA
AIR & WATER SCIENCES
625 2nd Street., Ste. 210 Petaluma, CA 94952
(707) 769-2289 / Fax (707) 658-2031

DATE 12/3/2014
PROJECT NO. 1348
LEAD-BASED PAINT
LOCATIONS
FIGURE 2

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation _____

Section 2 – Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Construction date (year) of structure	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 – Owner of Structure (if business/agency, list contact person)

Name		Telephone number		
Address [number, street, apartment (if applicable)]		City	State	Zip Code

Section 5 – Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected
 Intact lead-based paint detected
 Deteriorated lead-based paint detected
 No lead hazards detected
 Lead-contaminated dust found
 Lead-contaminated soil found
 Other _____

Section 6 – Individual Conducting Lead Hazard Evaluation

Name		Telephone number		
Address [number, street, apartment (if applicable)]		City	State	Zip Code
CDPH certification number	Signature		Date	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 – Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
 Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656