



**Environmental
Operations, Inc.**
CLEARING THE WAY

LEAD INSPECTION REPORT

Fulton Housing Authority
350 Sycamore Street
Fulton, Missouri 65251
(573) 642-7611

PREPARED FOR:

Fulton Housing Authority
c/o Ms. Anne Johnson
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PREPARED BY:

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EOI Project #19015

September 19, 2018

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I hereby certify that the inspection referenced by this report was conducted in accordance with the intent of the EPA Title X regulations and HUD guidelines, to the best of my ability and knowledge.



DALE EDGERLY
Missouri Lead Risk Assessor License #040726-2469

Quality Assurance/Quality Control review by:



BILL WITTS
VICE PRESIDENT, COMPLIANCE SERVICES

1 INTRODUCTION

Environmental Operations, Inc. (EOI) was retained by Fulton Housing Authority to conduct a lead-based paint inspection of the Fulton Housing Authority buildings located in Fulton, MO. Dale Edgerly of EOI conducted the inspections on August 8 & 9, 2018. Mr. Edgerly is a Missouri Department of Health and Senior Services (MODHSS) licensed Lead Risk Assessor. Inspector certifications are included in Attachment 3.

The site consists of 174 apartment units. Apartment buildings on Green St., Walnut St., and Pioneer St. were constructed in 1963; apartment buildings on W. 8th St. and N. Westminster St. were constructed in 1966; and apartment buildings on Westminster St. and Sycamore St. were constructed in 1972. For the purposes of this lead-based paint (LBP) inspection twenty-seven apartment units were chosen using a random number generator for inspection.

To comply with HUD lead inspection guidelines, exterior and interior painted and varnished surfaces were tested for the presence of LBP. The intent was to ascertain the presence of LBP above the specified action level of 1.0 mg/cm². Painted surfaces of architectural components detected to be above the action level were identified and conditions assessed for subsequent lead hazard control measures.

2 Lead-Based Paint Inspection Protocol

EOI performed testing of potential lead based paint (LBP) to determine the need for a lead risk assessment and proper handling and disposal requirements during renovation. Testing and sampling was conducted in accordance with HUD guidelines. The assessment involved the sampling of painted surfaces using a Protec LPA-1B (SN 1065) spectrum analyzer X-Ray fluorescent (XRF) lead detector using source serial number N6-166 installed on July 20, 2016. The instrument was calibrated to a National Institute of Standards and Testing (NIST) Standard Reference Material of 1.0 mg/cm² in accordance with the manufacturer's specifications. The calibration was periodically verified.

A total of 958 XRF readings were collected of representative painted surfaces throughout the buildings. Sixteen additional readings were taken for pre-calibration and post-calibration. The painted surfaces identified as lead-containing are discussed in Section 3.

3 RESULTS

Of the 958 painted surfaces tested by XRF, one contained lead equal to or greater than 1.0 mg/cm² and is considered lead-based paint by EPA standards.

- 347 Sycamore – Exterior, Column, Red paint on metal

A summary of the results of the XRF testing is provided in Attachment 1, and sample locations are depicted in Attachment 2.

4 RECOMMENDATIONS AND CONCLUSIONS

The column on the exterior of 347 Sycamore tested positive. The powder-coated rust inhibitor applied to the column during the manufacturing process is the likely cause of the positive results. Such coatings are very resistant to degradation and abrasion, and pose no significant risk of producing lead-bearing dust.

Since the powder-coated column presents negligible risk of producing dust it was determined that a lead risk assessment is not necessary.

5 LIMITATIONS

This lead inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale.

The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during the on-site services conducted at the buildings. The information contained in this report is relevant to the date on which inspection activities were conducted and should not be relied upon to represent conditions at a later date.

This report has been prepared on behalf of and exclusively for use by the Addressee for specific application to their project as discussed.

No warranty, expressed or implied, is made.