ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

LEAD POISONING PREVENTION PROGRAM

Lead in Paint, Soil, and Dust Risk Assessment Report

35261 Alvarado Niles Road
Union City, CA 94587

Property Manager:	Sem Reynoso 35261 Alvarado Niles Road Union City, CA 94587
Project Number:	21538
Inspector/Risk Assessor:	Lisa Plourde, REHS Lead Certification # I-7
Date of Risk Assessment:	11/15/2012

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LEAD RISK ASSESSMENT
SUMMARY AND RECOMMENDATIONS

The results and recommendations of a Lead Risk Assessment conducted at your property on November 15, 2012 are summarized below. The risk levels are based on the sample results and the inspector' observations on the date of this risk assessment. Please refer to the field testing or sampling forms and the appendix for details. **Please remember, not all areas were tested. Data was collected in representative areas for likely paint, soil, dust and water dust hazards.** The paint testing focused on deteriorated paint. Paint on similar surfaces in the same room are assumed to have the same lead content as the surfaces tested.

PAINT TESTING RESULTS

Exterior Paint Results: There is a **high risk** of exposure from exterior paint. There are areas of deteriorated lead based paint that are easily accessible to children. Most of this paint is located around the front entries to the home.

Interior Paint Results: There is a **moderate risk** of exposure from interior paint. Deteriorated lead based paint on door and window trim was found in a few rooms.

Recommendation: Areas of lead-based paint in fair or poor condition need to be re-painted, removed or encapsulated in a lead safe manner. Please remember not every painted surface was tested. Only representative surfaces with deteriorated paint or areas where renovated were planned were tested. If the paint one door in a room tests positive for lead it should be assumed that paint on similar doors in the same room also contain lead.

All lead-based paint should be checked regularly and maintained. Disturbing lead paint without controlling dust and paint chips can create additional lead hazards. The Lead Program offers Lead Safe Painting and Renovation classes, and a directory of lead hazard reduction service providers. The Lead Program or a certified Lead Project Designer can review your options for reducing the lead hazards and help you select a safe and effective treatment.

SOIL SAMPLING RESULTS

There is a **low risk** of exposure from soil. None of the four samples of bare soil collected was found to contain lead in excess of the California DHS standard.

Recommendation: Soil work is not needed at this time. Areas covered with grass or other plants were not tested. Planted areas should be maintained so that children do not come into contact with bare soil. Keep exterior paint in good condition with regular maintenance. If any exterior paint removal work is done, make sure to use safe methods, cover the soil surrounding the home with 6 mil plastic sheets before beginning any work and clean up by collecting all chips and dust. Consult with the Lead Program or a certified lead project designer for more information.

DUST SAMPLING RESULTS

There is a **moderate risk** of exposure from dust. One of the six dust samples collected was found to contain lead in excess of the HUD/EPA standards. Testing was limited to representative sampling. These results indicate that lead hazards may exist in other areas as well.

Recommendation: The lead dust needs to be cleaned up. All floors, interior window sills, window troughs, exterior window sills and floors should be wet cleaned on a regular basis. Sweeping and normal vacuuming is **not** effective in removing lead dust. The Alameda County Lead Poisoning Prevention Program has a free HEPA Vacuum Lending Program to help you clean up lead dust on the inside of your home. It is also important to address the sources of the lead dust, which are usually peeling paint and/or contaminated soil.

WATER SAMPLING RESULTS

There is a **low risk** of exposure to lead from water. Neither of the two water samples collected was found to contain lead in excess of applicable standards.

Recommendation: No water hazards were found at this time. No actions are needed.

FOR MORE INFORMATION

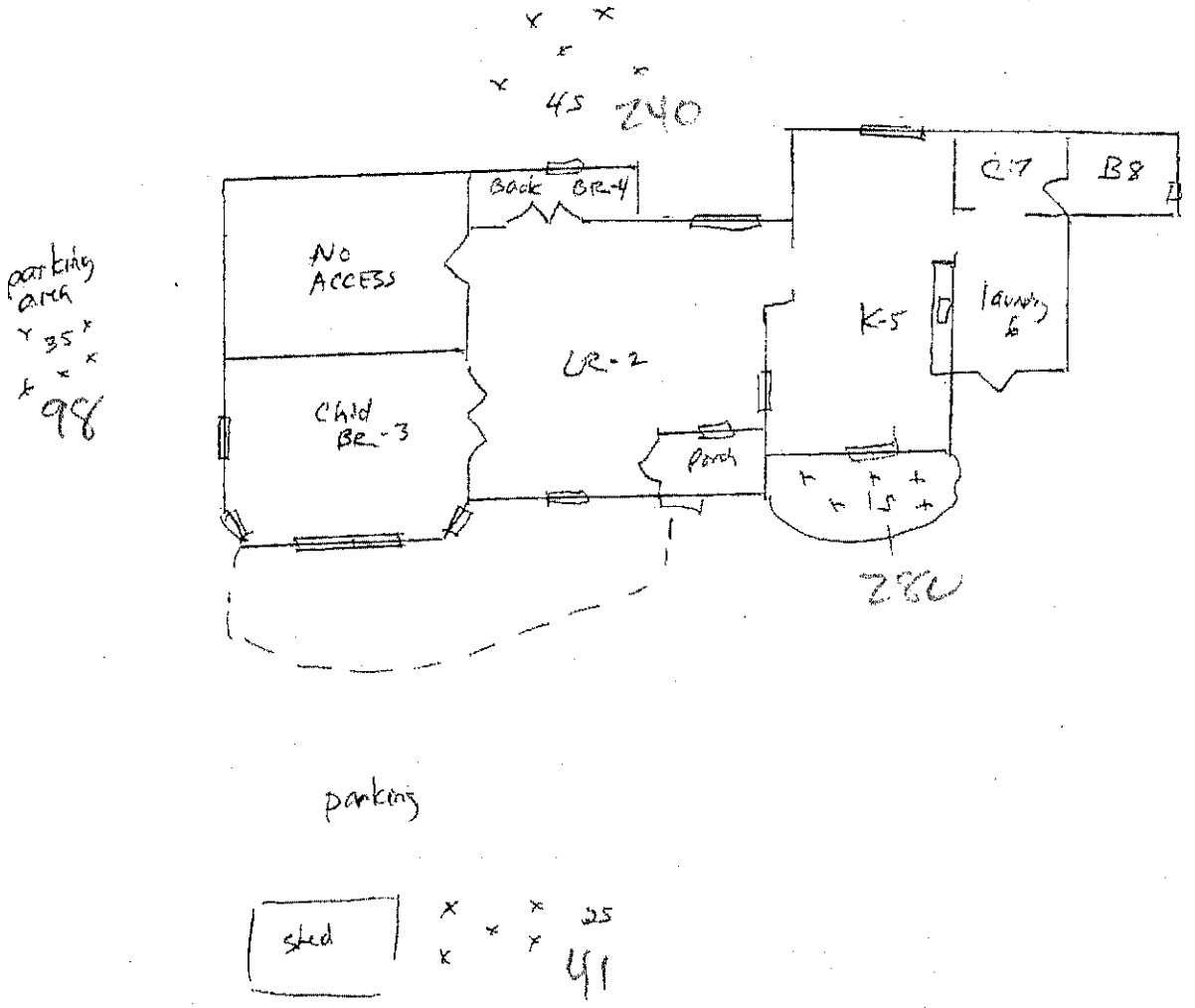
If you would like more information about free Lead-Safe Painting and Renovation classes or a directory of lead hazard reduction service providers, call the Alameda County Lead Poisoning Prevention Program at **(510) 567-8280** or visit our website at **www.aclppp.org**.

21538

State ID# 4567794

Address of site 35361 Alvarado Niles Rd Union City Date of environmental investigation 11/15/12

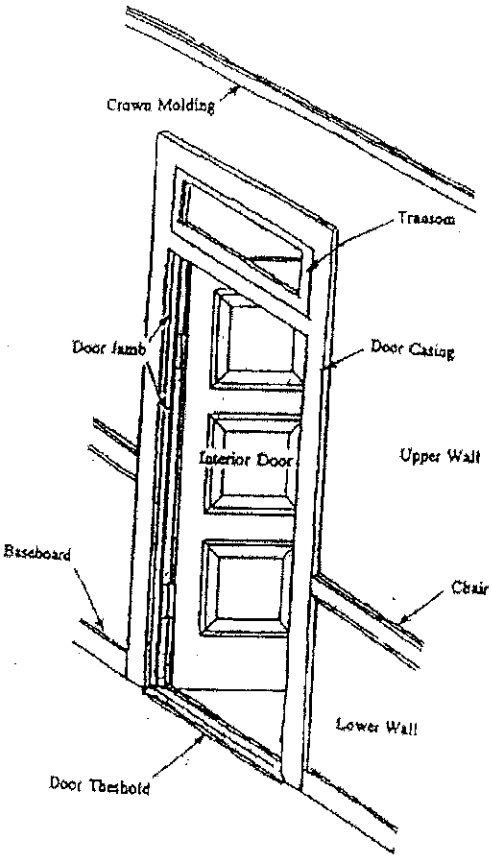
SAMPLING MAP AND PROPERTY SKETCH

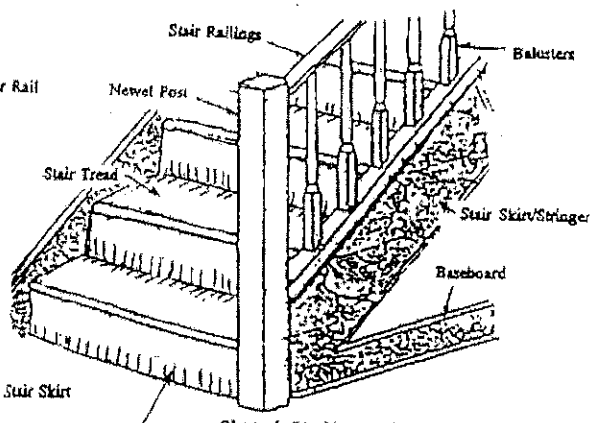


XP = Paint testing location
XS = Soil sampling location
XD = Dust sampling location
XW = Water sampling location
XDC = Clearance dust sampling location

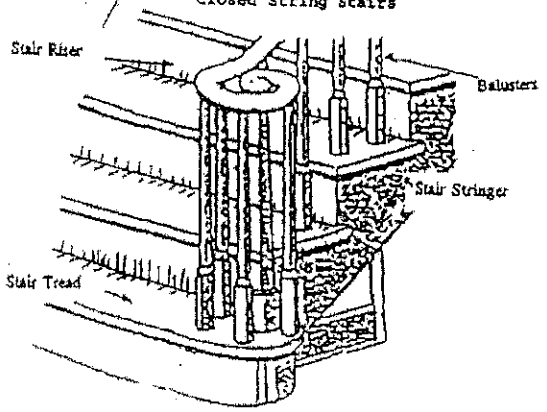
Positive results are circled

Component Diagrams





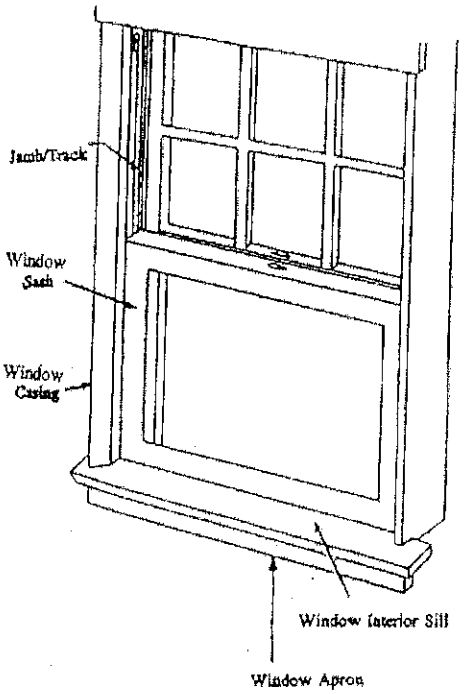
Closed String Stairs

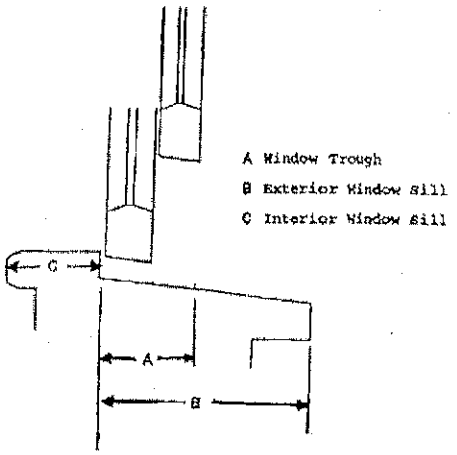


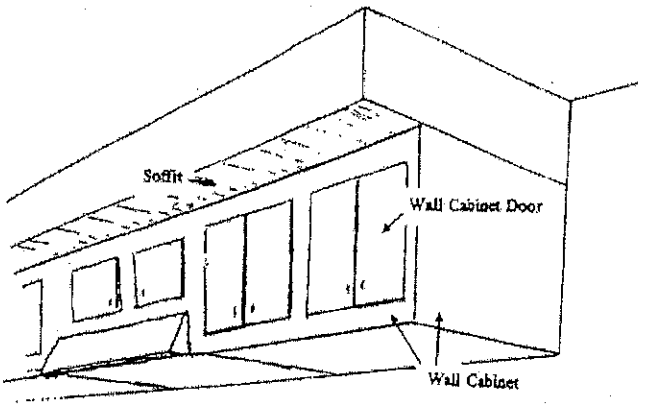
Open String Stairs

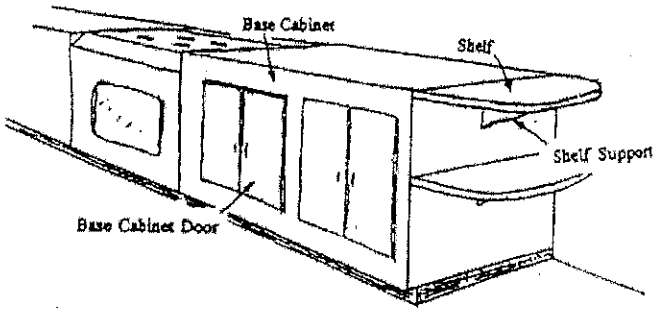
Copied from HUD Publication:

Evaluation of the
HUD Lead-Based Paint Hazard
Control Grant Program in Private Housing


Jamb/Track
Window Sash
Window Casing
Window Interior Sill
Window Apron


A Window Trough
B Exterior Window Sill
C Interior Window Sill
C
A
B


Soffit
Wall Cabinet Door
Wall Cabinet


Base Cabinet
Shelf
Shelf Support
Base Cabinet Door

21538 **State ID# 4567794**

SAMPLES

Address sampled	Lab name	Date collected
35261 Alvarado Niles Road	Schneider Laboratories, Inc.	11/15/2012
City	**County**	**Zip**
Union City	Alameda	94587

LAB PAINT CHIP SAMPLES (ppm)

Sample No.	Location	Room/Side (per HUD)	Component	Condition (per HUD)	Substrate/Color	Lab Sample ID#	Result (ppm)	Result ≥ std.?
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other Color:			☐ Yes ☐ No

LAB BARE SOIL SAMPLES (ppm)

Sample No.	XRF Reading No. (if confirmatory)	Location	Side (per HUD)	Lab Sample ID#	Result (ppm)	Result ≥std.?
1 S	NA	☒ Dripline ☐ Play area ☐ Other	(A) B C D	30449843	280	☐ Yes ☒ No
2S	NA	☐ Dripline ☐ Play area ☒ Other near shed	(A) B C D	30449844	41	☐ Yes ☒ No
3S	NA	☐ Dripline ☒ Play area ☐ Other under trees	A (B) C D	30449845	98	☐ Yes ☒ No
4S	NA	☐ Dripline ☒ Play area ☐ Other back yard	A B (C) D	30449846	240	☐ Yes ☒ No

CHAIN OF CUSTODY

Sample No.	Date and Time	Relinquished by (Signature)	Date and Time	Received by (Signature)
	11/15/12 12:55 ☐ AM ☒ PM	[signature] Lisa Flowers	11/15/12 1:05 ☐ AM (PM)	[signature]
	11/15/12 2:50 ☐ AM ☒ PM	[signature]	11/15/12 2:?? ☐ AM ☐ PM	[signature]
	☐ AM ☐ PM		11-15-12 300 ☐ AM ☒ PM	[signature]
	☐ AM ☐ PM		☐ AM ☐ PM	

21538

State ID# 4567794

SAMPLES

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Address sampled	Lab name	Date collected
35261 Alvarado Niles Road	Schneider Laboratories, Inc.	11/15/2012
City	**County**	**Zip**
Union City	Alameda	94587

LAB DUSTWIPE SAMPLES (ug/ft²) Use ASTM approved wipes only.

Sample No.	XRF Reading No. (if confirmatory)	Location	Room/Side (per HUD)	Component	Component Condition	Dimensions	Lab Sample ID#	Result (ug)	Result (ug/ft²)	Result > std.?
1 D	NA	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☒ Floor ☐ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☒ 12 x 12 ☐ Other:	30449847		45	☐ Yes ☒ No
2 D	NA	☒ Interior ☐ Exterior	☒ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☒ Floor ☐ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☒ 12 x 12 ☐ Other:	30449848		10	☐ Yes ☒ No
3 D	NA	☒ Interior ☐ Exterior	☒ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Floor ☐ Window well ☒ Window sill ☐ Other	☐ Intact ☐ Fair ☒ Poor	☐ 12 x 12 ☒ Other: 15 x3.5	30449849		310	☒ Yes ☐ No
4 D	NA	☒ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☒ Kitchen ☐ Bathroom ☐ Other Side A B C (D)	☒ Floor ☐ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☒ 12 x 12 ☐ Other:	30449850		28	☐ Yes ☒ No
5 D	NA	☒ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☒ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Floor ☒ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☐ 12 x 12 ☒ Other: 15 x5.5	30449851		300	☐ Yes ☒ No
6 D	NA	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C (D)	☒ Floor ☐ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☒ 12 x 12 ☐ Other:	30449852		28	☐ Yes ☒ No
7 D	NA	☒ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☒ Other: Basement Side A B C D	☒ Floor ☐ Window well ☐ Window sill ☐ Other	☒ Intact ☐ Fair ☐ Poor	☒ 12 x 12 ☐ Other:	30449853		28	☐ Yes ☐ No NA

OTHER SAMPLES (pottery, imported products, water, etc.)

Sample No.	Type of Sample	Description, Location, Comments (Pottery: Inside/outside tested; Water: first draw sample, kitchen, faucet)	Test Kit	Lab Sample ID#	Result	Units
1W	☐ Cosmetic ☐ Pottery ☐ Home remedy ☒ Water ☐ Other	Kitchen sink – 1st draw	☐ Pos ☐ Neg	30449841	25	ppb
2W	☐ Cosmetic ☐ Pottery ☐ Home remedy ☒ Water ☐ Other	Kitchen sink – purged line	☐ Pos ☒ Neg	30449842	45	ppb
—	☐ Cosmetic ☐ Pottery ☐ Home remedy ☐ Water ☐ Other	mini blinds	☐ Pos ☒ Neg			

CHAIN OF CUSTODY

Sample No.	Date and Time	Relinquished by (Signature)	Date and Time	Received by (Signature)
	11/15/12 12:55 ☒ AM ☐ PM	Lisa Plourde	11/15/12 ☐ AM ☒ PM 1:05	Schneider
	☐ AM ☐ PM		11-15-12 3:1 ☐ AM ☒ PM	
	☐ AM ☐ PM		☐ AM ☐ PM	

21538 State ID# 4567794

SAMPLES

Address sampled: 35261 Alvarado Niles Road

Date collected: 11/15/2012

City: Union City

County: Alameda

Zip: 94587

XRF PAINT READINGS (mg/cm2)

Model: RMD

Serial No.:

Testing mode used: Quick

Calibrations — NIST 1.02 Standard Nilon: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Beginning	Time corrected	1	0.9	2	0.9	3	0.9	0.9	0.7 – 1.3

Reading No.	Location	Room/Side (per HUD)	Component	Condition (per HUD)	Substrate/Color	Reading (mg/cm²)	Result > std.?
4P	☒ Interior ☐ Exterior	☒ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☒ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	>9.9	☑ Yes ☐ No
5P	☒ Interior ☐ Exterior	☒ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A (B) C D	☐ Door casing ☒ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	0.3	☐ Yes ☑ No
6P	☒ Interior ☐ Exterior	☒ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☒ Wall ☐ Window sill ☐ Other:	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☒ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: Beige	-0.4	☐ Yes ☑ No
7P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Child's Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☒ Window sill ☐ Other:	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.1	☐ Yes ☑ No
8P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Child's Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☒ Wall ☐ Window sill ☐ Other:	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☒ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.1	☐ Yes ☑ No
9P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Child's Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: baseboard	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.1	☐ Yes ☑ No
10P	☒ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☒ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☒ Window sill ☐ Other:	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	9.4	☒ Yes ☐ No
11P	☒ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☒ Kitchen ☐ Bathroom ☐ Other: Side A B C (D)	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: Theshold	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: Brown	-0.3	☐ Yes ☑ No
12P	☒ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☒ Kitchen ☐ Bathroom ☐ Other: Side A B C (D)	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: Cabinet	☒ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.2	☐ Yes ☑ No

Calibrations — NIST 1.02 Standard Nilon: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Ending	Time corrected	26	0.8	27	0.8	28	0.8	0.8	0.7 – 1.3

SAMPLES

Address sampled: 35261 Alvarado Niles Road

Date collected: 11/15/2012

City: Union City

County: Alameda

Zip: 94587

XRF PAINT READINGS (mg/cm2)

Model: RMD

Serial No.:

Testing mode used: Quick

Calibrations — NIST 1.02 Standard Niton: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Beginning	Time corrected								

Reading No.	Location	Room/Side (per HUD)	Component	Condition (per HUD)	Substrate/Color	Reading (mg/cm²)	Result > std.?
13P	☒ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☒ Bathroom ☐ Other: Side A (B) C D	☐ Door casing ☒ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	>9.9	☒ Yes ☐ No
14P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Back Side (A) B C D	☐ Door casing ☒ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	0.6	☐ Yes ☒ No
15P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Back Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: Theshold	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.2	☐ Yes ☒ No
16P	☒ Interior ☐ Exterior	☐ Living room ☒ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Back Side (A) B C D	☒ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	2.6	☒ Yes ☐ No
17P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☒ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	4.4	☒ Yes ☐ No
18P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☒ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	9.7	☒ Yes ☐ No
19P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: WW to LR	☐ Intact ☒ Fair (slightly det.) ☐ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	9.9	☒ Yes ☐ No
20P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: Railing	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.2	☐ Yes ☒ No
21P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☒ Wall ☐ Window sill ☐ Other: lowest section	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	8.2	☒ Yes ☐ No

Calibrations — NIST 1.02 Standard Niton: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Ending	Time corrected								

SAMPLES

Address sampled	Date collected
35261 Alvarado Niles Road	11/15/2012

City	County	Zip
Union City	Alameda	94587

XRF PAINT READINGS (mg/cm2)

Model	Serial No.	Testing mode used:
RMD		Quick

Calibrations — NIST 1.02 Standard Niton: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Beginning	Time corrected								

Reading No.	Location	Room/Side (per HUD)	Component	Condition (per HUD)	Substrate/Color	Reading (mg/cm²)	Result > std.?
22P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☒ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other: to laundry	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.3	☐ Yes ☒ No
23P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☒ Wall ☐ Window sill ☐ Other: near laundry	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	6.8	☒ Yes ☐ No
24P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☒ Other: WW to BR	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White WS screen unable to test v. poor	0.2	☐ Yes ☒ No
25P	☐ Interior ☒ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side (A) B C D	☐ Door casing ☐ Door ☐ Window sash ☒ Wall ☐ Window sill ☐ Other: plywood rt laundry	☐ Intact ☐ Fair (slightly det.) ☒ Poor (very det.)	☒ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color: White	-0.3	☐ Yes ☒ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color:		☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color:		☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color:		☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color:		☐ Yes ☐ No
	☐ Interior ☐ Exterior	☐ Living room ☐ Bedroom ☐ Kitchen ☐ Bathroom ☐ Other: Side A B C D	☐ Door casing ☐ Door ☐ Window sash ☐ Wall ☐ Window sill ☐ Other:	☐ Intact ☐ Fair (slightly det.) ☐ Poor (very det.)	☐ Wood ☐ Plaster ☐ Drywall ☐ Metal ☐ Other: Color:		☐ Yes ☐ No

Calibrations — NIST 1.02 Standard Niton: K&L Mode, 20 Ssec Each RMD: Standard Mode

Calibration	Mode Used	1st. Reading No.	1st. Reading Value	2nd. Reading No.	2nd. Reading Value	3rd. Reading No.	3rd. Reading Value	Average of 3	PCS Range
Ending	Time corrected								

Appendix

The Problem of Lead Poisoning

How a Lead Consultation Risk Assessment is Done

Understanding the Results

Determining the Action Priority Levels

Disclosure of Test Results

Tips for Safely Reducing Lead Hazards

Laboratory Results

State Notification Form 8552

UNDERSTANDING YOUR REPORT AND PREVENTING LEAD POISONING

THE PROBLEM OF LEAD POISONING

Lead is a metal that our bodies cannot use. Young children can have serious health problems if they are exposed to lead, even though they may not look sick. Lead poisoning can make it more difficult for children to learn, hear, read and pay attention. A blood lead test is the only way to know if a child has high levels of lead in their blood. Adults who work around lead dust, including during renovation of old homes, can also be lead-poisoned. If a pregnant woman inhales lead dust, it can harm her and the fetus.

Although lead-based paint may be present in a home, it usually does not present a hazard if the paint is intact. The only way that lead can get inside the body is by eating or breathing in the small particles. Lead is not absorbed through the skin. When old paint peels, chips or chalks, small lead particles may get onto children's toys and hands and then into their mouths. Lead dust is the most common source of lead poisoning for children under age six. The amount of lead in household dust is an indication of how much risk a property poses to a young child. When the household dust is contaminated with lead, it usually means that there is deteriorated lead-based paint, bare contaminated soil, or that unsafe remodeling has been done without enough clean up.

HOW A LEAD CONSULTATION RISK ASSESSMENT IS DONE

This inspection summarizes the results of a lead consultation risk assessment conducted to identify current lead hazards found in paint, dust, and soil at the property. The risk assessment followed procedures specified by the Alameda County Lead Poisoning Prevention Program.

Dust and soil samples were collected and then analyzed by a laboratory to determine how much lead is in them. Dust samples[1] may have been collected from interior window sills, exterior window sills or troughs and floors in the main entrance, child's play room, kitchen, and child's bedroom. Soil samples[2] may have been collected around the exterior of the home where children may play. These samples are representative. If the results show a high lead level, it should be assumed that similar areas would also have a high lead level.

The paint survey involved the use of a portable X-ray fluorescence (XRF) machine. The XRF is able to detect lead in all layers of paint on a component without damaging the paint. It is a state-of-the-art piece of equipment commonly used for lead inspections. In some cases, paint chip samples may have been taken and analyzed by the laboratory. The lead content of EVERY painted or varnished surface is **NOT** tested during this survey.

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1 Wipe Sampling for Settled Lead-Contaminated Dust, Appendix 13.1, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, U.S. Department of Housing and Urban Development, 1995

2 Soil Sampling Protocol for Housing, Appendix 13.3, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, U.S. Department of Housing and Urban Development, 1995

All rooms were visually checked and representative surfaces of deteriorated paint or areas where renovations are planned are tested. Similar components (e.g., walls, baseboards, doors, window sills, etc.) located in the same room and appearing to have a similar paint history are assumed to have similar lead contents.

Paint condition was also evaluated. Paint in "good" condition appears intact. Some minor chipping is allowable. Paint in "fair" condition is mostly intact, but is cracked, worn, or chipping in up to 10% of the total surface area. Paint in "poor" condition is peeling, chalking, or flaking, in an area greater than 10% of the total surface area. Paint that has been tested using an XRF instrument and is identified as being at or greater than 1.0 mg/cm^2 and is in "Fair" or "Poor" condition is a lead hazard.

To help identify the surface tested, several labeling techniques were used. During the assessment, floor plans were drawn and the rooms in the home were numbered. The wall in each room that faces the street was called the "A" wall. The next wall, moving in a clockwise direction, was called the "B" wall. (If you were standing on the sidewalk, this would be left side.) The back wall was the "C" wall, and finally the "D" wall was on the right. The A, B, C, and D walls are marked in the drawings, which are included in the Appendix. If there was more than one door or window on any wall, they were numbered from left to right.

UNDERSTANDING THE RESULTS

Listed below are the standards for the various types of sampling and testing done at your property. Results at or above these levels indicate lead hazards. Paint that is tested at or above these levels and is deteriorated ("Fair" or "Poor" condition) is a lead hazard.

DUST WIPES	Interior floors	40 µg/ft^2
	Exterior floors	400 µg/ft^2
	Interior window sills	250 µg/ft^2
	Exterior window sills	400 µg/ft^2
SOIL	Child accessible bare soil	400 ppm
PAINT	XRF machine (on site)	1.0 mg/cm
	Paint chip (lab sample)	0.5% or 5,000 ppm

Note that the detection limit referred to on the lab report is the smallest amount the lab can accurately measure. When there is a "<" ("less than") symbol in the Lead Concentration column it means that the laboratory was not able to detect any lead in the sample above the detection limit.

TIPS FOR SAFELY REDUCING LEAD HAZARDS

Lead-based paint and soil must be handled carefully in order to prevent child and adult exposures to lead. Lead-based paint should not be dry scraped, sanded, flame torched or power blasted. Paint removal and renovation work done incorrectly can create additional lead dust hazards and increase the risk of lead poisoning.

Tenants/occupants

Parents of young children can reduce their children's risk of lead poisoning by wet-cleaning floors and window sills on a regular basis. Good nutrition, frequent hand washing and regular health check-ups can also help in the prevention of lead poisoning. Tenants, especially those with young children, should report peeling paint to the property owner or manager.

Property owners

Peeling lead-based paint should be stabilized in a safe manner. It is recommended that any paint removal work be conducted by workers who are certified by the state to perform lead abatement work. Whether you hire a contractor or do the work yourself, safe methods should be used to contain dust created when doing paint preparation work. Here are some general tips:

- Seal off work areas by taping down 6-mil plastic sheeting on floors, windows, doors and vents.
- Protect workers from breathing lead dust by having them wear HEPA filter respirators.
- If you must scrape or sand paint, wet it down first or use a wet sanding sponge.
- If you must power sand, use a sander with a HEPA filter vacuum attachment.
- Wet-clean and HEPA vacuum the room thoroughly after any paint preparation work.
- Change clothes before leaving the work area.
- Put work clothes in a plastic bag and wash separately.

WHATEVER YOU DO...

KEEP CHILDREN AND PREGNANT WOMEN OUT OF THE WORK AREA

For more information on lead poisoning prevention, methods of safely addressing lead hazards, assistance programs and referrals, call the Alameda County Lead Poisoning Prevention Program visit our web site at www.aclppp.org or call our information line at

510-567-8280

Forensic Analytical Laboratories

Final Report

Metals Analysis of Soils

State of California
Prevention Branch
Childhood Lead Poisoning
850 Marina Bay Pkwy., Bldg. P
Richmond, CA 94804

Client ID: L1009
Report Number: M134283
Date Received: 11/15/12
Date Analyzed: 11/21/12
Date Printed: 11/21/12
First Reported: 11/21/12

Job ID / Site: 35261 Alvaradaro Niles Road, Union City, Alameda, 94587
Date(s) Collected: 11/15/12

FALI Job ID: L1009
Total Samples Submitted: 4
Total Samples Analyzed: 4

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
1S	30449843	Pb	280	ppm	20	EPA 3050B/7420
2S	30449844	Pb	41	ppm	6	EPA 3050B/7420
3S	30449845	Pb	98	ppm	6	EPA 3050B/7420
4S	30449846	Pb	240	ppm	20	EPA 3050B/7420

Samples were dried and sieved prior to analysis.

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Forensic Analytical Laboratories

Final Report

Metals Analysis of Drinking Water

State of California
Prevention Branch
Childhood Lead Poisoning
850 Marina Bay Pkwy., Bldg. P
Richmond, CA 94804

Client ID: L1009
Report Number: M134282
Date Received: 11/15/12
Date Analyzed: 11/16/12
Date Printed: 11/16/12
First Reported: 11/16/12

Job ID / Site: 35261 Alvaradaro Niles Road, Union City, Alameda, 94587
Date(s) Collected: 11/15/12

FALI Job ID: L1009
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
1W	30449841	Pb	< 5	ppb	5	SM 3113B
2W	30449842	Pb	< 5	ppb	5	SM 3113B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Forensic Analytical Laboratories

Final Report

Metals Analysis of HUD Wipes

State of California
Prevention Branch
Childhood Lead Poisoning
850 Marina Bay Pkwy., Bldg. P
Richmond, CA 94804

Client ID: L1009
Report Number: M134284
Date Received: 11/15/12
Date Analyzed: 11/20/12
Date Printed: 11/20/12
First Reported: 11/20/12

Job ID / Site: 35261 Alvaradaro Niles Road, Union City, Alameda, 94587
Date(s) Collected: 11/15/12

FALI Job ID: L1009
Total Samples Submitted: 7
Total Samples Analyzed: 7

Sample Number	Lab Number	Area ft2	Analyte	Result	Result Units	Reporting Limit*	Method Reference
1D	30449847	1.00	Pb	45	ug/ft2	8	NIOSH 9100/7082
2D	30449848	1.00	Pb	10	ug/ft2	8	NIOSH 9100/7082
3D	30449849	0.36	Pb	310	ug/ft2	30	NIOSH 9100/7082
4D	30449850	1.00	Pb	< 8	ug/ft2	8	NIOSH 9100/7082
5D	30449851	0.57	Pb	300	ug/ft2	20	NIOSH 9100/7082
6D	30449852	1.00	Pb	< 8	ug/ft2	8	NIOSH 9100/7082
7D	30449853	1.00	Pb	< 8	ug/ft2	8	NIOSH 9100/7082

Note to clients performing work related to the Lead Based Paint Hazard Reduction Act: Sample results for wipes not meeting ASTM E 1792 are not recognized within the National Lead Laboratory Accreditation Program.
Forensic Analytical can not determine whether or not wipes submitted to us for analysis meet the ASTM standard. We recommend to our clients that they document the brand of wipe that they use for each submission on their sample request form.

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

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