



## Invitation to Bid HNS 24-33

**NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City’s Rehabilitation Specialist.**

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**

<p><b>Project Address: 4201 Anita Ct Charlotte, NC 28215</b></p> <p><b>Lead Safe Program</b></p>	
Bid Walk: 7/12/2024 @ 10am	
Bid Opening: 7/19/2024 @2pm	
Client Name: Vivian Adams	Contact Number:
Project Manager: Daniel Edwards	Contact Number: 980-214-4133

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 980-214-4133

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*



**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 4201 Anita Ct Charlotte, NC to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

***All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:***

Dollars (\$ \_\_\_\_\_ )

*Written total*

Specs Dated: 6/27/2024

Number of Pages: Lead Scope, Scope of work, Map

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

**Project Schedule:** *Minimum Start Date -*

**Completion Deadline:**

***Please Print and Sign:***

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



***SAFE HOME***  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES



## **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Daniel Edwards  
Rehabilitation Specialist  
City of Charlotte  
Neighborhood and Business Services  
600 E. Trade St.  
Charlotte, NC 28202  
PH: (980) 214-4133



## Instructions to Bidders

### Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

### Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

### Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
  - Scope of Work
  - Addenda Acknowledgement
  - Itemized Work Sheet
  - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS  
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

# Work Specification

Prepared By:  
**City of Charlotte Housing & Neighborhood Services**  
**600 E. Trade Street**  
**Charlotte, NC 28202**  
**(704) 336-7600**

## Property Details

Address:	4201 Anita Ct Charlotte, NC 28215	Owner:	Vivan Adams
Structure Type:		Owner Phone:	Cell: (704) 907-0304
Square Feet:		Program(s):	Healthy Homes Tested- HAS LEAD LeadSafe 2019 LeadSafe 2023
Year Built:	1962		
Property Value:	186500		
Tax Parcel:	06306814		
Census Tract:			
Property Zone:			

## Repairs

### Description

Floor

Room

Exterior

### See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

### Replace Drain Line Under Sink

Replace the drain line and fittings from the sink basket to the horizontal branch drain line per the Construction Standards and the Plumbing Code.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

# Work Specification

## SMOKE AND CARBON MONOXIDE DETECTORS

Install UL approved ceiling mounted smoke and heat detectors permanently hard wired into outlet boxes with battery backups in all bedrooms and outside of all sleeping areas.

Detector in the hall way shall be a combination CO/smoke detector.

All detectors shall be interconnected so that when any one detector goes off, all other detectors also go off.

Installation shall comply with all requirements of the Electrical Code.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

### Certification

Contractor Name: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Scope of Work for Lead Hazard Control

4201 Anita Drive

Date 3/16/24

All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

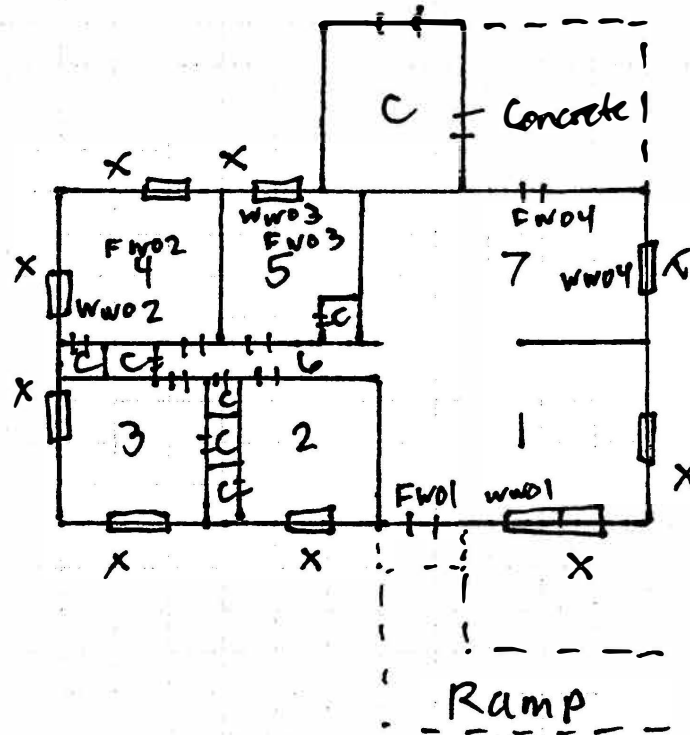
	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
<b>Exterior</b>				
	<p>The contractor is responsible for all project requirements, including but not limited to:</p> <p>All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.</p> <p>Obtaining all permits required. Said permits shall include all items in this scope of work.</p> <p>Provide temporary toilet facilities from job start until the completion of work.</p> <p>Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.</p> <p>Contractor may haul debris away daily using dump trailers or trucks.</p>			

Side A through Side D – light brown/gray wood walls, seam boards, trim boards and drip boards including closet/storage area	Cover with Tyvek and aluminum or vinyl.			
Side A through Side D – light brown/gray wood fascias, soffits, crown moldings, trim boards and attic air vents and frames including closet/storage area	Scrap loose and re-paint			
Side A – light brown wood ceiling/overhang and green metal support columns	Scrap loose and re-paint			
Closet Door D1 – gray wood closet door, casings, header, jambs and stops	Replace			
<b>Interior</b>				
Room 5 – Bath – Side D – beige and black wood cabinet frames, cabinet doors, cabinet shelves and shelf supports and interior cabinets (including sink cabinet)	Replace			
Elevated lead dust level in Room 1 and Room 5	Complete specialized cleaning throughout house. (elevated lead dust level on windowsill is likely from lead-containing paint on exterior windows)			
	Complete specialized cleaning throughout house.			

**Total Bid for Lead Scope \$**

**SIDE C**

**SIDE B**



**SIDE D**

**Legend**

-  = Window
-  = Door
- X = Soil Sample Location

**SIDE A**

**NOT TO SCALE**

**LEAD-BASED PAINT INSPECTION AND  
RISK ASSESSMENT REPORT  
4201 ANITA COURT  
CHARLOTTE, NORTH CAROLINA 28208**



**Owner:  
Vivian Adams  
4201 Anita Court  
Charlotte, North Carolina 28208  
704.907.0304**

**Prepared for:  
City of Charlotte  
600 East Trade Street  
Charlotte, North Carolina 28202  
704.336.2911**

**Prepared by:  
ROY CONSULTING GROUP CORPORATION  
PROJECT #28-082722**

*James E. Roy, Jr.*  
James E. Roy, Jr.  
NC Inspector/Risk Assessor-#120134

*Patricia P. Roy*  
Patricia P. Roy  
President

# ROY CONSULTING GROUP CORPORATION

9823 BALMORAL CIRCLE  
CHARLOTTE, NORTH CAROLINA 28210  
PHONE: 704.968.4111 FAX: 704.553.9458

November 14, 2023

Ms. Diane Adams  
City of Charlotte  
Housing Services Division  
600 East Trade Street  
Charlotte, North Carolina 28202-2850  
704.336.2911

Subject: **LEAD-BASED PAINT INSPECTION AND RISK ASSESSMENT REPORT  
4201 ANITA COURT  
CHARLOTTE, NORTH CAROLINA 28208  
OWNER: VIVIAN ADAMS – 704.907.0304  
ROY CONSULTING GROUP CORPORATION PROJECT #28-082722**

Dear Ms. Adams:

As authorized by Contract Number 2023000214 between the City of Charlotte and Roy Consulting Group Corporation (Roy Consulting Group) effective August 25, 2022, we are pleased to submit this Lead-Based Paint Inspection and Risk Assessment Report for the subject property location. The report summarizes our on-site investigation and procedures, SciAps X-550 (XRF) test results, dust wipe and soil sample results and our conclusions and recommendations based on the data collected. **Lead-based paint was identified at concentrations greater than or equal to 1.0 mg/cm<sup>2</sup> (milligram per centimeter squared) during this inspection. Lead-based paint dust hazards were identified at or above the U.S. Department of Housing and Urban Development (HUD) and Environmental Protection Agency (EPA) action levels during this risk assessment.**

## 1.0 INTRODUCTION

The subject property is a single-story, single-family, wood-sided and unpainted brick exterior, residential house with asphalt shingle roof and crawlspace. The house was constructed in 1962. The house was occupied at the time of the

inspection.

Mr. Jim Roy, Certified North Carolina Lead-Based Paint Inspector/Risk Assessor, Number 120134, performed the lead-based paint inspection and risk assessment services on November 7, 2023. The location of the subject property, access to the subject property and an explanation of the areas to be assessed were provided by the City of Charlotte. The work was completed as documented in Appendix A - Methodology.

## 2.0 FINDINGS FOR LEAD-BASED PAINT INSPECTION

Testing for the presence of lead-based paint was completed using the XRF. For paint to be considered "Lead-Based Paint," the paint must contain lead concentrations of 0.5% by weight or greater or contain lead concentrations of 1.0 mg/cm<sup>2</sup> or greater under the HUD guidelines and the EPA regulations. Please note that detectable lead quantities less than 1.0 mg/cm<sup>2</sup> may constitute a lead dust hazard even though it is not considered a lead-based paint. **Lead-based paint was detected at concentrations greater than 1.0 mg/cm<sup>2</sup> during this inspection as identified below.** Lead-based paint deteriorated above the HUD risk assessment de minimis levels of 20-2-10 (20 square feet of paint on exterior building - 2 square feet of paint per room and room equivalent - 10% of total surface area on an interior or exterior component with small surface area) was detected at the time of the inspection.

### 2.1 LOCATIONS OF EXTERIOR LEAD-BASED PAINT

<b>LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – EXTERIOR (WORK REQUIRED AT THIS TIME – SEE SECTION 4.0)</b>
<u>Side A through Side D</u> – light brown/gray wood walls, seam boards, trim boards and drip boards including closet/storage area
<u>Side A through Side D</u> – light brown/gray wood fascias, soffits, crown moldings, trim boards and attic air vents and frames including closet/storage area
<u>Side A</u> – light brown wood ceiling/overhang and green metal support columns
<u>Closet Door D1</u> – gray wood closet door, casings, header, jambs and stops

## 2.2 LOCATIONS OF INTERIOR LEAD-BASED PAINT

<b>LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – INTERIOR (WORK REQUIRED AT THIS TIME – SEE SECTION 4.0)</b>
<u>Room 5 – Bath – Side D</u> – beige and black wood cabinet frames, cabinet doors, cabinet shelves and shelf supports and interior cabinets (including sink cabinet)

**Note: The exterior wood window components are coated with lead-containing paint. These components may have been originally painted with lead-based paint and scraped and re-painted at a later time. These items may also have been painted with paint that contained levels of lead below 1.0 mg/cm<sup>2</sup>.**

Note: Based on HUD guidelines, the sides of the house, including the windows, doors, and cabinets, are identified by letter. The A-side of the house is the side facing the road and is typically the location of the main entrance door to the house. The remaining three sides of the house are denoted with letters B through D moving clockwise from the front of the house. Exterior windows throughout the house are additionally identified by a number, beginning with number one, which identifies the window on the farthest right side of the exterior wall. The next window moving toward the left is window two, etc. Thus, the far right window on wall A or A-side is window A1, the second window moving to the left is A2, the third window is A3, etc. When windows exist on a second floor, the window label will have the floor number in front of the letter. Thus, the farthest right window on the second floor wall A or A-side is 2A1. Exterior doors are identified with the same numbering system. Interior doors and windows are numbered similarly, however the numbering is specific to the room. Thus, several rooms may have door A1 which would be the far right door on wall A or A-side (when looking at the room from the front of the house). Also, lead-based paint may exist under an exposed substrate. Thus, if a substrate is identified as containing lead-based paint, yet is unpainted, lead-based paint may exist beneath the exposed substrate (i.e., paint under vinyl siding).

The HUD Residential Questionnaire – Form 5.0 (only provided if occupant was present at the time risk assessment was completed), Building Condition Form – Form 5.1, Paint Condition on Selected Surfaces Form – Form 5.2, Field Sampling Form for Dust – Form 5.4, and Field Sampling Form for Soil – Form 5.5 are located in Appendix B. A floor plan and sample location map are included in Appendix C.

For a list of surfaces tested and the XRF results, refer to the complete XRF Testing Report contained in Appendix D.

### 3.0 FINDINGS FOR LEAD-BASED PAINT RISK ASSESSMENT

#### 3.1 Single Surface Lead Wipe Sample Results

A table summarizing lead wipe sampling performed at the subject property is presented below. The HUD and EPA lead dust hazard levels for lead dust in a surface wipe sample is  $\geq 10$  micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for interior floors and  $\geq 100 \mu\text{g}/\text{ft}^2$  for interior windowsills.

SAMPLE NUMBER	ROOM NUMBER	SURFACE TYPE	LEAD CONTENT ( $\mu\text{g}/\text{ft}^2$ )
4201 – FW01	1	Floor	<5
4201 – FW02	4	Floor	<5
<b>4201 – FW03</b>	<b>5</b>	<b>Floor</b>	<b>10</b>
4201 – FW04	7	Floor	<5
<b>4201 – WW01</b>	<b>1</b>	<b>Windowsill</b>	<b>102</b>
4201 – WW02	4	Windowsill	11.3
4201 – WW03	5	Windowsill	<4.54
4201 – WW04	7	Windowsill	<8.23

Based on the laboratory analytical results, the sample(s) in bold print contained concentrations of lead dust greater than the EPA and HUD regulated levels for lead dust.

#### 3.2 Composite Soil Sample Results

A table summarizing the results of the soil sample(s) collected at the subject property is presented below. The HUD and EPA level of concern for lead in soil is  $\geq 400$  milligrams per kilogram ( $\text{mg}/\text{kg}$ ) for high contact play areas and  $\geq 1,200 \text{ mg}/\text{kg}$  for other residential yard areas.

SAMPLE NUMBER	LOCATION	BARE OR COVERED	LEAD CONTENT ( $\text{mg}/\text{kg}$ )
4201 – SOIL1	Drip Line	Bare	48.9

Note: micrograms per gram ( $\mu\text{g}/\text{g}$ ) =  $\text{mg}/\text{kg}$



Based on laboratory results, the composite soil sample obtained from the drip line contained a lead level below the EPA and HUD regulated concentrations for lead in soil.

A copy of the laboratory analytical results and chain-of-custody sheets are located in Appendix E.

#### 4.0 RECOMMENDATIONS

Roy Consulting Group recommends deteriorated lead-based paint identified during this inspection be abated or remediate prior to any renovation or demolition activities. **Roy Consulting Group recommends that a lead-based paint project design be completed by a North Carolina certified and accredited lead-based paint project designer prior to completion of any lead abatement or remediation work.** The lead-based paint abatement/remediation should be performed in accordance with EPA and Occupational Safety and Health Administration (OSHA) requirements by a state certified contractor. **In addition, as of January 1, 2010, contractors/maintenance workers performing renovation, repair and painting activities that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination in most situations. Firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities and schools must be certified by the State of North Carolina and must use certified renovators who are trained by North Carolina-approved training providers to follow lead-safe work practices.**

Roy Consulting Group recommends the following options for treatment of identified deteriorated lead-based paints. Any of the options listed in the table below should reduce or eliminate potential hazards.

LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – EXTERIOR	RECOMMENDED ACTION
Side A through Side D – light brown/gray wood walls, seam boards, trim boards and drip boards including closet/storage area	1/Cover wood with Tyvek and aluminum or vinyl.
	2/Scrape loose paint and re-paint.

LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – EXTERIOR (CONTINUED)	RECOMMENDED ACTION
Side A through Side D – light brown/gray wood fascias, soffits, crown moldings, trim boards and attic air vents and frames including closet/storage area	1/Cover with Tyvek and aluminum or vinyl.
	2/Scrape loose paint and re-paint.
Side A – light brown wood ceiling/overhang and green metal support columns	1/Cover ceiling with Tyvek and aluminum or vinyl and replace columns.
	2/ Scrape loose paint and re-paint.
Closet Door D1 – gray wood closet door, casings, header, jambs and stops	1/Replace.
	2/Make smooth and operable, scrape loose paint and re-paint.

LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – INTERIOR	RECOMMENDED ACTION
Room 5 – Bath – Side D – beige and black wood cabinet frames, cabinet doors, cabinet shelves and shelf supports and interior cabinets (including sink cabinet)	1/Replace.
	2/Make smooth and operable, scrape loose paint and re-paint.
Elevated lead dust level in Room 1 and Room 5	1/Complete specialized cleaning throughout house. (elevated lead dust level on windowsill is likely from lead-containing paint on exterior windows)

Dust removal should be completed after the source of the dust is controlled. Dust containing lead resulting from abrasion on friction and impact surfaces that are painted can be reduced by thoroughly cleaning the surfaces, covering the surfaces with an abrasion resistant material that will eliminate friction or impact, or by repairing the component to good working condition that reduces dust production.

Each form of interim control requires continued inspection and monitoring. Once the interim controls or abatement measures have been completed, the property should be properly cleaned using High Efficiency Particulate Arrestor (HEPA) technology and wet wiping methods.

Following remediation and proper cleaning, a lead-based paint clearance inspection should be completed that includes visual inspection and analysis of dust wipe samples. The clearance samples may not be collected from the same room or component that was found to contain lead; therefore, all surfaces should be prepared for clearance sampling.

Paint films usually have varying amounts of lead on what appears to be a homogeneous painted area. Caution should always be used during demolition or renovation operations to prevent potential lead exposure. Additionally, mechanical disturbance (sanding, grinding) of the lead-based paint should be avoided.

## **5.0 DISCLOSURE**

As required by Section 0.0808 of the North Carolina Lead-Based Paint Hazard Management Program, a summary of the lead-based paint inspection activities performed at the site has been forwarded to the North Carolina Department of Health and Human Services – Health Hazards Control Unit.

According to Federal Law (24 CFR part 35 and 40 CFR part 745), a copy of this summary must be provided by owners or landlords (lessors) to new tenants and/or purchasers of this property before they become obligated under a lease or sales contract. The entire report must also be provided to new purchasers and be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet, including standard warning language in their leases or sales contracts to ensure that parents have the information necessary to protect their children from lead-based paint hazards.

## **6.0 QUALIFICATIONS**

This report summarizes Roy Consulting Group's evaluation of the conditions observed at the subject property during the course of this inspection and risk assessment to identify lead-based paints. Our findings are based upon our

observations at the property and sampling performed at the time of the inspection activities. Additional lead-based paints may exist in other portions of the property but were undetected due to inaccessibility or due to an imperceptible change in paints. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. The information contained in this report is based upon the data furnished by the City of Charlotte and observations and test results provided by Roy Consulting Group. These observations and results are time-dependent and are subject to changing site conditions and revisions to federal, state, and local regulations.

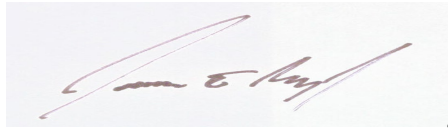
This report was prepared pursuant to the contract Roy Consulting Group has with the City of Charlotte. That contractual relationship included an exchange of information about the property that was unique and between Roy Consulting Group and the City of Charlotte and serves as the basis upon which this report was prepared. Because of the importance of the communication between Roy Consulting Group and the City of Charlotte, reliance or any use of this report by anyone other than the City of Charlotte for whom it was prepared and the property owner of this property is prohibited and therefore, not foreseeable by Roy Consulting Group.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to Roy Consulting Group's contract with the City of Charlotte. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

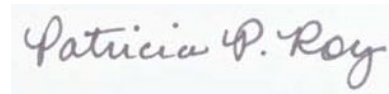
We appreciate this opportunity to provide professional services for this project. If we can be of further assistance, or if you have any questions concerning this report, please do not hesitate to call us at 704.968.4111.

Sincerely,

**ROY CONSULTING GROUP CORPORATION**



James E. Roy, Jr.  
NC Inspector/Risk Assessor-#120134  
Principal



Patricia P. Roy  
President

Appendices

Appendix A	Methodology
Appendix B	HUD Evaluation Forms
Appendix C	Floor Plan and Sample Location Map
Appendix D	XRF Testing Report
Appendix E	Laboratory Analytical Results and Chain-of-Custody Sheet
Appendix F	Photos

**APPENDIX A**  
**METHODOLOGY**

## PROJECT METHODOLOGY

The lead-based paint inspection was conducted in general accordance with EPA work practice standards for conducting lead-based paint activities (40 CFR 745.227), Lead-Based Paint Poisoning Prevention In Certain Residential Structures (24 CFR Part 35), and the U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* (Guidelines). Roy Consulting Group is a North Carolina Certified Lead Firm – No. FPB-0186.

### Methodology for Lead-Based Paint Inspection

A lead-based paint inspection, as defined by 40 CFR 745.223 and 29 CFR Part 35, is a surface-by-surface investigation to determine the presence of lead-based paint and the provisions of a report explaining the results of the investigation. The lead-based paint inspection began with our inspector/risk assessor walking the subject property and documenting room equivalents, testing combinations and selecting test locations. After the testing strategy was determined, Roy Consulting Group used SciAps X-550, serial number 505-00713, to determine the lead content in mg/cm<sup>2</sup> of selected painted surfaces on the subject property building(s).

### Methodology for Lead-Based Paint Risk Assessment

After delineating lead-based paints at the subject property, Roy Consulting Group performed a risk assessment. A lead-based paint risk assessment is defined as an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in housing and the provisions of a report explaining the results of the investigation and options for reducing lead-based paint hazards identified, as defined by 40 CFR 745.223, the Toxic Substances Control Act (TSCA), Title IV, Section 401 and 29 CFR Part 35.

The risk assessor first completed HUD Form 5.0 – Resident Questionnaire with the current resident of the house provided the resident was present at the time of the risk assessment. The risk assessor next completed an on-site evaluation of the house's current conditions and the conditions of existing paints. Single-surface wipe samples and soil sample(s) were collected from the subject property during this risk assessment. The single-surface lead dust wipe samples and the composite soil sample(s) were collected in accordance with HUD guidelines and EPA and/or state regulations. The samples were collected and immediately placed in clean containers and sealed. The samples were transported under chain-of-custody to Accurate Analytical Testing LLC (AAT) located in Romulus, Michigan. AAT is a member of the Environmental Lead Laboratory Accreditation Program (ELLAP) and certified by American Industrial Hygiene Association – AIHA Lab ID: 100986. The single-surface lead dust wipe samples and the composite soil sample(s) were analyzed for total lead according to EPA Method SW-846 7420 for lead.

**APPENDIX B**  
**HUD EVALUATION FORMS**



**Roy Consulting Group Corporation**  
**Lead-Based Paint Risk Assessment**  
**Form 5.0**

**Questionnaire for a Lead Hazard Risk Assessment of an Individual Occupied Dwelling Unit**  
 (Page 1 of 2)

Property Address 4201 Anita

Apt. No. \_\_\_\_\_ Unit is Owner occupied  Renter occupied \_\_\_\_\_

Year of construction 1962 Prior LBP testing? Yes \_\_\_\_\_ No

Name of owner interviewed Adams Owner interview date: 11 / 7 / 23

Name of resident interviewed (if rental unit) \_\_\_\_\_ Interview date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Name of risk assessor J Roy

**Children and Children's Habits**

1. Do any children under age 6 live in the home or visit frequently? Yes \_\_\_\_\_ No   
 (If no children under age 6, skip to Question 5.)

2. If yes, how many? \_\_\_\_\_ Ages? \_\_\_\_\_

3. Location of the rooms/ areas where each child sleeps, eats, and plays.

	Child 1	Child 2	Child 3	Child 4
(a) Age:				
(b) Blood lead level				
(c) Month/year of blood lead test:				
(d) Location of bedroom:				
(e) Main room where child eats:				
(f) Main room where child plays:				
(g) Main room where toys are stored:				
(h) Main locations where child plays outdoors:				

*(If a resident child under age 6 has had an elevated blood lead level, an environmental investigation may be necessary [see Chapter 16 of the HUD Guidelines].)*

4. (a) Do any children tend to chew on any painted surfaces, such as interior window sills? Yes \_\_\_\_\_ No \_\_\_\_\_

(b) If yes, where? \_\_\_\_\_

**Form 5.0**

**Questionnaire for a Lead Hazard Risk Assessment of an Individual Occupied Dwelling Unit**

(Page 2 of 2)

**Other Household Information and Family Use Patterns**

5. Do women of child-bearing age live in the home? Yes \_\_\_ No X

6. If this home is in a building with other dwelling units, what common areas in the building are used by children?  
\_\_\_\_\_

7. (a) Which entrance is used most frequently? A1

(b) What other entrances are used frequently? C1

8. Which windows are opened most frequently? Room 1

9. (a) Do you use window air conditioners?\* Yes X No \_\_\_

(b) If yes, where? B2, D1 and D2

*\*Condensation underneath window air conditioners often causes paint deterioration.*

10. (a) Do you or any other household members garden? Yes \_\_\_ No X

(b) If yes, where is the garden? \_\_\_\_\_

11. (a) Are you planning any landscaping activities that will remove grass or ground covering? Yes \_\_\_ No X

(b) If yes, where? \_\_\_\_\_

12. (a) Which areas of the home get cleaned regularly? throughout

(b) Which areas of the home do not get cleaned regularly? \_\_\_\_\_

13. (a) Are any household members exposed to lead at work? Yes \_\_\_ No X

*(If no, go to question 14.)*

(b) If yes, are dirty work clothes brought home? Yes \_\_\_ No \_\_\_

(c) If they are brought home, who handles dirty work clothes and where are they placed and cleaned?  
\_\_\_\_\_

14. (a) Do you have pets? Yes \_\_\_ No X

(b) If yes, do these pets go outdoors? \_\_\_\_\_

**Building Renovations**

15. (a) Were any building renovations or repainting done here during the past year? Yes X No \_\_\_

(b) If yes, what work was done, and when? Room 1 and Room 6 repainted walls and refinished floors

(c) Were carpets, furniture and/or family belongings present in the work areas? Yes \_\_\_ No \_\_\_

(d) If yes, which items and where were they? \_\_\_\_\_

(e) Was construction debris stored in the yard? Yes \_\_\_ No \_\_\_

(f) If yes, please describe what, where and how was it stored. \_\_\_\_\_

16. (a) Are you conducting or planning any building renovations? Yes X No \_\_\_

(b) If yes, what work will be done, and when? \_\_\_\_\_ throughout \_\_\_\_\_

**Roy Consulting Group Corporation**  
**Lead-Based Paint Risk Assessment**  
**Form 5.1**  
**Building Condition Form for Lead Hazard Risk Assessment**

Property address 4201 Anita Apt. No. \_\_\_\_\_

Name of property owner Adams

Name of risk assessor J Roy Date of assessment: 11 / 7 / 23

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X	
Roof has holes or large cracks		X	
Gutters or downspouts 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	
Walls or ceilings deteriorated		X	
More than "very small" amount of paint in a room 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 Number**	1	11	

\* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

\*\*If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment, and conducting a lead hazard screen is not advisable. 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. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe, below, the extenuating circumstances that justify conducting a lead hazard screen.

Notes (including other conditions of concern):

**Roy Consulting Group Corporation**  
**Lead-Based Paint Risk Assessment**  
**Form 5.2**

**Report of Visual Assessment (for Lead Hazard Risk Assessment)**

Property address 4201 Anita Apt. No. \_\_\_\_\_ Page 1 of 1

Name of property owner Adams

Name of risk assessor J Roy Date of assessment: 11 / 7 / 23

Area Description		Deteriorated Lead-Based Paint			Friction or Impact Surface? (F or I)	Visible Teeth Marks? (Y or N)	Paint Testing Results <sup>4</sup>	Notes [e.g., paint testing (e.g., XRF, lab analysis) indicates paint is or is not lead-based paint; cause(s) of hazard control failures]
Location of Building Component, Dust or Bare Soil	Building Component, Dust, or Bare Soil Play Area/ Non-Play Area	Area (sq. ft.)	Is Area Small? <sup>2</sup> (Y or N)	Probable Cause(s) of Deterioration if Known <sup>3</sup>				
Exterior	Building Siding	750	N	Age, moisture		N	See report	
Exterior	Exterior Trim	400	N	Age, moisture		N	See report	
Exterior	Exterior Windows							
Exterior	Exterior Doors	30	N	Age, moisture	F&I	N	See report	
Exterior	Railings							
Exterior	Porch Floors							
Exterior	Other Surfaces	20	N	Age, moisture		N	See report	
Interior	Interior Doors							
Interior	Ceilings							
Interior	Walls							
Interior	Interior Windows							
Interior	Interior Floors							
Interior	Interior Trim							
Interior	Stairways							
Interior	Radiator							
Interior	Kitchen Cabinets							
Interior	Bathroom Cabinets	100	N	Age, moisture	F&I	N	See report	
Interior	Other Surfaces:							

<sup>1</sup>Include room equivalent or exterior side or wall, as appropriate.

<sup>2</sup>Lead-safe work practices and clearance/cleaning verification are not required if work does not disturb painted surfaces that total more than

\*For assisted housing: HUD's *de minimis* area of 20 ft<sup>2</sup> or less on exterior surfaces, 2 ft<sup>2</sup> or less in any one interior room or space, or 10 percent of the total surface area on an interior or exterior type of component with a small surface area (such as trim, window sills, baseboards)

\*For unassisted housing, and for child-occupied facilities, EPA's minor repair and maintenance activities threshold of 6 ft<sup>2</sup> or less per room or 20 ft<sup>2</sup> or less for exterior activities; provided that no prohibited or restricted work practices were used and no window replacement or demolition of painted surface areas is to be done.

<sup>3</sup>Common causes of paint deterioration are: moisture (indicate source if apparent), mildew, friction or abrasion, impact, damaged or deteriorated substrate, and severe heat.

<sup>4</sup>If paint testing results are obtained on site, use this column to record the result. If a paint chip sample is sent to the laboratory, use this column to record the sample number (or other unique identifier) as a reference to another record containing the sampling data and laboratory results.

**Roy Consulting Group Corporation**  
**Lead-Based Paint Risk Assessment**  
**Form 5.4a**

**Field Sampling Form for Dust (Single-Surface Sampling)**

(Use a separate form for each housing unit, common area, or exterior. Sample all layers of paint, not just deteriorated paint layers.)

Property address 4201 Anita Page 1 of 1

Name of property owner Adams Apt. No. \_\_\_\_\_ Common Area, Housing Unit, or Exterior No. \_\_\_\_\_

Name of risk assessor J Roy Date of assessment: 11 / 7 / 23

Sample Number	Room or Entryway	Surface Type <sup>1</sup>	Exact Location of Wipe Sample	Is surface smooth & cleanable?	Sample Area <sup>2</sup> (inches x inches)	Sample Area <sup>3</sup> (ft <sup>2</sup> )	Lab Result <sup>4</sup> (µg /ft <sup>2</sup> )	Notes
4201 -FW01	1	HF	See floor plan	Yes	12"x12"	See report	See report	
4201 -FW02	4	HF	See floor plan	Yes	12"x12"	See report	See report	
4201 -FW03	5	HF	See floor plan	Yes	12"x12"	See report	See report	
4201 -FW04	7	HF	See floor plan	Yes	12"x12"	See report	See report	
4201 -WW01	1	S	See floor plan	Yes	2 1/2"X31"	See report	See report	
4201 -WW02	4	S	See floor plan	Yes	2 1/2"X35"	See report	See report	
4201 -WW03	5	S	See floor plan	Yes	4 1/2"X35 1/4"	See report	See report	
4201 -WW04	7	S	See floor plan	Yes	2 1/2"X35 "	See report	See report	

<sup>1</sup> Hard Floor (HF), Carpeted Floor (CF), or Interior Window Sill (S)

<sup>2</sup> Measure to the nearest 1/8th or 1/10th of an inch. [1/8 = 0.125, 2/8 = 0.25, 3/8 = 0.375, 4/8 = 0.5, 5/8 = 0.625, 6/8 = 0.75, 7/8 = 0.875]

<sup>3</sup> Calculate sample area in square feet as follows: Calculate square inches, then divide by 144.

<sup>4</sup> Provide areas, direct laboratory to report the dust lead result in µg/ft<sup>2</sup>.

NOTE: EPA standards: 10 µg/ft<sup>2</sup> (interior floors); 100 µg/ft<sup>2</sup> (interior window sills) for Risk Assessment

Total number of samples on this page 8 Date of sample collection 11 / 7 / 23

Shipped to lab by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

Received by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

Reviewed by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

Date results reported by lab \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Reviewed by \_\_\_\_\_

**Roy Consulting Group Corporation**  
**Lead-Based Paint Risk Assessment**  
**Form 5.5**  
**Field Sampling Form for Soil**

(Composite sampling only. Use a separate form for each residential building in a multi-building property.)

Property address 4201 Anita Page 1 of 1

Name of property owner Adams

Name of risk assessor J Roy Date of completion of this form: 11 / 7 / 23

Type of Area Sampled	Sample Number	Location of Composite Sample(s)	Approximate Area of Bare Soil Represented by Composite Sample (ft. <sup>2</sup> )	Laboratory Results (ppm or µg/g)
Bare Soil in Play areas				
Bare Soil in Non-play areas in Dripline/ Foundation area	4201-SOIL1	Drip Line	500	
Bare Soil in Non-play Areas in the Rest of the Yard				
Weighted average of soil-lead concentration in non-play areas of dripline/foundation areas and the rest of the yard:				

NOTE: EPA hazard standard for bare play area soil is 400 ppm or µg/g; for bare non-play area soil is 1,200 ppm or µg/g.

Total number of samples on this page 1 Date of sample collection 11 / 7 / 23

Shipped to lab by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

Received by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

Reviewed by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ (signature and date)

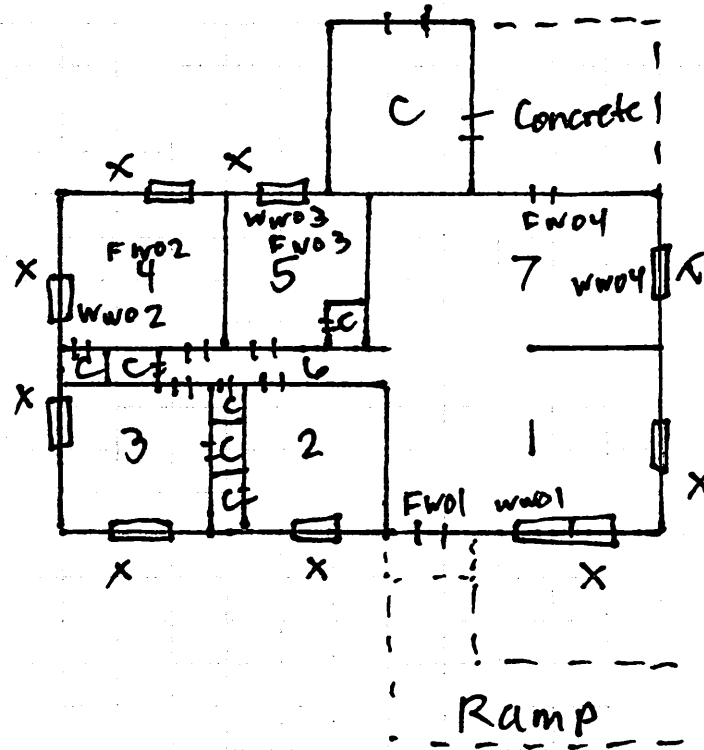
Date results reported by lab \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Reviewed by \_\_\_\_\_

## **APPENDIX C**

### **FLOOR PLAN AND SAMPLE LOCATION MAP**

**SIDE C**

**SIDE B**



**SIDE D**

**Legend**

- = Window
- = Door
- X = Soil Sample Location

**SIDE A**

**NOT TO SCALE**



**APPENDIX D**  
**XRF TESTING REPORT**

**The lead-based paint XRF inspection report data is provided in the following section:**

**Section 1 – Sequential Report of Lead-Based Paint Inspection  
Detailed report of LBP samples in the order collected.**

**Based on the request of the City of Charlotte, paint conditions in this report have been documented as either INTACT (I) or Poor (P) where I is paint with no deterioration and P is deteriorated paint. Deteriorated paint means any interior or exterior paint or other surface coating that is peeling, chipping, chalking or cracking, or any paint or surface coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.**

Company: SciAps

Model: X-550

Type: XRF Lead Paint Analyzer

Serial Number 505-00713

Action Level 1.0 mg/cm2 (Quick Mode)

Address: 4201 Anita Court, Charlotte, NC 28208

Date Completed: November 7, 2023

Time Completed: 11:50-13:28

Read	Nur	RmLoc	RmNur	RmNai	Wall	Structure	Location	Member	Paint	Substrate	Color	Lead mg/cm2
	1	Interior				Calibration						1
	2	Interior				Calibration						1.03
	3	Interior				Calibration						1.08
	4	Exterior	1		A	Wall	U Rgt		D	Wood	Lt Brown	0.63
	<b>5</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Drip</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1</b>
	6	Exterior	1		A	Trim Board	Rgt		D	Wood	Lt Brown	0.34
	7	Exterior	1		A	Fascia			D	Wood	Lt Brown	0.51
	<b>8</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Fascia</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.03</b>
	<b>9</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Soffit</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.08</b>
	<b>10</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Attic Vent</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.01</b>
	<b>11</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Trim Board</b>	<b>Lft</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.17</b>
	<b>12</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Crown Mldg</b>	<b>Lft</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.04</b>
	13	Exterior	1		B	Wall	U Rgt		D	Wood	Lt Brown	0.3
	<b>14</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Wall</b>	<b>U Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.01</b>
	<b>15</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Drip</b>	<b>Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1</b>
	16	Exterior	1		B	Trim Board	Ctr		D	Wood	Lt Brown	0.07
	<b>17</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Attic Vent</b>	<b>Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.03</b>
	<b>18</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Fascia</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.02</b>
	<b>19</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Soffit</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.08</b>
	<b>20</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Crown Mldg</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.21</b>
	<b>21</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Wall</b>	<b>L Lft</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.7</b>
	<b>22</b>	<b>Exterior</b>	<b>1</b>		<b>B</b>	<b>Trim Board</b>	<b>Lft</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.48</b>
	<b>23</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Fascia</b>			<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.51</b>
	<b>24</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Soffit</b>			<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.37</b>
	<b>25</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Trim Board</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.63</b>
	<b>26</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Crown Mldg</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.3</b>
	<b>27</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Wall</b>	<b>L Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.36</b>
	<b>28</b>	<b>Exterior</b>	<b>1</b>		<b>C</b>	<b>Trim Board</b>	<b>Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.37</b>
	<b>29</b>	<b>Exterior</b>	<b>1</b>		<b>D</b>	<b>Wall</b>	<b>L Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.39</b>
	<b>30</b>	<b>Exterior</b>	<b>1</b>		<b>D</b>	<b>Wall</b>	<b>U Lft</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.37</b>
	<b>31</b>	<b>Exterior</b>	<b>1</b>		<b>D</b>	<b>Fascia</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.32</b>
	<b>32</b>	<b>Exterior</b>	<b>1</b>		<b>D</b>	<b>Soffit</b>			<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.31</b>
	<b>33</b>	<b>Exterior</b>	<b>1</b>		<b>D</b>	<b>Attic Vent</b>	<b>Lft</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.78</b>
	34	Exterior	1		A	Column	Rgt	L column	D	Metal	Green	0.84
	<b>35</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Column</b>	<b>Rgt</b>	<b>U column</b>	<b>D</b>	<b>Metal</b>	<b>Green</b>	<b>1.73</b>
	<b>36</b>	<b>Exterior</b>	<b>1</b>		<b>A</b>	<b>Ceiling</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Lt Brown</b>	<b>1.21</b>

37 Exterior	1	A	Window	Rgt	Rgt casing	D	Wood	Lt Brown	0.17
38 Exterior	1	A	Window	Rgt	Sill	D	Wood	Lt Brown	0.12
39 Exterior	1	A	Window	Rgt	Sash	D	Wood	Green	0.15
40 Exterior	1	A	Window	Rgt	Sill	D	Wood	Lt Brown	0.13
41 Exterior	1	A	Window	Rgt	Sash	D	Wood	Green	0.13
42 Exterior	1	A	Window	Lft	Lft casing	D	Wood	Lt Brown	0.16
43 Exterior	1	A	Window	Lft	Sash	D	Wood	Green	0.1
44 Exterior	1	A	Window	Lft	Sill	D	Wood	Lt Brown	0.14
45 Exterior	1	A	Window	Lft	Sash	D	Wood	Lt Brown	0.12
46 Exterior	1	A	Lintel	Lft		D	Wood	Lt Brown	0.28
47 Exterior	1	B	Window	Rgt	Rgt casing	D	Wood	Lt Brown	0.1
48 Exterior	1	B	Window	Rgt	Sill	D	Wood	Lt Brown	0.13
49 Exterior	1	B	Window	Rgt	Sash	D	Wood	Lt Brown	0.13
50 Exterior	1	B	Window	Lft	Lft casing	D	Wood	Lt Brown	0.01
51 Exterior	1	B	Window	Lft	Sash	D	Wood	Lt Brown	0.02
52 Exterior	1	C	Crawl Dr Frm	Rgt		D	Metal	White	0.01
53 Exterior	1	C	Crawl Door	Rgt		D	Metal	White	0.01
54 Exterior	1	C	Window	Rgt	Header	D	Wood	Gray	0.01
55 Exterior	1	C	Window	Rgt	Sill	D	Wood	Gray	0
56 Exterior	1	C	Window	Rgt	Sash	D	Wood	Gray	0
57 Exterior	1	C	Window	Rgt	Sash	D	Metal	White	0
58 Exterior	1	C	Window	Rgt	Sash	D	Metal	Green	0
59 Exterior	1	C	Door	Ctr	Rgt casing	I	Metal	Gray	0
60 Exterior	1	C	Door	Ctr	Lft jamb	I	Metal	Gray	0
61 Exterior	1	C	Door	Ctr	U Ctr	I	Wood	White	0
62 Exterior	1	C	Door	Lft	Lft casing	I	Wood	Gray	0
63 Exterior	1	C	Door	Lft	Rgt jamb	I	Wood	Gray	0
64 Exterior	1	C	Door	Lft	U Ctr	I	Metal	Red	0
<b>65 Exterior</b>	<b>1</b>	<b>D</b>	<b>Closet</b>	<b>Rgt</b>	<b>Door Casing</b>	<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.25</b>
<b>66 Exterior</b>	<b>1</b>	<b>D</b>	<b>Closet</b>	<b>Rgt</b>	<b>Door Jamb</b>	<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.19</b>
<b>67 Exterior</b>	<b>1</b>	<b>D</b>	<b>Closet</b>	<b>Rgt</b>	<b>Door</b>	<b>D</b>	<b>Wood</b>	<b>Gray</b>	<b>1.05</b>
68 Exterior	1	D	Window	Ctr	Rgt casing	D	Wood	Lt Brown	0.02
69 Exterior	1	D	Window	Ctr	Sill	D	Wood	Lt Brown	0.01
70 Exterior	1	D	Window	Ctr	Sash	D	Wood	Lt Brown	0.1
71 Exterior	1	D	Window	Lft	Lft casing	D	Wood	Lt Brown	0.13
72 Exterior	1	D	Window	Lft	Sash	D	Wood	White	0.03
73 Exterior	1	A	Door	Rgt	Rgt casing	D	Wood	Lt Brown	0.11
74 Exterior	1	A	Lintel	Rgt		D	Wood	Lt Brown	0
75 Exterior	1	A	Door	Rgt	Lft jamb	D	Wood	Gray	0
76 Exterior	1	A	Door	Rgt	U Ctr	I	Metal	Red	0
77 Interior	1	A	Wall	L Lft		I	Wall Board	Lt Brown	0
78 Interior	1	B	Wall	U Ctr		I	Wall Board	Red	0.12
79 Interior	1	C	Wall	L Rgt		I	Wall Board	Lt Brown	0
80 Interior	1	D	Wall	L Ctr		I	Wall Board	Lt Brown	0
81 Interior	1	A	Ceiling			I	Wall Board	White	0
82 Interior	1	A	Floor			I	Wood	Natural	0
83 Interior	1	A	Baseboard	Ctr		I	Wood	White	0

84 Interior	1	A	Window	Lft	Rgt casing	D	Wood	White	0
85 Interior	1	A	Window	Lft	Sill	D	Wood	White	0
86 Interior	1	A	Window	Lft	Sash	D	Wood	White	0
87 Interior	1	A	Mini-blind	Lft		I	Vinyl	White	0
88 Interior	1	A	Door	Rgt	Lft casing	I	Wood	White	0
89 Interior	1	A	Door	Rgt	Lft jamb	I	Wood	White	0
90 Interior	1	A	Door	Rgt	L Rgt	I	Metal	Gray	0
91 Interior	1	C	Shelf	Rgt		I	Wood	Natural	0.06
92 Interior	1	C	Trim Board	Rgt		I	Wood	White	0
93 Interior	1	C	Door	Lft	Lft casing	I	Wood	White	0.03
94 Interior	1	C	Door	Lft	Lft jamb	I	Wood	Natural	0
95 Interior	2	A	Wall	L Lft		I	Wall Board	Red	0
96 Interior	2	B	Wall	L Rgt		I	Wall Board	Red	0
97 Interior	2	C	Wall	U Lft		I	Wall Board	Red	0
98 Interior	2	D	Wall	U Lft		I	Wall Board	Red	0
99 Interior	2	C	Ceiling			I	Wall Board	Red	0
100 Interior	2	C	Floor			I	Wood	Natural	0
101 Interior	2	C	Door	Lft	Rgt casing	I	Wood	Blue	0
102 Interior	2	C	Door	Lft	Lft jamb	D	Wood	White	0
103 Interior	2	C	Door	Lft	L Ctr	I	Wood	Natural	0.09
104 Interior	3	A	Wall	L Rgt		D	Wall Board	Green	0
105 Interior	3	B	Wall	L Rgt		D	Wall Board	Green	0.05
106 Interior	3	C	Wall	U Ctr		D	Wall Board	Green	0
107 Interior	3	D	Wall	L Lft		D	Wall Board	Green	0
108 Interior	3	C	Ceiling			D	Wall Board	Green	0
109 Interior	3	C	Floor			I	Wood	Natural	0.18
110 Interior	3	C	Baseboard	Ctr		D	Wood	Lt Brown	0.03
111 Interior	3	B	Window	Rgt	Lft casing	D	Wood	Lt Brown	0.01
112 Interior	3	B	Window	Rgt	Sill	D	Wood	Lt Brown	0.12
113 Interior	3	B	Window	Rgt	Sash	D	Wood	Lt Brown	0.08
114 Interior	3	D	Closet	Ctr	Door Casing	D	Wood	Lt Brown	0
115 Interior	3	D	Closet	Ctr	Door Jamb	D	Wood	White	0
116 Interior	3	D	Closet	Ctr	Door	I	Wood	Natural	0
117 Interior	3	C	Door	Rgt	Lft casing	I	Wood	Lt Brown	0
118 Interior	3	C	Door	Rgt	Rgt jamb	D	Wood	Lt Brown	0
119 Interior	3	C	Door	Rgt	U Ctr	I	Wood	Natural	0
120 Interior	4	A	Wall	L Ctr		I	Wall Board	Lt Brown	0
121 Interior	4	B	Wall	U Ctr		I	Wall Board	Lt Brown	0
122 Interior	4	C	Wall	L Ctr		I	Wall Board	Lt Brown	0.06
123 Interior	4	D	Wall	L Rgt		I	Wall Board	Lt Brown	0.05
124 Interior	4	A	Ceiling			D	Wall Board	Lt Brown	0.1
125 Interior	4	A	Floor			I	Wood	Natural	0.17
126 Interior	4	A	Baseboard	Ctr		I	Wood	Red	0.04
127 Interior	4	B	Window	Lft	Rgt casing	I	Wood	Red	0.04
128 Interior	4	B	Window	Lft	Sill	D	Wood	Red	0
129 Interior	4	B	Window	Lft	Sash	D	Wood	Red	0.06
130 Interior	4	A	Closet	Rgt	Door Casing	D	Wood	Red	0.08

131 Interior	4	A	Closet	Rgt	Door Jamb	D	Wood	Red	0.01
132 Interior	4	A	Closet	Rgt	Door	I	Wood	Natural	0.77
133 Interior	4	A	Door	Lft	Rgt casing	I	Wood	Red	0.1
134 Interior	4	A	Door	Lft	Rgt jamb	I	Wood	Red	0.19
135 Interior	4	A	Door	Lft	U Ctr	I	Wood	Natural	0.04
136 Interior	5	A	Wall	L Lft		I	Wood	Beige	0.07
137 Interior	5	A	Wall	U Rgt		I	Wall Board	Beige	0.1
138 Interior	5	B	Wall	U Ctr		I	Wall Board	Beige	0
139 Interior	5	C	Wall	U Lft		I	Wall Board	Beige	0.01
140 Interior	5	D	Wall	U Ctr		I	Wall Board	Beige	0
141 Interior	5	A	Ceiling			I	Wall Board	Beige	0.07
142 Interior	5	A	Floor			I	Vinyl	Lt Brown	0.07
143 Interior	5	B	Baseboard	Lft		I	Wood	White	0
144 Interior	5	B	Wall	L Lft		I	Ceramic	Brown	0
145 Interior	5	C	Wall	L Ctr		I	Ceramic	Brown	0
146 Interior	5	C	Window	Ctr	Lft casing	D	Wood	Black	0
147 Interior	5	C	Window	Ctr	Sash	I	Aluminum	N/A	0
148 Interior	5	D	Cabinet Frm	Ctr		D	Wood	Beige	0.86
<b>149 Interior</b>	<b>5</b>	<b>D</b>	<b>Cabinet Door</b>	<b>Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Black</b>	<b>1.03</b>
150 Interior	5	D	Cabinet Frm	Ctr		D	Wood	Beige	0.73
<b>151 Interior</b>	<b>5</b>	<b>D</b>	<b>Cabinet Frm</b>	<b>Ctr</b>		<b>D</b>	<b>Wood</b>	<b>Beige</b>	<b>1</b>
<b>152 Interior</b>	<b>5</b>	<b>D</b>	<b>Cabinet Frm</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Beige</b>	<b>1</b>
<b>153 Interior</b>	<b>5</b>	<b>D</b>	<b>Cabinet Door</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Black</b>	<b>1.08</b>
154 Interior	5	D	Shelf	Rgt		D	Wood	Beige	0.84
<b>155 Interior</b>	<b>5</b>	<b>D</b>	<b>Shelf Sprt</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Beige</b>	<b>1.12</b>
<b>156 Interior</b>	<b>5</b>	<b>D</b>	<b>Shelf</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Beige</b>	<b>1.1</b>
<b>157 Interior</b>	<b>5</b>	<b>D</b>	<b>Cab Interior</b>	<b>Rgt</b>		<b>D</b>	<b>Wood</b>	<b>Beige</b>	<b>1.05</b>
158 Interior	5	A	Door	Rgt	Lft casing	D	Wood	Black	0.06
159 Interior	5	A	Door	Rgt	Lft jamb	D	Wood	White	0.11
160 Interior	5	A	Door	Rgt	L Ctr	I	Wood	Natural	0.01
161 Interior	6	A	Wall	L Lft		I	Wall Board	Lt Brown	0.05
162 Interior	6	B	Wall	U Ctr		I	Wall Board	Lt Brown	0
163 Interior	6	C	Wall	L Lft		I	Wall Board	Lt Brown	0
164 Interior	6	A	Ceiling			I	Wall Board	White	0.05
165 Interior	6	A	Floor			I	Wood	Natural	0.07
166 Interior	6	C	Baseboard	Ctr		I	Wood	White	0
167 Interior	6	B	Attic Dr Frm	Ctr		I	Wood	White	0
168 Interior	6	B	Attic Door	Ctr		I	Wood	White	0
169 Interior	7	A	Wall	L Ctr		I	Wood	Natural	0
170 Interior	7	B	Wall	L Ctr		I	Wood	Natural	0
171 Interior	7	C	Wall	L Lft		I	Wood	Natural	0
172 Interior	7	D	Wall	L Lft		I	Wood	Natural	0
173 Interior	7	B	Ceiling			I	Wall Board	Black	0
174 Interior	7	B	Floor			I	Vinyl	Brown	0.64
175 Interior	7	A	Baseboard	Ctr		I	Wood	Natural	0
176 Interior	7	A	Crown Mldg	Ctr		I	Wood	Natural	0
177 Interior	7	C	Door	Rgt	Lft casing	I	Wood	Brown	0



**APPENDIX E**

**LABORATORY ANALYTICAL RESULTS  
AND CHAIN OF CUSTODY SHEET**





30105 Beverly Road  
 Romulus, MI 48174  
 Ph: 734-629-8161; Fax: 734-629-8431

**Certificate of Analysis: Lead In Dust Wipe by EPA Method 7000B/NIOSH 7082\***

**Client :** Roy Consulting Group Corporation  
 9823 Balmoral Circle  
 Charlotte, NC 28210

**Attn :** James E. Roy Jr.      **Email :** jroy@royconsultinggroup.com  
**Phone :** 704.968.4111      **Fax :** 704.553.9458

**AAT Project :** 970210  
**Sampling Date :** 11/07/2023  
**Date Received :** 11/08/2023  
**Date Analyzed :** 11/08/2023  
**Date Reported :** 11/08/2023

**Client Project :** 28-082722

**Project Location :** 4201 ANITA

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
8914241	4201-FW01		12	12	1.00	<5.00
8914242	4201-FW02		12	12	1.00	<5.00
8914243	4201-FW03		12	12	1.00	10.0
8914244	4201-FW04		12	12	1.00	<5.00
8914245	4201-WW01		2.5	31	0.54	102
8914246	4201-WW02		2.5	35	0.61	11.3
8914247	4201-WW03		4.5	35.25	1.10	<4.54
8914248	4201-WW04		2.5	35	0.61	<8.23

Analyst Signature

Alexis Pheeneey

Bryan Maxwell

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (3) significant figures. AAT internal SOP S205. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft2 (Floors, Carpeted/Uncarpeted), 100 ug/ft2 (Window Sill/Stools), 400 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft2 (Interior Floors), 40 ug/ft2 (Porch Floors), 100 ug/ft2 (Window Sills), 100 ug/ft2 (Window Troughs). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. \* = Validated modified method. Samples are stored for 15 days following report date.



AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 11/08/2023

AAT Project: 970210

**Certificate of Analysis: Lead In Soil by EPA SW-846 7000B and 3050B Method\***

**Client :** Roy Consulting Group Corporation  
 9823 Balmoral Circle  
 Charlotte, NC 28210

**Attn :** James E. Roy Jr.                      **Email :** jroy@royconsultinggroup.com  
**Phone :** 704.968.4111                      **Fax :** 704.553.9458

**Client Project :** 28-082722

**Project Location :** 4201 ANITA

**AAT Project :** 970210

**Sampling Date :** 11/07/2023

**Date Received :** 11/08/2023

**Date Analyzed :** 11/08/2023

**Date Reported :** 11/08/2023

Lab Sample ID	Client Code	Sample Description	Results Lead µg/g (PPM)	Calculated RL µg/g *
8914249	4201-SOIL1		48.9	10.0

Analyst Signature



Alexis Pheeneey



Bryan Maxwell

\*RL= Reporting Limit \* For true values assume (3) significant figures. The method and batch QC are acceptable unless otherwise stated. Current EPA/HUD Interim Standard for soil samples are: 400 PPM (parts per million) for play area's, 1200 PPM for building Perimeters and 1000 PPM for California Building Perimeters. AAT internal sop S204. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not permitted. AAT does not blank correct reported values. Sample data apply only to items analyzed. Samples are stored for 15 days following report date. \*= Validated modified method



# ROY CONSULTING GROUP CORPORATION

## CHAIN OF CUSTODY SHEET

Page 1 of 1

9823 Balmoral Circle  
 Charlotte, NC 28210  
 Phone: 704.968.4111 Fax: 704.553.9458

Client: COC  
 Telephone No.:  
 Project Name: 4201 Anita  
 Project #: 28-082722  
 Remarks/Notes: 48 HR TURNAROUND



SAMPLE ID	DATE COLLECTED	ASBESTOS				LEAD				Comments		
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	TEM AHERA (AIR)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm2)		Soil	Wipe * See Note
SAMPLE INFORMATION		ANALYTICAL INFORMATION										
4201-FW01	11/7/2023										X	12"X12" Wipe Area
4201-FW02	11/7/2023										X	12"X12" Wipe Area
4201-FW03	11/7/2023										X	12"X12" Wipe Area
4201-FW04	11/7/2023										X	12"X12" Wipe Area
4201-WW01	11/7/2023										X	2 1/2"X31" Wipe Area
4201-WW02	11/7/2023										X	2 1/2"X35" Wipe Area
4201-WW03	11/7/2023										X	4 1/2"X35 1/4" Wipe Area
4201-WW04	11/7/2023										X	2 1/2"X35 " Wipe Area
4201-SOIL1	11/7/2023									X		

\*Wipe samples submitted must meet ASTM E1792 standards.

Released By: Jim Roy

Date/Time: 11/7/23 18:25 hours

Signature: Jim Roy

Signature: Lauren Groff  
 Accurate Analytical Testing

NOV 08 2023

Received By:

Date/Time:

**APPENDIX F**

**PHOTOS**



**Photo 1 – House – Side A**





**Photo 2 – House – Side B**





**Photo 3 – House – Side C**





**Photo 4 – House – Side D**





**Photo 5 – Side A Ceiling/Overhang and Support Column**



**Photo 6 – Side C Wall (left), Side D Wall (right) and Closet Door D1 (right door)**





**Photo 7 – Room 5 – Bath – Cabinet Frames, Cabinet Door and Associated Components – Side D**