

CONFIDENTIAL AND PRIVILEGED
EXTERIOR LEAD-BASED PAINT INSPECTION

4400 West Kling Street

Los Angeles County
City of Burbank
State of California 91505

Volume I of I
June 20, 2016

Prepared for:

AL MASTERS
4400 West Kling Street
Burbank, CA 91505

NEC Project Number: 16-0816

NATIONAL ECON
CORPORATION

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EXECUTIVE SUMMARY

1.0 INTRODUCTION

This report presents the results of the exterior Lead-Based Paint (LBP) inspection of the subject property located at 4400 West Kling Street, Burbank, CA (Subject Property). The inspection was performed in accordance with the Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Houses (2012 Edition). This document is prepared for the sole use of AI Masters, and any regulatory agencies that are directly involved in this subject project. No other party should rely on the information contained herein without prior written consent of AI Masters. The scope of services, inspection methodology and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection is to identify LBP present on painted exterior building components at the subject property.

On June 8, 2016, National Econ Corporation performed an inspection for LBP at the subject property. Paint or surface coatings on components that represent similar surfaces were tested. The intent was to ascertain the presence of LBP above specified HUD or local levels. If LBP was found, the inspection would identify individual architectural components and their respective concentrations of lead in such a manner that this report would be used as a basis for subsequent abatement or renovation activity.

3.0 PROPERTY DESCRIPTION

The subject property is a multi family residence.

4.0 INSPECTOR'S QUALIFICATIONS

The inspection at the subject site was conducted using a Radiation Monitoring Device (RMD) X-Ray Fluorescence (XRF) spectrum analyzer instrument. Inspector(s) are state certified California Department of Public Health (CDPH) Lead Inspector/Assessor or Sampling Technician, and have completed an EPA sponsored curriculum in Lead Inspector/Assessor or Sampling Technician Training.

At the time of this report, CDPH-Childhood Lead Poisoning Prevention Branch (CLPPB) has implemented a State Certification Program.

5.0 METHOD OF TESTING

The method employed was X-ray fluorescence (XRF) using an RMD Paint Analyzer. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against known lead samples traceable to the National Institute of Standards and Testing (NIST). The duration for each test result is determined by a combination of: the actual reading relative to the designated HUD level, the age of the radioactive source and the substrate on which the test was taken. Substrate correction values (formerly called substrate equivalent lead or SEL) were not required for compliance with the HUD guidelines for spectrum analyzers.

Together, these quality control procedures produce a 95% confidence level that the corrected lead concentration (CLC) accurately reflects the actual level of lead in the tested surfaces. The RMD XRF spectrum analyzer used in this inspection (Serial Number 3310) was resourced by the manufacturer on May 11, 2015.

6.0 TESTING PROTOCOL

Testing was conducted in compliance with the Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Houses (2012 Edition). Representative surfaces of each painted or surface coated component were tested. The HUD level for lead based paint is 1.0 mg/cm². However, Los Angeles County Code Title 11, Health and Safety Chapter 11.28 define “dangerous level of lead-bearing substances” as any painted, varnished, or similar coating or structural material which contains lead or its compounds in excess of 0.7 mg/cm², when measured by a lead-detecting device. San Diego Municipal Code, Chapter 5, Article 4, Division 10 requires any person who disturbs or removes paint from any interior or exterior surface of a dwelling unit or structure constructed prior to January 1, 1979, or from any surface on a steel structure shall use lead safe work practice standards as set forth in Section 54.1006, or in 40 CFR Part 745, whichever is more stringent, unless a Certified Lead Inspector/Assessor determines, prior to the commencement of activities which disturb or remove paint that the Concentration of Lead in the paint is below 1000 ppm or 0.5 mg/cm².

7.0 SUMMARY OF RESULTS

During this inspection, no XRF readings of the painted components indicated the presence of LBP at or above the regulatory level. Some surfaces may contain levels of lead below regulatory standards which could create lead hazards in dust, soil and air.

8.0 LEAD HAZARD EVALUATION REPORT

Included herein, is a copy of the State of California’s Department of Public Health (CDPH) “Lead Hazard Evaluation Report”, Form CDPH 8552 as required by Title 17, California Code of Regulations, Division 1, Chapter 8.

National Econ Corporation has sent a copy of this form to the CDPH, and where applicable, to the City of San Diego Environmental Services Department.

9.0 RECOMMENDATIONS

There are potential liabilities associated with the presence, and removal, of lead containing material. Precautionary measures should be taken in accordance with the guidelines set forth by the EPA, the Occupational Safety and Health Administration (OSHA) and other regulatory agencies if applicable. The removal or disturbance of components containing lead in any quantifiable amount should only be conducted in accordance with CAL-OSHA Construction Safety orders Title 8 CCR Section 1532.1 (March 6, 2007). A copy of this report should be retained for the life of this property.

10.0 INSPECTION LIMITATIONS

This inspection was planned, developed, and implemented based on National Econ Corporation's previous experience in performing lead-based paint inspections. This inspection was conducted in compliance with Chapter 7 of the HUD guidelines as published in 2012. National Econ Corporation utilized state-of-the-art-practices and techniques in accordance with regulatory standards, while performing this inspection. National Econ Corporation's evaluation of the relative risk of exposure to lead, identified during this inspection, is based on conditions observed at the time of the inspection. National Econ Corporation cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

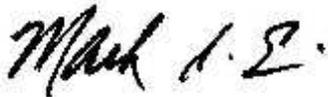
The floor plans (Not to Scale) and actual test results for each of the tested components are contained within this report.

National Econ Corporation assumes no responsibility for the identification of "atypical" lead, used in the construction trade. Other components that may contain lead not adequately addressed by this report and are excluded from the testing guidelines in Chapter 7 of the HUD Guidelines may include, but are not limited to ceramics, including tile in flooring, countertops, walls, toilets, sinks, drinking fountains, cookware, dishes, lead soldered plumbing, bollards, curbs, bumps, fire hydrants, handicap parking and road stripes.

There are potential liabilities associated with the presence, and removal, of lead containing material. Precautionary measures should be taken in accordance with the guidelines set forth by the EPA, the Occupational Safety and Health Administration (OSHA) and other regulatory agencies if applicable. The removal or disturbance of components containing lead in any quantifiable amount should only be conducted in accordance with CAL-OSHA Construction Safety orders Title 8 CCR Section 1532.1 (March 6, 2007).

Please feel free to call National Econ Corporation with any questions you may have in connection with the inspection, contained herein.

Mark S. Ervin, President
Certified Lead Inspector/Assessor #705



National Econ Corporation

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation _____

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

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

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

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

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

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

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

Section 6 – Individual Conducting Lead Hazard Evaluation

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

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

Section 7 – Attachments

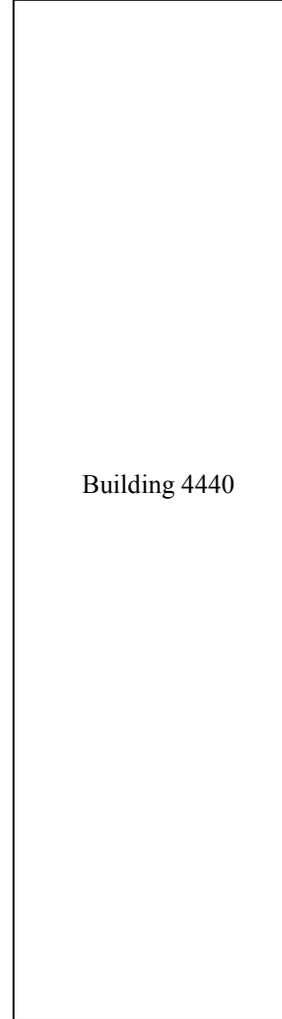
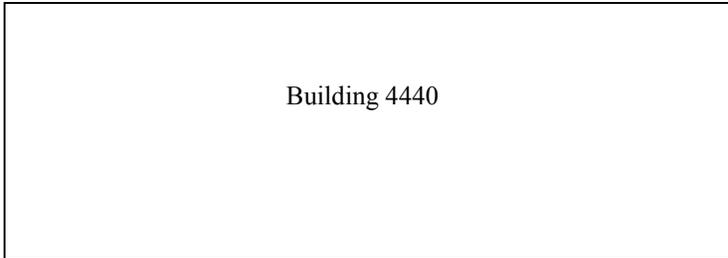
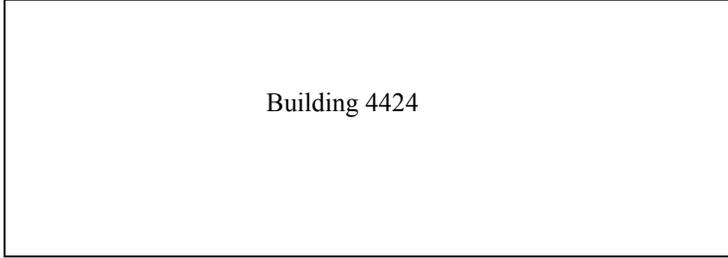
- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory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

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

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

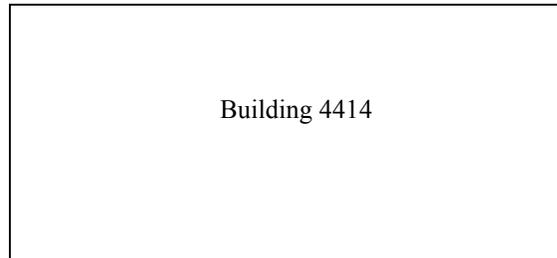
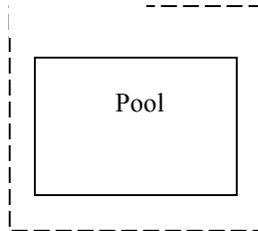
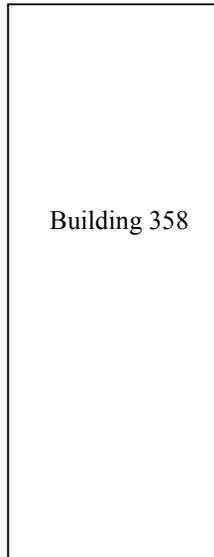
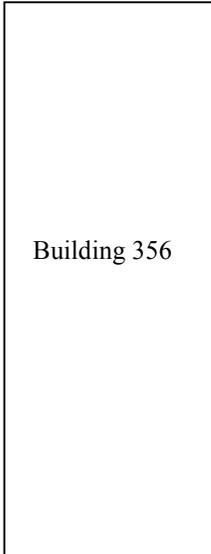
4400 West Kling Street

A



D

B



≡≡≡ Window

C

NOT TO SCALE

Lead Survey Summary

Table 1

| | | |
|--|--|-----------------------|
| Project #: 16-0816 | Building Description: Multi Family Residence | County: Los Angeles |
| Client: Al Masters | Inspection Date / Times: 6/8/16 Exterior 3:00pm - 3:50pm | Year Built: 1964 |
| Address: 4400 West Kling Street, Burbank, CA 91505 | | Inspector: Mark Ervin |

| | | |
|---|---|------------------------------------|
| Legend: <u>Accessibility:</u> H = High - Accessible to a minor child (60" from base) M = Medium - Can be accessible to a minor child L = Low - Not accessible to a minor child | <u>Condition:</u> I = Intact - Surface intact with no delamination or chipping F = Fair - Some minor damage P = Poor - Widespread chipping, damage and/or delamination | CLC = Corrected Lead Concentration |
|---|---|------------------------------------|

| Sample # | Location | Room/Area | Side | Component | Substrate | Color | Condition | Accessibility | CLC | Results |
|----------|---------------|-----------|------|-----------------------|-----------|-------|-----------|---------------|------|----------|
| | Calibration | | | | | | | | 1.2 | 3:00 PM |
| | Calibration | | | | | | | | 1.0 | 3:01 PM |
| | Calibration | | | | | | | | 1.3 | 3:02 PM |
| 1 | Building 4400 | Exterior | A | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 2 | Building 4400 | Exterior | A | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 3 | Building 4400 | Exterior | B | Wall | Wood | Tan | Intact | High | 0.0 | Negative |
| 4 | Building 4400 | Exterior | B | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 5 | Building 4400 | Exterior | B | Garage Door | Metal | Tan | Intact | High | -0.1 | Negative |
| 6 | Building 4400 | Exterior | B | Garage Door Casing | Wood | Tan | Intact | High | 0.0 | Negative |
| 7 | Building 4400 | Exterior | B | Electrical Panel Door | Wood | Tan | Intact | High | -0.2 | Negative |
| 8 | Building 4400 | Exterior | C | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 9 | Building 4400 | Exterior | C | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 10 | Building 4400 | Exterior | C | Gate | Metal | Beige | Intact | High | -0.1 | Negative |
| 11 | Building 4400 | Exterior | D | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 12 | Building 4400 | Exterior | D | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 13 | Building 4400 | Exterior | D | Balcony Wall | Wood | Beige | Intact | Low | 0.0 | Negative |
| 14 | Building 4400 | Exterior | D | Window Casing | Wood | Tan | Intact | High | -0.1 | Negative |
| 15 | Building 4400 | Exterior | D | Door | Wood | Red | Intact | High | 0.0 | Negative |
| 16 | Building 4400 | Exterior | D | Door Casing | Wood | Tan | Intact | High | -0.2 | Negative |
| 17 | Building 4400 | Exterior | D | Screen Door | Metal | Red | Intact | High | 0.0 | Negative |
| 18 | Building 4400 | Exterior | D | Flashing | Metal | Beige | Intact | High | 0.0 | Negative |
| 19 | Building 4400 | Exterior | D | Rain Gutter | Metal | Beige | Intact | Low | 0.0 | Negative |
| 20 | Building 4400 | Exterior | D | Gate | Metal | Beige | Intact | High | -0.1 | Negative |
| 21 | Building 4414 | Exterior | A | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 22 | Building 4414 | Exterior | A | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 23 | Building 4414 | Exterior | A | Window Casing | Wood | Tan | Intact | High | -0.1 | Negative |
| 24 | Building 4414 | Exterior | A | Door | Wood | Red | Intact | High | 0.0 | Negative |
| 25 | Building 4414 | Exterior | A | Door Casing | Wood | Tan | Intact | High | -0.2 | Negative |
| 26 | Building 4414 | Exterior | A | Screen Door | Metal | Red | Intact | High | 0.0 | Negative |
| 27 | Building 4414 | Exterior | A | Balcony Wall | Wood | Beige | Intact | Low | -0.1 | Negative |
| 28 | Building 4414 | Exterior | A | Rain Gutter | Metal | Beige | Intact | Low | -0.3 | Negative |
| 29 | Building 4414 | Exterior | B | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 30 | Building 4414 | Exterior | B | Fascia | Wood | Beige | Intact | Low | 0.0 | Negative |
| 31 | Building 4414 | Exterior | C | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |

Lead Survey Summary

Table 1

| | | |
|--|--|-----------------------|
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|---|---|------------------------------------|

| Sample # | Location | Room/Area | Side | Component | Substrate | Color | Condition | Accessibility | CLC | Results |
|----------|---------------|-----------|------|-----------------------|-----------|-------|-----------|---------------|------|----------|
| 32 | Building 4414 | Exterior | C | Fascia | Wood | Beige | Intact | Low | 0.0 | Negative |
| 33 | Building 4414 | Exterior | C | Wall Trim | Wood | Beige | Intact | Low | 0.0 | Negative |
| 34 | Building 4414 | Exterior | C | Garage Door | Metal | Tan | Intact | High | -0.2 | Negative |
| 35 | Building 4414 | Exterior | C | Garage Door Casing | Wood | Tan | Intact | High | -0.1 | Negative |
| 36 | Building 4414 | Exterior | D | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 37 | Building 4414 | Exterior | D | Fascia | Wood | Beige | Intact | Low | -0.1 | Negative |
| 38 | Building 358 | Exterior | A | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 39 | Building 358 | Exterior | A | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 40 | Building 358 | Exterior | A | Gate | Metal | Beige | Intact | High | 0.0 | Negative |
| 41 | Building 358 | Exterior | B | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 42 | Building 358 | Exterior | B | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 43 | Building 358 | Exterior | B | Rain Gutter | Metal | Beige | Intact | Low | -0.1 | Negative |
| 44 | Building 358 | Exterior | B | Door | Wood | Red | Intact | High | 0.0 | Negative |
| 45 | Building 358 | Exterior | B | Door Casing | Wood | Tan | Intact | High | -0.2 | Negative |
| 46 | Building 358 | Exterior | C | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 47 | Building 358 | Exterior | C | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 48 | Building 358 | Exterior | D | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 49 | Building 358 | Exterior | D | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 50 | Building 358 | Exterior | D | Garage Door | Metal | Tan | Intact | High | -0.1 | Negative |
| 51 | Building 358 | Exterior | D | Garage Door Casing | Wood | Tan | Intact | High | 0.0 | Negative |
| 52 | Building 358 | Exterior | D | Wall Trim | Wood | Beige | Intact | Low | -0.2 | Negative |
| 53 | Building 4440 | Exterior | A | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 54 | Building 4440 | Exterior | A | Fascia | Wood | Beige | Intact | Low | -0.3 | Negative |
| 55 | Building 4440 | Exterior | A | Rain Gutter | Metal | Beige | Intact | Low | 0.0 | Negative |
| 56 | Building 4440 | Exterior | A | Electrical Panel Door | Wood | Tan | Intact | High | -0.2 | Negative |
| 57 | Building 4440 | Exterior | A | Wall Trim | Wood | Beige | Intact | Low | -0.1 | Negative |
| 58 | Building 4440 | Exterior | A | Garage Door | Metal | Tan | Intact | High | 0.0 | Negative |
| 59 | Building 4440 | Exterior | A | Garage Door Casing | Wood | Tan | Intact | High | -0.1 | Negative |
| 60 | Building 4440 | Exterior | B | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 61 | Building 4440 | Exterior | B | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 62 | Building 4440 | Exterior | B | Bench | Wood | Beige | Intact | High | 0.0 | Negative |
| 63 | Building 4440 | Exterior | C | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 64 | Building 4440 | Exterior | C | Fascia | Wood | Beige | Intact | Low | -0.2 | Negative |
| 65 | Building 4440 | Exterior | C | Balcony Wall | Wood | Beige | Intact | High | -0.1 | Negative |

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|---|---|------------------------------------|

| Sample # | Location | Room/Area | Side | Component | Substrate | Color | Condition | Accessibility | CLC | Results |
|----------|---------------|-----------|------|---------------|-----------|-------|-----------|---------------|------|----------|
| 66 | Building 4440 | Exterior | C | Door | Wood | Red | Intact | High | 0.0 | Negative |
| 67 | Building 4440 | Exterior | C | Door Casing | Wood | Tan | Intact | High | -0.2 | Negative |
| 68 | Building 4440 | Exterior | C | Flashing | Metal | Beige | Intact | High | -0.1 | Negative |
| 69 | Building 4440 | Exterior | C | Rain Gutter | Metal | Beige | Intact | Low | 0.0 | Negative |
| 70 | Building 4440 | Exterior | C | Pool Fence | Metal | Beige | Intact | High | -0.2 | Negative |
| 71 | Building 4440 | Exterior | D | Wall | Stucco | Tan | Intact | High | 0.0 | Negative |
| 72 | Building 4440 | Exterior | D | Fascia | Wood | Beige | Intact | Low | 0.0 | Negative |
| 73 | Building 4440 | Exterior | D | Window Casing | Wood | Tan | Intact | Low | -0.1 | Negative |
| | Calibration | | | | | | | | 0.9 | 3:48 PM |
| | Calibration | | | | | | | | 1.2 | 3:49 PM |
| | Calibration | | | | | | | | 1.3 | 3:50 PM |

Consultant's Certifications

