

LAWRENCE ENV_{LLC}

ENVIRONMENTAL CONSULTANTS

PROJECT:
Lead Dust Wipe Testing
DOH Order # 2018-0119

Location:
151 8th Avenue
Common Areas
New York, NY 10011

Report Prepared for:
Stone Street Properties
148 Madison Avenue
5th Floor
New York, NY 10016

Prepared by:
Lawrence Env, LLC.
108 West 39th Street
Suite 500
New York, NY 10018-3614
License #NY-F160528-1

Project # MISRES L033

Date of Survey:
April 25, 2018

Date of Issue:
May 1, 2018

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I. PURPOSE

Lawrence Env LLC was retained by UES Management to collect surface wipe samples, corresponding with NYCDOH order: C2018-0119 to determine lead dust levels on surfaces of the common areas at 151 8th Avenue, New York, NY 10011. The sampling event occurred on April 25, 2018. This testing was conducted using methodologies specified in US EPA/Department of Housing and Urban Development (HUD) Technical Guidelines for The Evaluation and Control of Lead-Based Paint Hazards in Housing (specifically ASTM E1728-10). The scope of work for this testing was limited to levels of lead in dust collected from surfaces at the subject location and did not involve any other interior or exterior building areas or components.

II. REGULATORY JURISDICTION

The subject property is located in the borough of Manhattan in New York City. This location places the building under the jurisdiction of New York City Childhood Lead Poisoning Prevention Act of 2004, also known as Local Law #1. Because the construction date of this residential property is prior to 1978 the subject property is regulated by the EPA Lead-based Paint Repair, Renovation & Painting Program which requires that certified contractors employ lead-safe work practices whenever six square feet or more of a painted surface will be disturbed.

III. WIPE SAMPLE METHODS

Lead dust wipe samples were taken to determine the presence of lead dust on various surfaces. Where accessible, window troughs (wells), window sills, and bare floor surfaces were tested for the presence of lead based paint hazards in select rooms. Typically, the rooms selected were living rooms, dining rooms, kitchens, and bedrooms. Carpeted surfaces were not tested. Window troughs were not tested where air conditioners were mounted in the window.

Masking tape was used on floor surfaces to define a 12" x 12" area for sampling. Masking tape was used when wiping window sills and window wells in order to avoid contact with window jambs and channel edges.

Samples were collected on commercially available single thickness disposable wipes (Lead WipeTM). Lead Wipes meet all ASTM Designation E1792-03(2011) specifications for sampling materials for lead in surface dust. The wipe testing was conducted following procedures indicated in the HUD Guidelines. After a surface was sampled, the wipe was placed directly in a non-sterilized polyethylene centrifuge tube (50 ml size) with a sealable cap. Non-sterilized, powder-less disposable nitrile gloves were worn during sampling. To avoid cross-sample contamination, new gloves were worn for each sample collected.

The current HUD Standards for allowable levels of lead in dust are:

| SURFACE | HUD STANDARDS |
|----------------------|---|
| Floor | 40 µg/ft ² (micrograms per square foot) |
| Window sill | 250 µg/ft ² (micrograms per square foot) |
| Window well (trough) | 400 µg/ft ² (micrograms per square foot) |

A total of 21 on site dust wipe samples (7 floors; 5 stair treads; 4 window sill; 4 window well and 1 blank sample) were collected.

Laboratory analysis of the samples was conducted by Accurate Analytical Testing LLC, Belleville, MI using EPA Method SW-846-7000B, Flame Atomic Absorption Spectroscopy. This laboratory is accredited by the American Industrial Hygiene Association (AIHA) and the New York State Department of Health (NYSDOH) to perform analysis of wipe samples for environmental lead content. The laboratory's accreditation numbers are AIHA # 100986 and ELAP # 11864.

IV. ANALYSIS RESULTS

All of the samples collected at this location meet the current HUD standards for lead dust on surfaces.

V. RECOMMENDATIONS

1. Until such time that it can be documented that a full abatement has taken place, it is recommended that lead dust wipes be taken on a scheduled timetable to ensure that a lead based paint hazard does not develop.
2. Implementation of a lead based paint inspection and maintenance program is recommended to detect and correct conditions that may cause the deterioration (e.g. chipping, peeling, chalking, cracking, holes, moisture, and friction damage) of painted surfaces.

APPENDICES

APPENDIX A

Wipe Test Data



30106 Beverly Road
Romulus, MI 48174
Ph: 734-828-8161; Fax: 734-828-8431

Certificate of Analysis: Lead In Dust Wipe by EPA Method 7000B/3050B*

Client : Lawrence Env LLC
108 W. 39th St. Suite 500
New York, NY 10018
Attn : Chris Smith Email : csmith@lgenv.com
Phone : 212-682-2001 Fax :
Client Project : MISRES L033
Project Location : 151 8th Avenue Common Areas
Comments: Updated dimensions for sample 9 per client email

AAT Project : 416181
Sampling Date : 04/25/2018
Date Received : 04/26/2018
Date Analyzed : 04/26/2018
Date Reported : 4/26/2018 12:58:43PM

| Lab Sample ID | Client Code | Sample Description | Length (Inch) | Width (Inch) | Area (Sq ft) | Total ug | Results Lead ug/ft2 |
|---------------|-------------|----------------------------|---------------|--------------|--------------|----------|---------------------|
| 4013831 | RL-FL-1 | ROOF LANDING FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013832 | 2 | 5T FL TO RF STR TREAD | 10 | 12 | 0.83 | 6.27 | 7.52 |
| 4013833 | 3 | 5TH FL PUB HL FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013834 | 4 | 5TH FL PUB HL WINDOW SILL | 17 | 3 | 0.35 | <5 | <14.12 |
| 4013835 | 5 | 5TH FL PUB HL WINDOW WELL | 17 | 2 | 0.24 | <5 | <21.18 |
| 4013836 | 6 | 4TH FL TO 5TH STR TREAD | 10 | 12 | 0.83 | <5 | <6.00 |
| 4013837 | 7 | 4TH FL PUB HL FLOOR | 12 | 12 | 1.00 | 7.74 | 7.74 |
| 4013838 | 8 | 4TH FL PUB HL WINDOW SILL | 17 | 3 | 0.35 | <5 | <14.12 |
| 4013839 | 9 | 4TH FL PUB HL WINDOW WELL | 17 | 2 | 0.24 | <5 | <21.18 |
| 4013840 | 10 | 3RD FL TO 4TH STR TREAD | 10 | 12 | 0.83 | <5 | <6.00 |
| 4013841 | 11 | 3RD FL PUB HL FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013842 | 12 | 3RD FL PUB HL WINDOW SILL | 17 | 3 | 0.35 | <5 | <14.12 |
| 4013843 | 13 | 3RD FL PUB HL WINDOW WELL | 17 | 2 | 0.24 | 7.39 | 31.30 |
| 4013844 | 14 | 2ND FL TO 3RD FL STR TREAD | 10 | 12 | 0.83 | <5 | <6.00 |
| 4013845 | 15 | 2ND FL PUB HL FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013846 | 16 | 2ND FL PUB HL WINDOW SILL | 17 | 3 | 0.35 | <5 | <14.12 |
| 4013847 | 17 | 2ND FL PUB HL WINDOW WELL | 17 | 2 | 0.24 | <5 | <21.18 |
| 4013848 | 18 | 1ST FL TO 2ND STAIR TREAD | 10 | 12 | 0.83 | <5 | <6.00 |
| 4013849 | 19 | 1ST FLR PUB HALL FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013850 | 20 | VESTIBULE FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013851 | 21 | BLANK | N/A | N/A | N/A | <0.10 | N/D |

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (2) significant figures.
AAT Internal SOP 82055207. The method and batch QC are acceptable unless otherwise stated.
EPA Regulatory Limits: 40 ug/ft2 (Floor, Carpeted/Uncoated), 250 ug/ft2 (Window Sills/Seals), 400 ug/ft2 (Window Trough/Wall/Ext Concrete Surfaces).
HUD Regulatory Limits: 10 ug/ft2 (Interior Floor), 40 ug/ft2 (Porch Floor), 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 AIAA-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.
* = Validated modified method. Sample data apply only to items analyzed. Results are calculated with wipe area dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. Samples are stored for 30 days following report date.

AIAA LAP- Lab ID #100986, NY State DOH ELAP- Lab ID #11854, State of Ohio- Lab ID # 10042

Date Printed: 04/26/2018 1:14PM AAT Project: 416181





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| 4013850 | 20 | VESTIBULE FLOOR | 12 | 12 | 1.00 | <5 | <5.00 |
| 4013851 | 21 | BLANK | N/A | N/A | N/A | <0.10 | N/D |

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AHA LAP- Lab ID #100986, NY State DOH ELAP- Lab ID #11854, State of Ohio- Lab ID # 10042

Date Printed: 04/26/2018 1:14PM

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| Lab Sample ID | Client Code | Sample Description | Length (Inch) | Width (Inch) | Area (Sq ft) | Total µg | Results Lead µg/ft ² |
|---------------|-------------|--------------------|------------------|-----------------|-----------------|-------------|------------------------------------|
|---------------|-------------|--------------------|------------------|-----------------|-----------------|-------------|------------------------------------|

Analyst Signature



Nathan Ditty

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AAT Internal SOP 52059207. The method and batch QC are acceptable unless otherwise stated.
EPA Regulatory Limits: 40 µg/ft² (Floor, Carpeted/Un-carpeted), 250 µg/ft² (Window Sills/Seals), 400 µg/ft² (Window Trough/Well/Ext Concrete Surfaces).
HUD Regulatory Limits: 10 µg/ft² (Interior Floor), 40 µg/ft² (Porch Floor), 100 µg/ft² (Window Sills), 100 µg/ft² (Window Troughs).
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APPENDIX B

Chain of Custody

APPENDIX C

LENV Lead Licenses

United States Environmental Protection Agency

This is to certify that

Lawrence Env LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

New York

This certification is valid from the date of issuance and expires February 04, 2019

NY-F160528-1

Certification #

January 21, 2016

Issued On



Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Disclaimer

The opinions expressed in this document are based solely on the scope of work conducted and sources referred to therein. The presented data was collected and analyzed using accepted industry methods, procedures and practices in effect at the time this report was generated. This report represents the levels of lead based paint in the tested surfaces at the time of sampling.

No inferences regarding other conditions, locations or materials at a later or earlier time may be made based on the contents of this report. No other warranty, express or limited is made. Lawrence Env liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to Lawrence Env for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or Lawrence Env is strictly prohibited without the expressed written consent of Lawrence Env. Portions of this report may not be used independent of the entire report.

Unless specified otherwise, Lawrence Env does not have access to any Lead Based Paint Inspection or Lead Based Paint Risk Assessment reports performed by others prior to this testing. The report attached hereto relates only to those areas required to be tested according to HUD Guidelines or areas specifically requested to be tested by the client/customer, and actually tested. The report does not and could not exclude the possibility of the presence of lead in any area where a lead test was not performed. When a component is tested in a particular room, the report assumes that the one component represents all corresponding like components in that particular room. Lead testing results can only be applicable at the time and under the circumstances that the testing was conducted and lead testing results are applicable for the condition of surfaces at that time.

Should there be any change in the condition of the surfaces tested, which takes place after the time of the inspection, and/or should there be any work done in any area, and such event may result in a change in circumstances and results, Lawrence Env should be contacted for subsequent testing after any remedial work has been undertaken and completed, or in the event that any other change in circumstances or surfaces of the Inspected area have taken place.

Should remediation work be undertaken consisting of less than total removal of a component or structure with lead based paint, such as encapsulating areas showing positive inspection or assessment results, a subsequent investigation is recommended to insure that the remediation work has been successful. After encapsulation, any change in the surface or any subsequent painting of, or work done to any friction surface may result in the deterioration of the encapsulant and the possible exposure of underlying lead based paint. It is recommended that follow-up lead tests should be required to be made by Lawrence Env prior to repainting or after any change in the surface of friction areas.

DISCLOSURE

A copy of this report must be provided to new lessees (tenants) and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S.Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.