

Environmental Concerns, Inc.

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01771 - 09/11/06 10:10

INSPECTION FOR: University of Louisville
Department of Environmental Health
1800 Arthur St.
Louisville, Ky 40209

PERFORMED AT: University Tower Apartments
2000 Confederate Place
Louisville, Ky 40209
Kathy Strecker 502-852-2949

INSPECTION DATE: 09/11/06

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01771

ACTION LEVEL: 0.7 mg/cm**2

OPERATOR LICENSE: Pete Gibson: 41-049

STATEMENT

A copy of this summary 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.

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The following painted surfaces resulted in lead concentrations above the local limit of 0.7 mg/cm²:

Hallway door frames – 2nd thru 10th floors

East wall in hallways – 1st thru 10th floors

Although not regulated, ceramic tiles in resident's bathrooms are coated with lead glazing.

SUMMARY

A Lead-Based Paint Inspection was conducted between September 11 and September 15, 2006, at the University Tower Apartments located at 2000 Confederate Place in Louisville, Kentucky. The lead-based paint inspection was performed to identify paint that contains lead above allowable levels. This evaluation report can help Owners develop a plan for eliminating any lead-based paint hazards that were found, and may aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

This inspection was conducted by Environmental Concerns, Inc. a licensed Lead Company in Kentucky. Pete Gibson, a licensed Risk Assessor, performed by inspection. See Appendix C for licenses.

A lead-based paint inspection using an x-ray fluorescence (XRF) lead-in-paint analyzer was performed in each selected dwelling unit, basement, and common area. The results of the evaluation on the selected dwelling units apply to all similar buildings and dwelling units within a similar group of buildings throughout the entire property.

The facility is an eleven-story apartment building constructed in 1972. The complex contains 102 apartment units consisting of studio-type, one and two bedroom. Common areas include the basement recreation area, ground floor, hallways, and stairwells. In accordance the Housing and Urban Development Regulations, (25) units were randomly selected and inspected.

Lead base paint was identified in hallway walls and hallway door casings. Although one wall did result in positive reading, when averaged the walls were less than applicable standards. In several locations, walls were re-sampled to verify lead content by XRF. Due to the minimal lead concentrations detected by XRF, additional testing was conducted by collection of paint chips to verify lead content. Paint chip samples were randomly collected

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from two hallway walls and two door casings resulting in positive readings when using XRF. Paint chip samples were collected and sent to Environmental Hazards for analysis.

All paint chip samples resulted in lead concentrations above the limit of 0.5% by weight. These surfaces are considered lead-containing and should not be disturbed by untrained personnel. See Appendix B for paint chip sample results.

Components covered ^{with} the lead-based paint are in good condition. Lead components do not pose health hazards unless damaged or subjected to abrasive forces. Lead components should be re-inspected and maintained in good condition. Maintenance procedures should be modified to prevent dry sanding or scraping of any painted surface. Re-inspections to verify condition should be performed annually. Currently door casings are not subject to rubbing by the door and therefore do not pose a hazard.

RANDOM SELECTION

Selection of the specific dwelling units, exterior, and common areas to be tested was accomplished using the HUD-defined selection as specified in the *U.S. Department of Housing and Urban Development; Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing; Chapter 7, Lead-Based Paint Inspection (1997 revision); Section V. Inspections in Multifamily Housing*. A comprehensive table that provides all units randomly selected, as well as substitutes, is provided in Appendix A. Units that were removed from the random selection process, including an explanation as to why they were removed, is also provided in Appendix A.

During this evaluation, randomly sampled dwelling units and areas were statistically selected to represent all units and areas on the entire property. Only the randomly selected units and areas were tested for the presence of lead-based paint and lead-based paint hazards. The lead-based paint and lead-based paint hazards found in the units and buildings evaluated are presumed to be present in all similar untested dwelling units and areas within similar groups of buildings of the property unless further testing indicates otherwise.

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REGULATORY LIMITS:

<i>REGULATORY LIMITS</i>		
	<i>EPA Levels</i>	<i>KENTUCKY Levels</i>
Lead-Based Paint	1.0 mg/cm² or 0.5% by weight (or 5,000 ppm)	0.7 MG/CM²
Lead in Dust		
Floor	40 µg/ft²	
Window Sill	250 µg/ft²	
Lead in Bare Soil		
Child-Play Areas (dwelling perimeter and yard)	400 ppm (µg/g)	
Rest of the Yard (dwelling perimeter and yard)	1200 ppm (µg/g)	

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CONDITIONS AND LIMITATIONS:

Environmental Concerns, Inc., the preparer, has performed this lead-based paint inspection in a thorough and professional manner consistent with commonly accepted industry standards. The Preparer cannot guarantee and does not warrant that this evaluation has identified all adverse environmental factors and/or conditions affecting this property on the date of the evaluation.

The results reported and conclusions reached by the Preparer are solely for the benefit of the Owner and residents. The results and opinions in this report, based solely on the conditions found at the property on the date of the evaluation, are valid only on that date. The Preparer assumes no obligation to advise the client of any changes in any real or potential lead-based paint hazards at this residence beyond the date of the property evaluation.

SIGNED Pete Sih DATE 10/3/04