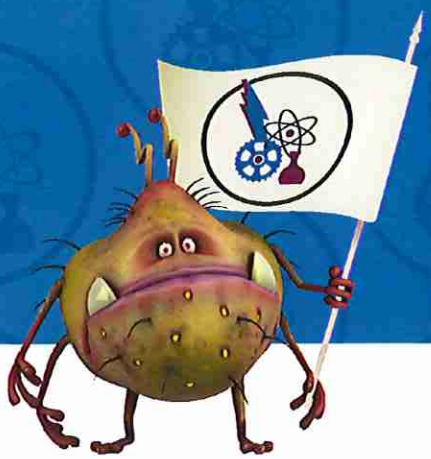


Lead Inspection Report

FOR THE PROPERTY LOCATED AT:

14616 Pennsylvania Avenue
Hagerstown, MD

Prepared For:
Triad Engineering
Patrick Upham
1075-D Sherman Ave.
Hagerstown, MD 21740

Report Prepared and Submitted by:

Jason A. Young
Jason A. Young / WV Risk Assessor – License # MD 17151
Baxter Environmental Group, Inc.
941 Progress Road
Chambersburg, PA 17201
Phone: 717-263-7341

Date of Inspection:
12/1/2022

BAXTER
ENVIRONMENTAL
GROUP, INC.

941 Progress Road, Chambersburg, PA 17201

Office: 717-263-7341
Fax: 717-263-7941

www.baxtergroupinc.com
info@baxtergroupinc.com

December 6, 2022

Triad Engineering
Attn: Patrick Upham
1075-D Sherman Ave.
Hagerstown, MD 21740

RE: Limited Lead-Based Paint Risk Assessment
14616 Pennsylvania Ave., Hagerstown, MD.

Dear Mr. Upham:

The purpose of the limited lead-based paint risk assessment was to determine the existence of lead-based paint and lead-based paint hazards associated with 14616 Pennsylvania Avenue, Hagerstown, MD and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead during a possible demolition of the property. This report can assist you in developing a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

As part of the assessment, a visual survey was conducted. On-site paint testing using an x-ray fluorescence (XRF) analyzer was performed on the surfaces. Note that readings were limited. Building components with similar paint histories are to be assumed to have similar readings.

The risk assessment was conducted on two (2) buildings located on the property, the main house, and the garage.

The State of Maryland considers any reading greater that 0.7 µg./cm2 to be lead-based paint. OSHA considers any level of lead to lead containing and lead safe practices should be followed.

Both buildings were found to have some components that do contain lead-based paint.

If the buildings are demoed, the waste from these buildings would need to have TCLP analysis performed to assure of proper disposal.

The areas that contain lead-based paint are as follows:

Garage

- The person door
- The window components

House

- Exterior wood window components
- Exterior wood door components
- Wood Siding, may be under the metal siding as well
- Plaster wall (A) of the kitchen
- Yellow plaster walls and ceiling in Bedroom 2
- The former exterior wood components of the back porch

Health Effects of Lead Exposure:

Lead is a soft metal, naturally occurring in the Earth's crust. It has been determined, however, that lead has no useful purpose in the human body and acts as a toxin. It takes the place of essential minerals such as calcium, potassium, and iron, which are vital to the construction and repair of bones, organs and blood. Lead exposures are a major health concern, especially in young children under the age of six.

Children, due to their smaller body mass and higher metabolism, are affected by lead exposures much more severely than adults. They ingest lead through daily hand-to-mouth activities and may develop severe attention deficit disorders, irreversible brain injury, learning disabilities and aggressive behaviors.

The documentation within this report details the results of the limited XRF inspection for risk assessment. Please consult the appendix for additional information on how to interpret XRF results, definitions of terms, measurement standards, site and floor plans, the U.S. Environmental Protection Agency (EPA) brochure entitled "Protect Your Family from Lead in Your Home", and associated pictures.

If this property is not renovated to become lead-free, a copy of this report must be provided to any purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under sales contract. Sellers are also required to distribute the educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled "Protect Your Family from Lead in Your Home", and include standard warning language in their sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

If these properties are to be rented, a copy of this report must be provided to each new tenant before taking possession of the property. All lead-based painted surfaces must be intact prior to taking possession of the property and should be inspected every two years by the landlord. For more information regarding your obligations under federal lead-based paint regulations, contact 800-424-LEAD (5323).

Regards,

Jason Young
MD Risk Assessor License #17151

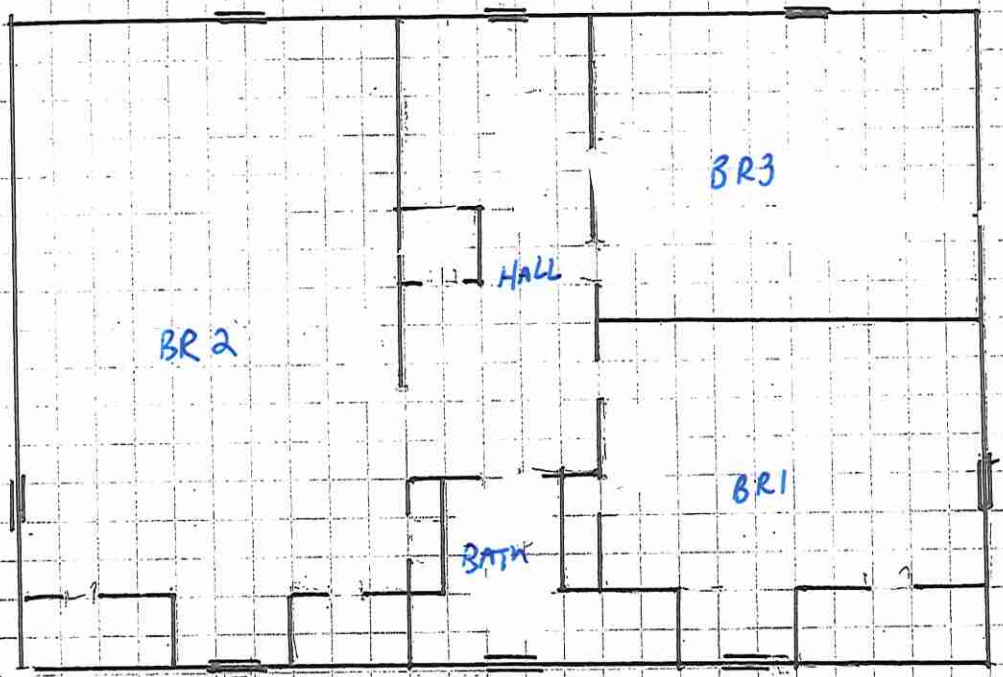
Enclosures

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	1776
App Version	Pb200i-4.1-11

14616 Pennsylvanina Ave., Hagerstown, MD

Reading #	Concentration	Units	Result	Action Level	Date	Time	Room	Side	Structure	Component	Substrate	Color	Condition
1	1	mg/cm2	POS	0.7	12/1/2022	8:54:27	Calibration						
2	1	mg/cm2	POS	0.7	12/1/2022	8:54:42	Calibration						
3	1.1	mg/cm2	POS	0.7	12/1/2022	8:55:01	Calibration						
4	0	mg/cm2	NEG	0.7	12/1/2022	8:56:53	Garage	A	Door	Casing	Wood	White	Peeling
5	0.1	mg/cm2	NEG	0.7	12/1/2022	8:57:33	Garage	A	Wall		Wood	White	Peeling
6	2	mg/cm2	POS	0.7	12/1/2022	8:57:56	Garage	A	Door		Wood	White	Peeling
7	0.1	mg/cm2	NEG	0.7	12/1/2022	8:58:20	Garage	A	Door	Jamb	Wood	White	Peeling
8	6.3	mg/cm2	POS	0.7	12/1/2022	8:59:46	Garage	D	Window	Sash	Wood	White	Peeling
9	7	mg/cm2	POS	0.7	12/1/2022	9:00:13	Garage	D	Window	Stool	Wood	White	Peeling
10	7.9	mg/cm2	POS	0.7	12/1/2022	9:03:01	Outside of House	A	Door		Wood	White	Peeling
11	6.2	mg/cm2	POS	0.7	12/1/2022	9:03:21	Outside of House	A	Door	Casing	Wood	White	Peeling
12	6.1	mg/cm2	POS	0.7	12/1/2022	9:03:37	Outside of House	A	Door	Jamb	Wood	White	Peeling
13	6.1	mg/cm2	POS	0.7	12/1/2022	9:04:18	Outside of House	A	Window	Casing	Wood	White	Peeling
14	7.5	mg/cm2	POS	0.7	12/1/2022	9:05:07	Outside of House	A	Window	Casing	Wood	White	Peeling
15	9.9	mg/cm2	POS	0.7	12/1/2022	9:05:26	Outside of House	A	Window	Sash	Wood	White	Peeling
16	9.6	mg/cm2	POS	0.7	12/1/2022	9:06:27	Outside of House	B	Door		Wood	White	Peeling
17	7.6	mg/cm2	POS	0.7	12/1/2022	9:06:45	Outside of House	B	Door	Casing	Wood	White	Peeling
18	0.3	mg/cm2	NEG	0.7	12/1/2022	9:07:45	Outside of House	B	Shutter		Metal	Black	Intact
19	0.2	mg/cm2	NEG	0.7	12/1/2022	9:08:24	Outside of House	B	Post		Wood	White	Peeling
20	7.7	mg/cm2	POS	0.7	12/1/2022	9:09:26	Outside of House	C	Door	Casing	Wood	White	Peeling
21	8.3	mg/cm2	POS	0.7	12/1/2022	9:09:45	Outside of House	C	Door		Wood	White	Peeling
22	9.1	mg/cm2	POS	0.7	12/1/2022	9:11:00	Outside of House	C	Wall		Wood	Beige	Peeling
23	0	mg/cm2	NEG	0.7	12/1/2022	9:11:56	Outside of House	C	Foundation		Cement	Green	Peeling
24	0.7	mg/cm2	POS	0.7	12/1/2022	10:10:05	Kitchen	A	Wall		Plaster	White	Peeling
25	0.2	mg/cm2	NEG	0.7	12/1/2022	10:11:10	Kitchen	A	Wall	Baseboard	Wood	White	Peeling
26	0.1	mg/cm2	NEG	0.7	12/1/2022	10:11:34	Kitchen	A	Door	Casing	Wood	White	Peeling
27	0.5	mg/cm2	NEG	0.7	12/1/2022	10:11:58	Kitchen	B	Wall		Plaster	White	Peeling
28	0.1	mg/cm2	NEG	0.7	12/1/2022	10:12:35	Kitchen	B	Door	Casing	Wood	White	Peeling
29	0.3	mg/cm2	NEG	0.7	12/1/2022	10:13:01	Kitchen	C	Door		Wood	White	Peeling
30	0.2	mg/cm2	NEG	0.7	12/1/2022	10:13:41	Kitchen	C	Window	Casing	Wood	White	Peeling
31	0.1	mg/cm2	NEG	0.7	12/1/2022	10:14:02	Kitchen	D	Window	Casing	Wood	White	Peeling
32	0.8	mg/cm2	POS	0.7	12/1/2022	10:14:38	Kitchen	Ceiling	Wall		Plaster	White	Peeling
33	0.3	mg/cm2	NEG	0.7	12/1/2022	10:15:57	Dining Room	A	Wall		Plaster	Beige	Peeling
34	0.1	mg/cm2	NEG	0.7	12/1/2022	10:16:21	Dining Room	A	Wall	Baseboard	Wood	Beige	Peeling
35	0.1	mg/cm2	NEG	0.7	12/1/2022	10:16:47	Dining Room	A	Window	Stool	Wood	Beige	Peeling
36	0.3	mg/cm2	NEG	0.7	12/1/2022	10:17:16	Dining Room	B	Wall		Plaster	Beige	Peeling
37	0.4	mg/cm2	NEG	0.7	12/1/2022	10:18:04	Dining Room	Ceiling	Wall		Plaster	Beige	Peeling
38	0.5	mg/cm2	NEG	0.7	12/1/2022	10:18:51	Living Room	A	Wall		Plaster	Beige	Peeling
39	0.1	mg/cm2	NEG	0.7	12/1/2022	10:19:33	Living Room	A	Window	Casing	Wood	Beige	Peeling
40	0.1	mg/cm2	NEG	0.7	12/1/2022	10:19:54	Living Room	A	Window	Stool	Wood	Beige	Peeling
41	0.3	mg/cm2	NEG	0.7	12/1/2022	10:20:23	Living Room	C	Door		Wood	White	Peeling
42	0.2	mg/cm2	NEG	0.7	12/1/2022	10:20:39	Living Room	C	Door	Casing	Wood	White	Peeling
43	0.1	mg/cm2	NEG	0.7	12/1/2022	10:21:21	Living Room	C	Wall	Fire Place Mantle	Wood	White	Peeling
44	0.3	mg/cm2	NEG	0.7	12/1/2022	10:22:01	Living Room	C	Window	Casing	Wood	White	Peeling

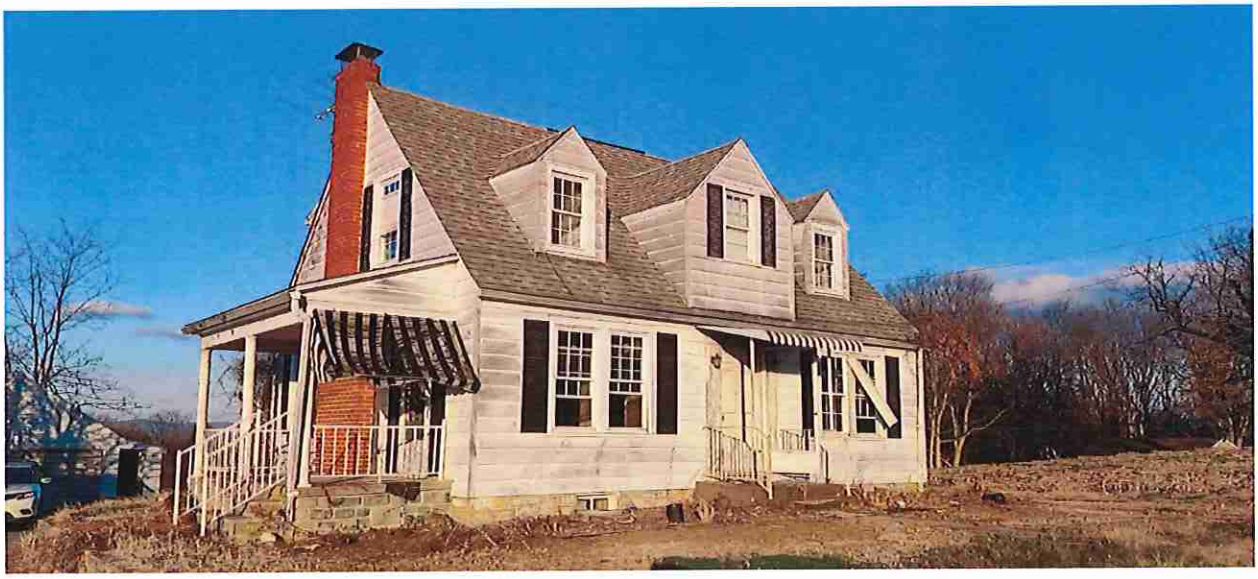
45	0.4	mg/cm2	NEG	0.7	12/1/2022	10:22:31	Living Room	C	Wall		Plaster	Beige	Peeling
46	0.3	mg/cm2	NEG	0.7	12/1/2022	10:23:44	Foyer	A	Wall		Plaster	Beige	Peeling
47	0.2	mg/cm2	NEG	0.7	12/1/2022	10:24:10	Foyer	A	Wall	Baseboard	Wood	Beige	Peeling
48	0.1	mg/cm2	NEG	0.7	12/1/2022	10:24:34	Foyer	A	Door		Wood	Beige	Intact
49	0.1	mg/cm2	NEG	0.7	12/1/2022	10:24:50	Foyer	A	Door	Casing	Wood	Beige	Intact
50	0.3	mg/cm2	NEG	0.7	12/1/2022	10:25:18	Foyer	B	Wall		Plaster	Beige	Intact
51	0	mg/cm2	NEG	0.7	12/1/2022	10:25:52	Foyer	B	Stairwell	Stringer	Wood	White	Intact
52	0.2	mg/cm2	NEG	0.7	12/1/2022	10:26:15	Foyer	B	Stairwell	Riser	Wood	White	Intact
53	0.1	mg/cm2	NEG	0.7	12/1/2022	10:26:33	Foyer	B	Stairwell	Balustrade	Wood	White	Intact
54	0.2	mg/cm2	NEG	0.7	12/1/2022	10:26:59	Foyer	C	Closet Door		Wood	White	Intact
55	0.4	mg/cm2	NEG	0.7	12/1/2022	10:45:40	Bedroom 1	A	Wall		Plaster	White	Intact
56	0	mg/cm2	NEG	0.7	12/1/2022	10:46:17	Bedroom 1	A	Wall	Baseboard	Wood	White	Intact
57	0.2	mg/cm2	NEG	0.7	12/1/2022	10:46:41	Bedroom 1	A	Window	Casing	Wood	White	Intact
58	0.1	mg/cm2	NEG	0.7	12/1/2022	10:47:20	Bedroom 1	B	Wall		Plaster	White	Intact
59	0	mg/cm2	NEG	0.7	12/1/2022	10:47:46	Bedroom 1	B	Closet Door		Wood	White	Intact
60	0	mg/cm2	NEG	0.7	12/1/2022	10:48:06	Bedroom 1	B	Closet Door Jamb		Wood	White	Intact
61	0.2	mg/cm2	NEG	0.7	12/1/2022	10:48:34	Bedroom 1	B	Door		Wood	White	Intact
62	0.8	mg/cm2	POS	0.7	12/1/2022	10:49:12	Bedroom 2	B	Wall		Plaster	Yellow	Peeling
63	0.1	mg/cm2	NEG	0.7	12/1/2022	10:50:15	Bedroom 2	B	Wall	Baseboard	Wood	White	Peeling
64	0	mg/cm2	NEG	0.7	12/1/2022	10:50:40	Bedroom 2	B	Window	Casing	Wood	White	Peeling
65	0.8	mg/cm2	POS	0.7	12/1/2022	10:51:12	Bedroom 2	C	Wall		Plaster	Yellow	Peeling
66	0.1	mg/cm2	NEG	0.7	12/1/2022	10:51:52	Bedroom 2	D	Door		Wood	White	Peeling
67	0.1	mg/cm2	NEG	0.7	12/1/2022	10:52:08	Bedroom 2	D	Door	Jamb	Wood	White	Peeling
68	0.7	mg/cm2	POS	0.7	12/1/2022	10:52:37	Bedroom 2	Ceiling	Wall		Plaster	Yellow	Peeling
69	0.2	mg/cm2	NEG	0.7	12/1/2022	10:53:24	Bathroom	Ceiling	Wall		Plaster	Yellow	Peeling
70	0.4	mg/cm2	NEG	0.7	12/1/2022	10:53:46	Bathroom	B	Wall		Plaster	White	Peeling
71	0.2	mg/cm2	NEG	0.7	12/1/2022	10:54:14	Bathroom	D	Door		Wood	White	Peeling
72	0.1	mg/cm2	NEG	0.7	12/1/2022	10:54:31	Bathroom	D	Door	Jamb	Wood	White	Peeling
73	0.4	mg/cm2	NEG	0.7	12/1/2022	10:55:03	Bedroom 3	A	Wall		Plaster	White	Peeling
74	-0.1	mg/cm2	NEG	0.7	12/1/2022	10:55:39	Bedroom 3	A	Wall	Baseboard	Wood	White	Intact
75	0	mg/cm2	NEG	0.7	12/1/2022	10:55:58	Bedroom 3	B	Door		Wood	White	Intact
76	0.1	mg/cm2	NEG	0.7	12/1/2022	10:56:15	Bedroom 3	B	Door	Jamb	Wood	White	Intact
77	0	mg/cm2	NEG	0.7	12/1/2022	10:56:36	Bedroom 3	C	Window	Casing	Wood	White	Intact
78	0.2	mg/cm2	NEG	0.7	12/1/2022	10:57:01	Bedroom 3	D	Closet Door		Wood	Yellow	Intact
79	0.4	mg/cm2	NEG	0.7	12/1/2022	10:57:47	Hallway	A	Wall		Plaster	Beige	Intact
80	0.1	mg/cm2	NEG	0.7	12/1/2022	10:58:14	Hallway	Ceiling	Wall		Plaster	Beige	Intact
81	0	mg/cm2	NEG	0.7	12/1/2022	10:58:44	Hallway	C	Closet Door		Wood	White	Intact
82	0.1	mg/cm2	NEG	0.7	12/1/2022	10:59:01	Hallway	C	Closet Door Jamb		Wood	White	Intact
83	0.2	mg/cm2	NEG	0.7	12/1/2022	10:59:41	Stairwell	C	Window	Stool	Wood	White	Peeling
84	7.9	mg/cm2	POS	0.7	12/1/2022	11:00:36	Back Porch	A	Window	Casing	Wood	Beige	Peeling
85	7.6	mg/cm2	POS	0.7	12/1/2022	11:00:58	Back Porch	A	Window	Sill	Wood	Beige	Peeling
86	0.9	mg/cm2	POS	0.7	12/1/2022	11:01:24	Back Porch	Ceiling	Wall		Wood	Beige	Peeling
87	0	mg/cm2	NEG	0.7	12/1/2022	11:02:17	Back Porch	C	Window	Stool	Wood	Beige	Peeling
88	1	mg/cm2	POS	0.7	12/1/2022	11:03:35	Calibration						
89	1	mg/cm2	POS	0.7	12/1/2022	11:03:56	Calibration						
90	0.9	mg/cm2	POS	0.7	12/1/2022	11:04:16	Calibration						



1466 Pennsylvania Ave
2nd Floor


GARAGE
C
B
D
A
BASEMENT
Back Porch
TO BASEMENT
KT
UP
LR
Foyer
DR
14616 PENNSYLVANIA AVE
1ST Floor

Garage People Door and Window Components

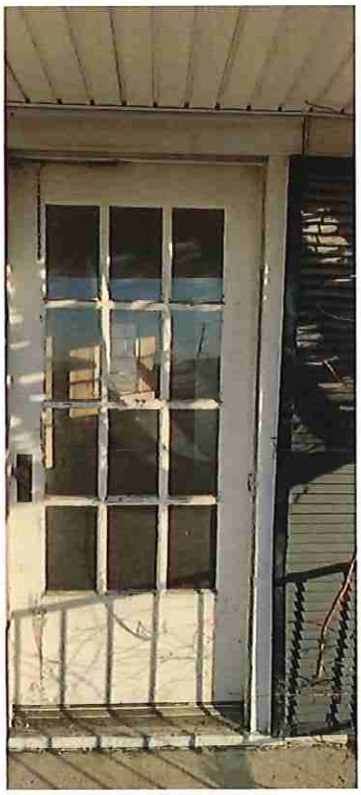


Wooden Door Components

Wood Door Components

Wood Window Components, possibly under wrap

Wood Basement Window Components

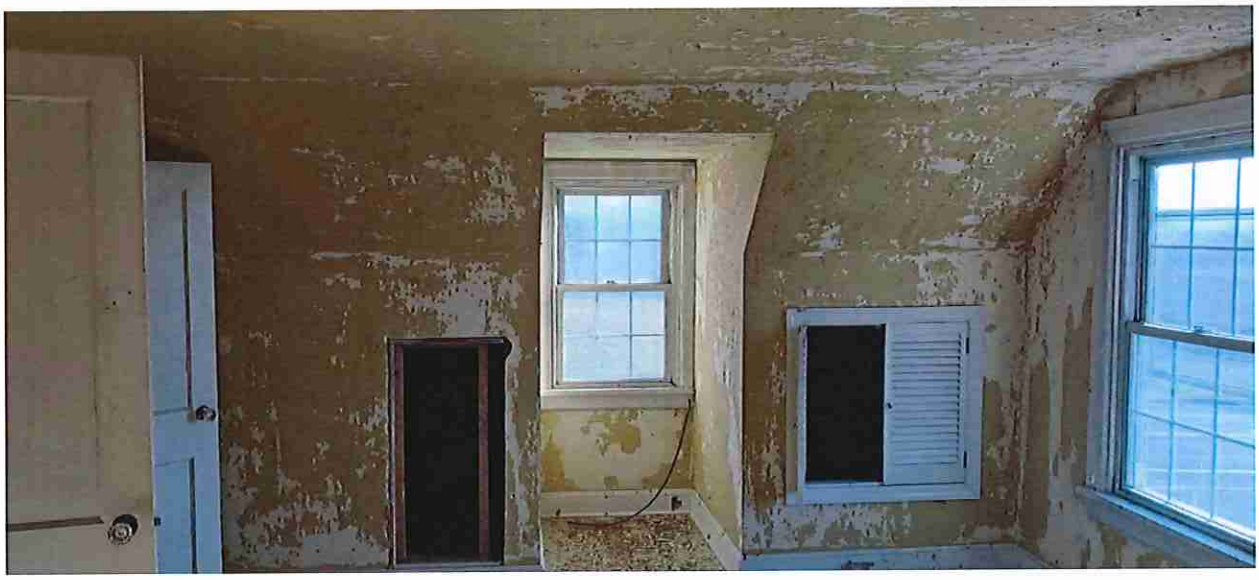


Wood Door Components

Wood Door Components

Wod Siding, possibly under wrap as well

Kitchen Wall A



Bedroom 2 Walls

Back Porch Wood Window Components, Wall Side and Ceiling

THIS IS TO CERTIFY THAT

Jason Allen Young

HAS MET THE LEAD PAINT SERVICES ACCREDITATION REQUIREMENTS FOR

Risk Assessor

EXPIRATION DATE: 09/06/2024

TRAINING PROVIDER: Aerosol Monitoring & Analysis, Inc.

COURSE DATE: 02/15/2021

Certificate # 17151

ADMINISTRATOR, LEAD PAINT ACCREDITATION
MARYLAND DEPARTMENT OF THE ENVIRONMENT

09/06/2022
Date

STATE OF MARYLAND