March 16, 2026

24 Asset Management Corporation
919 Garnet Avenue, Suite 218
San Diego, CA 92109

Re: Job Number: 20-2011-0156
Lead-Based Paint (LBP) Evaluation Report for:
150 Lazy Way
Fairfield, TX 75840
HUD Case No: 511-324957

Dear Client:

Please find enclosed the lead-based paint (LBP) evaluation (XRF testing and visual assessment) report for the single-family home located at **150 Lazy Way, Fairfield, TX 75840**. The lead-based paint evaluation was performed by **A&W Environmental Services, LLP** *(Texas license # 2110404, Expiration date: 02/17/2028)* following the Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and all applicable Federal, State, and Local regulations.

The lead-based paint evaluation was performed on March 16, 2026, by Mohammad Alavi, Texas Certified Lead-based Paint Inspector/Risk Assessor *(License number: 2070687 - Expiration date: December 12, 2026)*. XRF testing was performed using a **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced in February 2023, to sample painted and/or finished components. Radiation safety procedures as required by the U.S. Nuclear Regulatory Commission and applicable State and Local regulations were followed when using the XRF instrument.

During a visual assessment of the property, TI-SDC JV., LLC., observed that deteriorated paint was present at the property. In association with those findings, we performed a Lead-Based Paint Inspection and have determined that all surfaces containing lead-based paint are intact and hence no stabilization plan is required.

The associated report was prepared and submitted by TI-SDC JV., LLC., the Lead Contractor for HUD Region #6.

If you have any questions or comments, please feel free to contact Udi Dias at (410) 540-8700.

Sincerely,

Jonathan N. Schatz,
Program Manager, **TI-SDC JV.**
Enclosure: Lead-Based Paint Evaluation Report

LEAD-BASED PAINT INSPECTION
AND
VISUAL ASSESSMENT REPORT

for

150 Lazy Way
Fairfield, TX 75840

HUD Property Case Number: 511-324957

Property Agent: **Eddie San Roman** **24 Asset Management Corporation** **919 Garnet Avenue, Suite 218** **San Diego, CA 92109** **Telephone: 855-414-2424**	**Property Owner:** ***U.S. Department of Housing and Urban Development*** ***Denver Homeownership Center*** ***UMB Plaza Building*** ***1670 Broadway*** ***Denver, CO 80202-4801*** ***Telephone: (303)-672-2626***
Prepared By: ***TI-SDC JV., LLC.*** ***3401 Carlins Park Dr., Ste. B*** ***Baltimore, MD 21215*** ***Phone: (410) 540-8700***	**Submitted By:** ***TI-SDC JV., LLC.*** ***3401 Carlins Park Dr., Ste. B*** ***Baltimore, MD 21215*** ***Phone: (410) 540-8700***

Lead-Based Paint Evaluation Date:

March 16, 2026

Report Date:

March 16, 2026

Inspector/Risk Assessor: **Mohammad Alavi** ***(Texas License number: 2070687)***

Report Preparer: **Mohammad Alavi** ***(Texas License number: 2070687)***



TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0 SCOPE OF EVALUATION
- 1.1 Scope of Work
- 1.2 Training Requirements
- 1.3 Equipment

2.0 METHODOLOGY
- 2.1 Definitions
- 2.2 Sampling Strategies
- 2.3 Assessment Logic
- 2.4 Calibration

3.0 FINDINGS
- 3.1 Site Description
- 3.2 Inaccessible Areas
- 3.3 Visual Assessment Results
- 3.4 Lead-Based Paint Inspection Results
- 3.5 Summary and Distribution Table

4.0 CONCLUSIONS

5.0 DISCLOSURE RESPONSIBILITY AND DISCLAIMER

APPENDICES

APPENDIX A – XRF Field Data Sheets
APPENDIX B – Notes
APPENDIX C – Drawings
APPENDIX D – Photographs
APPENDIX E – Certifications
APPENDIX F – Performance Characteristic Sheets (PCS)
APPENDIX G – Glossary

EXECUTIVE SUMMARY

A&W Environmental Services, LLP has been authorized by **TI-SDC JV, LLC**., the lead contractor, and by **24 Asset Management Corporation**, the property manager for the U.S. Department of Housing and Urban Development (HUD), to perform a lead-based paint (LBP) evaluation test at the single-family residence located at **150 Lazy Way, Fairfield, TX 75840**. The property is owned by HUD. All painted and/or finished components were evaluated according to the specifications described in the protocols for LBP inspection in the Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and all applicable Federal, State, and Local regulations.

According to the HUD guidelines, a lead reading by XRF analyzer of 1.0 mg/cm^2 or above is considered positive for the presence of LBP. The state of **Texas** also uses an action level of 1.0 mg/cm^2. This action level will be referenced throughout the report.

Components having lead levels at or above the action level are visually assessed for condition and approximate surface area. Those LBP surfaces found to be in intact condition at the time of inspection do not require paint stabilization but should be monitored on an ongoing basis. This report will only identify LBP surfaces identified as deteriorated at the time of the inspection for paint stabilization.

During the evaluation, XRF testing was performed on at least one location per testing combination, except for interior walls, where four readings were taken (or one on each wall). The XRF testing was conducted using a **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced in February 2023, lead paint analyzer. A surface-by-surface visual assessment of the painted and/or finished surfaces was conducted to determine which lead-coated surfaces/components are deteriorated at or above de minimis levels.

A&W Environmental Services, LLP has determined that there is no deteriorated LBP at or above de minimis levels at the property.

The lead-based paint evaluation at this property was performed on March 16, 2026.

SECTION 1.0: SCOPE OF INSPECTION

1.1 Scope of Work

A&W Environmental Services, LLP performed a lead-based paint (LBP) evaluation test for lead-based paint at **150 Lazy Way, Fairfield, TX 75840**. Mohammad Alavi, Texas Certified Lead-based Paint Inspector/Risk Assessor ***(****License number: 2070687 - Expiration date: December 12, 2026****)*** conducted the inspection on March 16, 2026 from 11:00 AM to 1:00 PM..

All painted and/or finished components were tested according to the specifications described in the protocols for LBP inspections in the Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and all applicable Federal, State, and Local regulations.

During the evaluation, an action level of 1.0 mg/cm^2 was followed to determine the components that contained LBP, in accordance with Federal, State, and Local regulations.

1.2 Training Requirements

All individuals who performed this XRF testing and visual assessment have EPA and/or State licensure as Lead Inspector/Risk Assessors and have been trained in the use, calibration and maintenance of the XRF, along with the principles of radiation safety, in accordance with the work practices of 40 CFR 745, section 227, for States and Indian Tribes.

1.3 Equipment

The XRF used for this evaluation was a **Niton XLP300A** X-Ray fluorescence (XRF) serial# 12249 with a Cd-109 sourced in February 2023. A&W Environmental Services, LLP**,** followed the Performance Characteristics Sheet (PCS) for the specific X-Ray fluorescence instrument (XRF) used during the LBP evaluation of the property. The XRF PCS is presented in Appendix F. Readings were taken in Lead-in-Paint K+L variable reading time mode. Mode»

SECTION 2.0: METHODOLOGY

2.1 Definitions

A **Room Equivalent** is an identifiable part of a residence, such as a room, foyer, staircase, hallway, or a house exterior or other exterior area. Exterior areas contain items such as play areas, painted swing sets, painted sandboxes, etc. Small closets or other similar areas adjoining rooms should not be considered as separate room equivalents unless they are obviously dissimilar from the adjoining room equivalent. However, walk-in closets should be considered as separate room equivalents.

Each room equivalent is made up of **Components**. Components may be located inside or outside a building. For example, components in a room could be its ceiling, floor, walls, a door and its casing, the window sash, and window casings. The **Substrate** is the material underneath the paint of a component. Although many different substrates exist, HUD guidelines recommend classifying substrates into one of six types: (1) brick; (2) concrete; (3) drywall; (4) metal, (5) plaster; and (6) wood. If the true substrate under investigation is not one of the aforementioned types, HUD guidelines mandate the inspector/risk assessor to select the substrate type that most closely resembles one of the six defined substrate types. For substrates that are layered, such as plaster on concrete, the substrate directly beneath the painted surface is identified during a LBP inspection. A **Testing Combination** is characterized by the room equivalent, component, and substrate. Visible color may not be an accurate predictor of painting history and is not included in the definition of a testing combination. Components that are coated with paint, varnish, shellac, stain, or other coating, including wallpaper (which may cover painted surfaces), should be considered as separate testing combinations. Certain building components that are adjacent to each other and not likely to have different painting histories can be grouped together into a single testing combination as follows:

- Window casings, stops, jambs, and aprons.
- Interior window mullions and window sashes. Interior window components may not be grouped with exterior window components.
- Exterior window mullions and window sashes.
- Door jambs, stops, transoms, casings, and other door parts.
- Door stiles, rails, panels, mullions, and other door parts.
- Baseboards and associated trim (such as quarter-round or other caps).
- Painted electrical sockets, switches, or plates can be grouped with the walls.

The **Test Location** is a specific area on a testing combination where the XRF was used to test for LBP.

NOTE: Components covered with vinyl or other factory-finished sidings were not inspected during the evaluation because the surfaces underneath these components were not visible or accessible. This leaves the possibility that LBP components could be located beneath these coverings.

De minimis levels for deteriorated lead-based paint are defined follows: (1) For a component with a small surface area, such as window sills, or baseboards, 10% of the surface area; (2) For an interior component with a large surface area, such as an interior wall, 2 square feet of the surface area; and (3) For an exterior component with a large surface area, 20 square feet of the surface area.

2.2 Sampling Strategies

According to the HUD guidelines, a lead reading by XRF of 1.0 mg/cm^2 or above is considered positive for the presence of LBP. An XRF reading below 1.0 mg/cm^2 is considered negative; however, a reading below 1.0 mg/cm^2 could still be harmful if proper precautions are not taken during activities that disturb these paint films. If there are any inconclusive readings, a paint-chip sample may be collected for laboratory analysis. Laboratory analysis of samples collected will only be performed by an EPA approved National Lead Laboratory Accreditation Program (NLLAP) laboratory. There is no inconclusive range for laboratory measurements/results.

Only painted, stained, varnished, or wallpapered components of a dwelling are tested during a LBP evaluation. Wall "A" or "1" in each room is the wall where the front entrance door opening is located (or aligned with street). Going clockwise and facing Wall "A" or "1", Wall "B" or "2" will always be to your right, Wall "C" or "3" directly to the rear and Wall "D" or "4" to the left. Doors, windows and closets are designated as left, center or right depending on their location on the wall. When more than one window/door is on a wall, features are numbered left to right.

2.3 Assessment Logic

An LBP evaluation is performed by use of the following assessment logic. Any paint found to contain lead below the HUD standard of 1.0 mg/cm^2, regardless of condition, is considered non-hazardous. Components having lead levels at or above the action level are visually assessed for condition and approximate surface area. The paint condition is placed into one of two categories using the risk assessor's professional judgment. These categories are: (1) intact (good) and (2) deteriorated (poor), based on the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 5: Risk Assessment [Table 5-3], November 21012.

2.4 Calibration of XRF Equipment

The calibration of the instrument is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. These instruments are calibrated using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g. for NIST SRM 2579, 1.02 mg/cm^2 film would be used). Three calibration readings are taken before and after each home is tested to ensure manufacturer's standards are met. If the inspection is longer than four hours, a set of three calibration readings must be taken before the four hours expires, and then an additional three calibration readings taken at the end of the inspection. If for any reason the instruments are not maintaining a consistent calibration reading within the manufacturer's standards for performance on the calibration block supplied by the manufacturer, manufacturer's recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration, it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

SECTION 3.0: FINDINGS

3.1 Site Description

The property is located at **150 Lazy Way, Fairfield, TX 75840**, and is a single family dwelling with one unit. The house was built prior to 1978. Written permission from the inhabitant was not required to access the property because it was vacant at the time of the evaluation. The house, built in 1972, is approximately 1,936 square feet. The exterior is primarily composed of brick and wood. Windows are metal. The interior is primarily composed of drywall and wood walls. Floors consist of wood, carpet, vinyl and concrete.

3.2 Inaccessible Areas

The following areas were inaccessible at the time of inspection and should be assumed positive for the purposes of this report:

INTERIOR/EXTERIOR INACCESSIBLE AREAS TABLE		
Location	**Component**	**Reason not tested or not accessible/Notes**
None		

3.3 Visual Assessment Results

The visual assessment identified the following:

Item	**Identified Yes/No**
Deteriorating painted surfaces	**Yes**
Painted surfaces that are chewable, impact joints or subject to friction	**Yes**
Bare soil surface (soil surface that is not covered by pavement or sod or landscaping)	**Yes**
Excessive accumulation of dust on most interior surfaces	**Yes**

3.4 Lead-Based Paint Inspection Results

A&W Environmental Services, LLP has determined that the following components contain lead in amounts equal to or exceeding 1.0 mg/cm^2 in the surfaces tested during the LBP inspection:

Interior Components

XRF Reading	Room Number	Side	Component	Substrate	Color	Condition	Lead Conc. (mg/cm^2)
76	BATH 6	C	BATHTUB	PORCELAIN	WHITE	INTACT	6.6

Exterior Components

No Lead-Based Paint (LBP) was detected at or above 1.0 mg/cm^2 in the surfaces tested.

3.5 Summary and Distribution Table

Number of Positives	1
Total number of Readings	176
Percent Positive	0.57%

SECTION 4.0: CONCLUSIONS

The components listed in Section 3.4 were found "positive" for lead, as defined by the EPA and HUD as containing lead in concentrations equal to or greater than 1.0 mg/cm^2. **All surfaces containing lead-based paint are intact and hence do not require a stabilization plan.**

According to Chapter 7 HUD guidelines (Second Edition, July 2012), if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, then all other similar testing combinations in those areas are also assumed to be positive for lead. Likewise, the same is true for negative readings. All inaccessible areas are assumed to be positive, even though they were not tested. Any inaccessible areas encountered during the LBP evaluation are noted in Section 3.2.

Given that the lead evaluation results indicated the presence of lead-based paint, the prospective owner may wish to obtain, at the prospective owner's expense, additional services of a lead-based paint risk assessor, certified for the State in which the property is located, to help understand the positive results. This person would review the report provided by the M & M and might re-evaluate any area(s) in question and/or additional areas and might make additional recommendations about lead hazard control actions.

If there were a small number of results with positive lead-based paint, the prospective owner may wish to obtain additional services from a lead-based paint risk assessor to help explain how to address the limited number of positive findings in developing the paint stabilization plan that would result in the reduction of hazards.

This evaluation was completed in accordance with Lead Safe Housing Rule 24 CFR Part 35 subpart F as amended (2004). The sampling results are presented in Appendix A and notes are presented in Appendix B. The outline of dwelling is drafted in Appendix C. Appendix D contains photographs of the property. Appendix E contains the personal certifications of the inspector. Appendix F contains the PCS sheets for the XRF instrument and Appendix G contains a glossary of terms. HUD, for whom this report is prepared, has the option to evaluate the quality of this LBP inspection and visual assessment per Chapter 7 of the HUD guidelines (Second Edition, July 2012). These evaluation methods can include direct observation, immediate provision of results, repeated testing, and time-and-motion analysis.

Those components which were found to contain LBP, and which were in intact condition should be monitored by the owner of the dwelling. In addition, some painted surfaces may contain levels of lead below 1.0 mg/cm^2; these components could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, sanding or friction. If conditions of intact paint surfaces become destabilized, these conditions will need to be addressed in the future. If any construction or modernization work is done on the premises, this report should be given to the contractors, as well as to any future tenants.

In compliance with HUD's Final Rule, potential hazards resulting from LBP must be subjected to corrective action to stabilize all deteriorated LBP in housing built before 1978, unless the property is exempt. Paint stabilization repairs any defect in the substrate and/or in building components that are causing the paint deterioration, removes all loose paint and other material from the surface to be treated utilizing lead-safe work practices, and, in most cases, applies a new protective coating or paint. Any stabilization/construction activities which affect the existing paint films (including

sanding and demolition) must be initiated by workers who have received proper training in the handling of lead-contaminated materials.

Upon completion of paint stabilization activities, HUD requires a clearance examination to determine that the paint stabilization efforts were performed adequately. A clearance examination will include a visual assessment of all surfaces that were determined to be defective during the initial evaluation, and collection of dust and soil composite samples. It should be determined that the deteriorated paint surfaces have been eliminated and that no settled dust hazards or paint chips exist in the interior or exterior. The clearance report must be signed by a Certified/Licensed Lead Inspector or Risk Assessor.

The HUD housing management company will determine whether lead hazard reduction will be performed at the property.

SECTION 5.0: DISCLOSURE RESPONSIBILITY

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 and include standard warning language in their leases or sales contracts to ensure that children and pregnant women are protected from LBP hazards.

The Occupational Safety and Health Administration (OSHA) Lead in Construction Standard states that "negative" readings (i.e. those below the HUD/EPA definition of what constitutes LBP [1.0 mg/cm^2]) **do not** relieve contractors from performing exposure assessments (personal air monitoring) on their employees per the OSHA Lead Standard and should not be interpreted as lead free. Although a reading may indicate "negative", airborne lead concentrations still may exceed the OSHA Action Level or the OSHA Permissible Exposure Limit (PEL) depending on the work activity.

DISCLAIMER

This is our report of a visual survey, and X-Ray Fluorescence (XRF) analysis of the readily accessible areas of this building and tested component. The presence or absence of LBP or LBP hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions may change due to deterioration or maintenance. The results and material conditions noted within this report were accurate at the time of the evaluation and in no way, reflect the conditions at the property after the date of the evaluation. No other environmental concerns or conditions were addressed during this evaluation.

APPENDIX A
XRF DATA SHEETS

Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
1		150 Lazy Way, Fairfield, TX		CALIBRATE						1	Positive
2		150 Lazy Way, Fairfield, TX		CALIBRATE						1	Positive
3		150 Lazy Way, Fairfield, TX		CALIBRATE						1	Positive
4	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1		CEILING	DRYWALL	WHITE	INTACT		0	Negative
5	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	WALL	WOOD	WHITE	INTACT		0	Negative
6	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	B	WALL	WOOD	WHITE	INTACT		0	Negative
7	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	C	WALL	WOOD	WHITE	INTACT		0	Negative
8	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	D	WALL	WOOD	WHITE	INTACT		0.01	Negative
9	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
10	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	WINDOW CASING	WOOD	VARNISH	INTACT		0	Negative
11	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	WINDOW SILL	WOOD	VARNISH	INTACT		0	Negative
12	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	DOOR	METAL	WHITE	INTACT		0	Negative
13	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
14	INTERIOR	150 Lazy Way, Fairfield, TX	LIVING 1	A	DOOR FRAME	WOOD	VARNISH	INTACT		0	Negative
15	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2		CEILING	DRYWALL	WHITE	INTACT		0	Negative
16	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	A	WALL	DRYWALL	WHITE	INTACT		0.01	Negative
17	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	B	WALL	DRYWALL	WHITE	INTACT		0	Negative
18	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
19	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	D	WALL	DRYWALL	WHITE	INTACT		0	Negative
20	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	A	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
21	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	A	WINDOW SILL	WOOD	VARNISH	INTACT		0	Negative
22	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	D	CLOSET SHELF	WOOD	WHITE	INTACT		0	Negative
23	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	D	CLOSET DR JAMB	WOOD	WHITE	INTACT		0.1	Negative
24	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	D	CLOSET DR FRAME	WOOD	WHITE	INTACT		0	Negative
25	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	C	DOOR	WOOD	VARNISH	INTACT		0	Negative
26	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	C	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
27	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 2	C	DOOR FRAME	WOOD	WHITE	INTACT		0.1	Negative
28	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3		CEILING	DRYWALL	WHITE	INTACT		0	Negative

Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
29	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	A	WALL	DRYWALL	WHITE	INTACT		0	Negative
30	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	B	WALL	DRYWALL	WHITE	INTACT		0	Negative
31	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
32	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	D	WALL	DRYWALL	WHITE	INTACT		0.01	Negative
33	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	A	BASEBOARD	WOOD	WHITE	INTACT		0.1	Negative
34	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	A	WINDOW SILL	WOOD	WHITE	INTACT		0	Negative
35	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	B	CLOSET SHELF	WOOD	VARNISH	INTACT		0	Negative
36	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	B	CLOSET DOOR	WOOD	WHITE	INTACT		0.1	Negative
37	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	B	CLOSET DR JAMB	WOOD	WHITE	INTACT		0.1	Negative
38	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	B	CLOSET DR FRAME	WOOD	WHITE	INTACT		0	Negative
39	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	C	DOOR	WOOD	VARNISH	INTACT		0	Negative
40	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	C	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
41	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 3	C	DOOR FRAME	WOOD	WHITE	INTACT		0.08	Negative
42	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4		CEILING	DRYWALL	WHITE	INTACT		0	Negative
43	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	WALL	DRYWALL	WHITE	INTACT		0.1	Negative
44	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	B	WALL	DRYWALL	WHITE	INTACT		0	Negative
45	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	C	WALL	DRYWALL	WHITE	INTACT		0.02	Negative
46	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	D	WALL	DRYWALL	VARNISH	INTACT		0	Negative
47	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	C	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
48	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	C	WINDOW SILL	WOOD	WHITE	INTACT		0.1	Negative
49	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	CLOSET SHELF	WOOD	WHITE	INTACT		0	Negative
50	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	CLOSET DOOR	WOOD	WHITE	INTACT		0.05	Negative
51	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	CLOSET DR JAMB	WOOD	WHITE	INTACT		0.1	Negative
52	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	CLOSET DR FRAME	WOOD	WHITE	INTACT		0	Negative
53	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	BASEBOARD	WOOD	WHITE	DETERIORATED		0.1	Negative
54	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	DOOR	WOOD	VARNISH	INTACT		0	Negative
55	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	DOOR JAMB	WOOD	WHITE	INTACT		0.03	Negative
56	INTERIOR	150 Lazy Way, Fairfield, TX	BEDROOM 4	A	DOOR FRAME	WOOD	WHITE	INTACT		0.02	Negative
57	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5		CEILING	DRYWALL	WHITE	INTACT		0	Negative
58	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	A	WALL	DRYWALL	WHITE	INTACT		0	Negative
59	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	B	WALL	DRYWALL	WHITE	INTACT		0	Negative

Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
60	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
61	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	D	WALL	DRYWALL	WHITE	INTACT		0	Negative
62	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	C	WALL	TILE	WHITE	INTACT		0.18	Negative
63	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	C	WINDOW SILL	WOOD	WHITE	INTACT		0.1	Negative
64	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	A	CABINET	WOOD	WHITE	INTACT		0.05	Negative
65	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	C	CABINET	WOOD	WHITE	INTACT		0.05	Negative
66	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	C	BASEBOARD	WOOD	WHITE	INTACT		0.1	Negative
67	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	D	DOOR	WOOD	WHITE	INTACT		0.01	Negative
68	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	D	DOOR JAMB	WOOD	WHITE	INTACT		0.08	Negative
69	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 5	D	DOOR FRAME	WOOD	WHITE	INTACT		0.1	Negative
70	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6		CEILING	DRYWALL	WHITE	INTACT		0	Negative
71	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	A	WALL	DRYWALL	PINK	INTACT		0.05	Negative
72	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	B	WALL	DRYWALL	PINK	INTACT		0.1	Negative
73	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	C	WALL	DRYWALL	PINK	INTACT		0	Negative
74	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	D	WALL	DRYWALL	PINK	INTACT		0	Negative
75	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	C	WALL	TILE	WHITE	INTACT		0.21	Negative
76	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	C	BATHTUB	PORCELAIN	WHITE	INTACT		6.6	Positive
77	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	D	BASEBOARD	WOOD	WHITE	INTACT		0.06	Negative
78	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	D	CABINET	WOOD	VARNISH	INTACT		0.01	Negative
79	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	A	DOOR	WOOD	VARNISH	INTACT		0	Negative
80	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	A	DOOR JAMB	WOOD	VARNISH	INTACT		0	Negative
81	INTERIOR	150 Lazy Way, Fairfield, TX	BATH 6	A	DOOR FRAME	WOOD	WHITE	INTACT		0.1	Negative
82	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7		CEILING	DRYWALL	WHITE	INTACT		0.02	Negative
83	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	A	WALL	WOOD	WHITE	INTACT		0	Negative
84	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	C	WALL	WOOD	WHITE	INTACT		0	Negative
85	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	D	WALL	WOOD	WHITE	INTACT		0	Negative
86	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	A	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
87	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	A	CABINET	WOOD	VARNISH	INTACT		0	Negative
88	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	C	CLOSET DOOR	WOOD	VARNISH	INTACT		0	Negative
89	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	C	CLOSET DR JAMB	WOOD	VARNISH	INTACT		0	Negative
90	INTERIOR	150 Lazy Way, Fairfield, TX	HALL 7	C	CLOSET DR FRAME	WOOD	VARNISH	INTACT		0	Negative

Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
91	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8		CEILING	DRYWALL	WHITE	INTACT		0	Negative
92	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	A	WALL	DRYWALL	WHITE	INTACT		0	Negative
93	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	B	WALL	DRYWALL	WHITE	INTACT		0.03	Negative
94	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
95	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	D	WALL	DRYWALL	WHITE	INTACT		0.1	Negative
96	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	WALL	TILE	WHITE	INTACT		0.11	Negative
97	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
98	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	CABINET	WOOD	VARNISH	INTACT		0	Negative
99	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	DOOR	METAL	WHITE	INTACT		0	Negative
100	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	DOOR JAMB	WOOD	WHITE	INTACT		0	Negative
101	INTERIOR	150 Lazy Way, Fairfield, TX	KITCHEN 8	C	DOOR FRAME	WOOD	VARNISH	INTACT		0	Negative
102	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9		CEILING	DRYWALL	WHITE	INTACT		0	Negative
103	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	A	WALL	DRYWALL	LT GREEN	INTACT		0	Negative
104	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	B	WALL	DRYWALL	LT GREEN	INTACT		0	Negative
105	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	C	WALL	DRYWALL	LT GREEN	INTACT		0.1	Negative
106	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	D	WALL	DRYWALL	LT GREEN	INTACT		0	Negative
107	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	B	CABINET	WOOD	LT GREEN	INTACT		0.1	Negative
108	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	A	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
109	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	A	WINDOW SILL	WOOD	VARNISH	INTACT		0	Negative
110	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	C	DOOR	WOOD	VARNISH	INTACT		0	Negative
111	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	C	DOOR JAMB	WOOD	VARNISH	INTACT		0	Negative
112	INTERIOR	150 Lazy Way, Fairfield, TX	LAUNDRY 9	C	DOOR FRAME	WOOD	VARNISH	INTACT		0	Negative
113	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10		CEILING	DRYWALL	WHITE	INTACT		0	Negative
114	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	A	WALL	DRYWALL	LT GREEN	INTACT		0.05	Negative
115	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	B	WALL	DRYWALL	WHITE	INTACT		0	Negative
116	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
117	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	A	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
118	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	A	WINDOW SILL	WOOD	VARNISH	INTACT		0	Negative
119	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	C	DOOR JAMB	WOOD	VARNISH	INTACT		0	Negative
120	INTERIOR	150 Lazy Way, Fairfield, TX	STORAGE 10	C	DOOR FRAME	WOOD	VARNISH	INTACT		0	Negative
121	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11		ATTIC ACCESS	WOOD	WHITE	INTACT		0.1	Negative

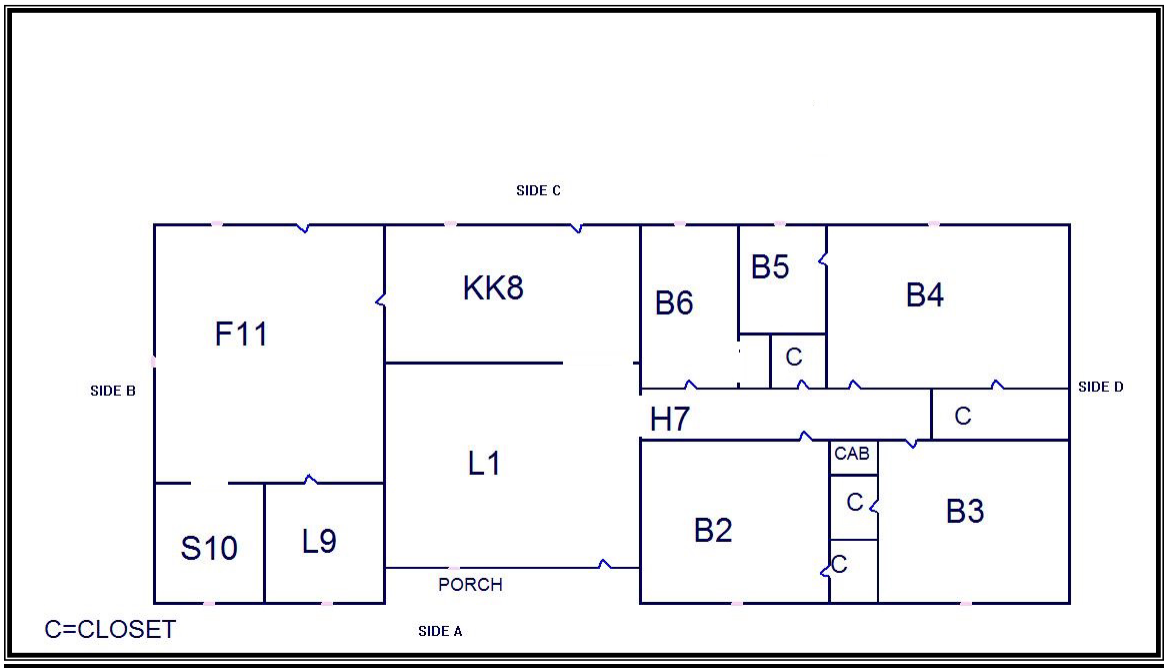
Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
122	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11		ATTIC ACCESS	WOOD	WHITE	INTACT		0.1	Negative
123	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11		CEILING	WOOD	WHITE	INTACT		0	Negative
124	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	A	WALL	DRYWALL	LT GREEN	INTACT		0.1	Negative
125	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	B	WALL	DRYWALL	WHITE	INTACT		0	Negative
126	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	C	WALL	DRYWALL	WHITE	INTACT		0	Negative
127	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	D	WALL	DRYWALL	WHITE	INTACT		0	Negative
128	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	B	BASEBOARD	WOOD	VARNISH	INTACT		0	Negative
129	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	B	WINDOW SILL	WOOD	VARNISH	INTACT		0	Negative
130	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	B	WINDOW CASING	WOOD	VARNISH	INTACT		0	Negative
131	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	C	DOOR	METAL	WHITE	INTACT		0.1	Negative
132	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	C	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
133	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	C	DOOR FRAME	WOOD	VARNISH	INTACT		0	Negative
134	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	D	DOOR	WOOD	VARNISH	INTACT		0	Negative
135	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	D	DOOR JAMB	WOOD	VARNISH	INTACT		0	Negative
136	INTERIOR	150 Lazy Way, Fairfield, TX	FAMILY 11	D	DOOR FRAME	WOOD	VARNISH	INTACT		0.02	Negative
137	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	DOOR	METAL	WHITE	INTACT		0	Negative
138	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
139	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	DOOR FRAME	WOOD	WHITE	INTACT		0.02	Negative
140	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	CEILING	WOOD	WHITE	INTACT		0.1	Negative
141	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	CEILING	WOOD	WHITE	INTACT		0.1	Negative
142	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	TRIM	WOOD	BEIGE	INTACT		0	Negative
143	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	TRIM	WOOD	BEIGE	INTACT		0.1	Negative
144	EXTERIOR	150 Lazy Way, Fairfield, TX	PORCH	A	TRIM	WOOD	BEIGE	INTACT		0	Negative
145	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SOFFIT	WOOD	BEIGE	INTACT		0.1	Negative
146	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SOFFIT	WOOD	BEIGE	INTACT		0	Negative
147	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	FASCIA	WOOD	BEIGE	INTACT		0	Negative
148	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	FASCIA	WOOD	BEIGE	INTACT		0	Negative
149	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SOFFIT	WOOD	BEIGE	INTACT		0.1	Negative
150	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	WALL TRIM	WOOD	BEIGE	INTACT		0	Negative
151	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	WALL TRIM	WOOD	BEIGE	INTACT		0.1	Negative
152	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SHUTTER	WOOD	GREEN	DETERIORATED		0.1	Negative

Reading Number	Room Location	Address	Room Number	Side	Structure	Substrate	Color	Condition	Sq. Ft.	PbC	Result
153	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SHUTTER	WOOD	GREEN	DETERIORATED		0	Negative
154	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	A	SHUTTER	WOOD	GREEN	DETERIORATED		0.1	Negative
155	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	SOFFIT	WOOD	BEIGE	INTACT		0	Negative
156	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	SOFFIT	WOOD	BEIGE	INTACT		0.01	Negative
157	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	FASCIA	WOOD	BEIGE	INTACT		0.1	Negative
158	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	FASCIA	WOOD	BEIGE	INTACT		0.02	Negative
159	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	GABLE	WOOD	BEIGE	DETERIORATED		0.01	Negative
160	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	B	GABLE	WOOD	BEIGE	DETERIORATED		0.1	Negative
161	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	FASCIA	WOOD	BEIGE	INTACT		0	Negative
162	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	SOFFIT	WOOD	BEIGE	INTACT		0.1	Negative
163	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	FASCIA	WOOD	BEIGE	INTACT		0	Negative
164	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	SOFFIT	WOOD	BEIGE	INTACT		0.01	Negative
165	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	WALL TRIM	WOOD	BEIGE	INTACT		0.1	Negative
166	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	WALL TRIM	WOOD	BEIGE	INTACT		0.02	Negative
167	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR	METAL	BEIGE	INTACT		0.1	Negative
168	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR JAMB	WOOD	BEIGE	INTACT		0	Negative
169	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR FRAME	WOOD	BEIGE	INTACT		0.1	Negative
170	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR	METAL	WHITE	INTACT		0	Negative
171	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR JAMB	WOOD	WHITE	INTACT		0.1	Negative
172	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR FRAME	WOOD	BEIGE	INTACT		0.02	Negative
173	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR	METAL	WHITE	INTACT		0	Negative
174	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR JAMB	WOOD	WHITE	INTACT		0.05	Negative
175	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	C	DOOR FRAME	WOOD	BEIGE	INTACT		0.02	Negative
176	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	SOFFIT	WOOD	BEIGE	INTACT		0	Negative
177	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	SOFFIT	WOOD	BEIGE	INTACT		0.1	Negative
178	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	FASCIA	WOOD	BEIGE	INTACT		0	Negative
179	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	FASCIA	WOOD	BEIGE	INTACT		0	Negative
180	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	GABLE	WOOD	BEIGE	INTACT		0.1	Negative
181	EXTERIOR	150 Lazy Way, Fairfield, TX	EXTERIOR	D	GABLE	WOOD	BEIGE	DETERIORATED		0.1	Negative
182		150 Lazy Way, Fairfield, TX		CALIBRATE						1	Positive

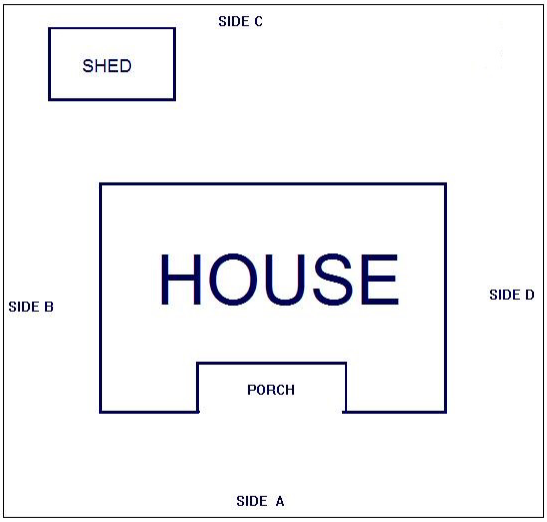
APPENDIX B
NOTES

150 Lazy Way Fairfield, TX 75840 HUD Property Case No.: 511-324957	
Construction Date	1972
Approximate Square Footage	1,936
Exterior Materials	Brick and Wood
Interior Materials	Drywall and wood
Windows	Metal
Floors	Wood, Vinyl, Carpet and Concrete

APPENDIX C
DRAWINGS



Property Sketch



APPENDIX D
PHOTOGRAPHS

Side A View



Side B View

150 Lazy Way
Fairfield, TX 75840
HUD Case No: 511-324957


Mar 16, 2026 11:49:55 AM

Side C View



Side D View



APPENDIX E
CERTIFICATIONS

Texas Department of State Health Services

BE IT KNOWN THAT

A & W ENVIRONMENTAL SERVICES LLP

is certified to perform as a

Lead Firm

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

Certification Number: 2110404

Expiration Date: 02/17/2028

Jennifer Shuford, MD, MPH, Commissioner of Health

Control Number: 7745

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

BE IT KNOWN THAT

MOHAMMAD ALAVI

is certified to perform as a

Lead Risk Assessor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

Certification Number: 2070687

Expiration Date: 12/12/2026

Jennifer Shuford, MD, MPH, Commissioner of Health

Control Number: 8328

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



NITON LLC

Certificate of Achievement

Mohammand Alavi

US PH Div of Federal Occupational Health

has successfully completed the Manufacturer's Training Course for the **NITON Spectrum Analyzer** and is now certified in radiation safety and monitoring, measurement technology, and machine maintenance of the **NITON XRF Spectrum Analyzer**.

(CHC's – The AIHA Awards 1 CM point, approval #3827)

A2121140571
Certificate Number

12/18/02 Dallas, TX
Date & Site of Course

Training Coordinator

Director of Training

APPENDIX F
PERFORMANCE CHARACTERISTIC SHEETS

Performance Characteristic Sheet

EFFECTIVE DATE: **September 24, 2004** **EDITION NO.: 1**

MANUFACTURER AND MODEL:

Make: *Niton LLC*
Tested Model: *XLp 300*
Source: ^{109}Cd
Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.
XLp 300A, XLp 301A, XLp 302A and XLp 303A.
XLi 700A, XLi 701A, XLi 702A and XLi 703A.
XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)

	All Data			Median for laboratory-measured lead levels (mg/cm^2)		
Substrate	25^{th} Percentile	Median	75^{th} Percentile	Pb < 0.25	0.25 ≤ Pb<1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

APPENDIX G
GLOSSARY

Abatement- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead-contaminated dust, and removal of lead-contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, monitoring. See also Complete Abatement and Interim Controls.

Accessible surface- Any protruding interior or exterior surface, such as an interior window sill, that a young child can mouth or chew.

Accreditation- A formal recognition that an organization, such as a laboratory, is competent to carry out specific tasks or types of tests.

Accredited laboratory- A laboratory that has been evaluated and approved by the National Lead Laboratory Accreditation Program (NLLAP) to perform lead measurement or analysis, usually over a specified period of time.

Apron- A trim board that is installed beneath a window sill

Area wells- Corrugated metal or concrete barrier walls installed around a basement window to hold back the earth

Attic access- An opening that is placed in the drywalled ceiling of a home providing access to the attic.

Attic Ventilators- In houses, screened openings provided to ventilate an attic space

Backing- Frame lumber installed between the wall studs to give additional support for drywall or an interior trim related item, such as handrail brackets, cabinets, and towel bars. In this way, items are screwed and mounted into solid wood rather than weak drywall that may allow the item to break loose from the wall. **Carpet backing** holds the pile fabric in place.

Balusters- Vertical members in a railing used between a top rail and bottom rail or the stair treads. Sometimes referred to as 'pickets' or 'spindles'.

Balustrade- The rail, posts and vertical balusters along the edge of a stairway or elevated walkway.

Bare soil- Soil not covered with grass, sod, some other similar vegetation, or paving, including the sand in sandboxes.

Barge board- A decorative board covering the projecting rafter (fly rafter) of the gable end. At the cornice, this member is a fascia board.

Base or baseboard- A trim board placed against the wall around the room next to the floor.

Basement window inserts- The window frame and glass unit that is installed in the window buck.

Base shoe- Molding used next to the floor on interior base board. Sometimes called a carpet strip.

Bat - A half-brick.

Batt - A section of fiber-glass or rock-wool insulation measuring 15 or 23 inches wide by four to eight feet long and various thickness'. Sometimes "faced" (meaning to have a paper covering on one side) or "unfaced" (without paper).

Batten- Narrow strips of wood used to cover joints or as decorative vertical members over plywood or wide boards.

Bay window- Any window space projecting outward from the walls of a building, either square or polygonal in plan.

Beam- A structural member transversely supporting a load. A structural member carrying building loads (weight) from one support to another. Sometimes called a "girder".

Bearing wall- A wall that supports any vertical load in addition to its own weight.

Bearing header- (a) A beam placed perpendicular to joists and to which joists are nailed in framing for a chimney, stairway, or other opening. (b) A wood lintel. (c) The horizontal structural member over an opening (for example over a door or window).

Bifold door- Doors that are hinged in the middle for opening in a smaller area than standard swing doors. Often used for closet doors.

Bipass doors- Doors that slide by each other and commonly used as closet doors.

Blocking- Small wood pieces to brace framing members or to provide a nailing base for gypsum board or paneling.

Blood lead threshold- Any blood level greater than or equal to 10 ug/dL as defined by the Centers for Disease Control and Prevention. See also Elevated Blood Lead level (EBL) child.

Brace- An inclined piece of framing lumber applied to wall or floor to strengthen the structure. Often used on walls as temporary bracing until framing has been completed.

Breaker panel- The electrical box that distributes electric power entering the home to each branch circuit (each plug and switch) and composed of circuit breakers.

Brick mold-Trim used around an exterior door jamb that siding butts to.

Brick tie- A small, corrugated metal strip @ 1" X 6"- 8" long nailed to wall sheeting or studs. They are inserted into the grout mortar joint of the veneer brick, and holds the veneer wall to the sheeted wall behind it.

Brick veneer- A vertical facing of brick laid against and fastened to sheathing of a framed wall or tile wall construction.

Building component: Any element of a building that may be painted or have dust on its surface, e.g. walls, stair treads, floors, railings, doors, window sills, etc.

By fold door- Doors that are hinged in the middle for opening in a smaller area than standard swing doors. Often used for closet doors.

By pass doors- Doors that slide by each other and commonly used as closet doors.

Cantilever- An overhang. Where one floor extends beyond and over a foundation wall. For example at a fireplace location or bay window cantilever. Normally, not extending over 2 feet.

Cap- The upper member of a column, pilaster, door cornice, molding, or fireplace.

Cap flashing- The portion of the flashing attached to a vertical surface to prevent water from migrating behind the base flashing.

Casement- Frames of wood or metal enclosing part (or all) of a window sash. May be opened by means of hinges affixed to the vertical edges.

Casement Window- A window with hinges on one of the vertical sides and swings open like a normal door

Casing- Wood trim molding installed around a door or window opening.

Celotex ™- Black fibrous board that is used as exterior sheething.

Ceiling joist- One of a series of parallel framing members used to support ceiling loads and supported in turn by larger beams, girders or bearing walls. Also called roof joists.

Cement- The gray powder that is the "glue" in concrete. Portland cement. Also, any adhesive.

Ceramic tile- A man-made or machine-made clay tile used to finish a floor or wall. Generally used in bathtub and shower enclosures and on counter tops.

Certification- The process of testing and evaluating against certain specifications the competence of a person, organization, or other entity in performing a function or service, usually for a specified period of time.

Certified- The designation for contractors who have completed training and other requirements to allow them to safely undertake risk assessments, inspections, or abatement work. Risk assessors, inspectors, and abatement contractors should be certified by the appropriate local, State or Federal agency.

Chair rail- Interior trim material installed about 3-4 feet up the wall, horizontally.

Chalking- The photo-oxidation of paint binders – usually due to weathering – that causes a powder to form on the film surface.

Chase- A framed enclosed space around a flue pipe or a channel in a wall, or through a ceiling for something to lie in or pass through.

Chewed surface- Any painted surface that shows evidence of having been chewed or mouthed by a young child. A chewed surface is usually a protruding, horizontal part of a building, such as an interior window sill. See also Accessible surface.

Chip Board- A manufactured wood panel made out of 1"- 2" wood chips and glue. Often used as a substitute for plywood in the exterior wall and roof sheathing. Also called OSB (Oriented Strand Board) or wafer board.

Cleaning- The process of using a HEPA vacuum and wet cleaning agents to remove leaded dust; the process includes the removal of bulk debris from the work area. OSHA prohibits the use of compressed air to clean lead-contaminated dust from a surface.

Clearance examination- Visual examination and collection of environmental samples by an inspector or risk assessor and analysis by an accredited laboratory upon completion of an abatement project, interim control interventions, or maintenance job that disturbs lead-based paint (or paint suspected of being lead-based). The clearance examination is performed to ensure that lead exposure levels do not exceed standards established by the EPA administrator pursuant to Title IV of the Toxic Substances Control Act, and that any cleaning following such work adequately meets those standards.

Clearance examiner- A person who conducts clearance examinations following lead-based paint hazard control and cleanup work, usually a certified risk assessor or a certified inspector.

Code of Federal Regulations (CFR)- The codification of the regulations of Federal agencies.

Column- A vertical structural compression member which supports loads.

Complete abatement- Abatement of all lead-based paint inside and outside a dwelling or building and reduction of any lead-contaminated dust or soil hazards. All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, reevaluation and on-going monitoring. See also Abatement.

Concrete- The mixture of Portland cement, sand, gravel, and water. Used to make garage and basement floors, sidewalks, patios, foundation walls, etc. It is commonly reinforced with steel rods (rebar) or wire screening (mesh).

Concrete block - A hollow concrete 'brick' often 8" x 8" x 16" in size.

Concrete board - A panel made out of concrete and fiberglass usually used as a tile backing material.

Conduit, electrical- A pipe, usually metal, in which wire is installed.

Containment- A process to protect workers and the environment by controlling exposures to the lead-contaminated dust and debris created during abatement.

Corbel- The triangular, decorative and supporting member that holds a mantel or horizontal shelf.

Corner bead- A strip of formed sheet metal placed on outside corners of drywall before applying drywall 'mud'.

Corner boards- Used as trim for the external corners of a house or other frame structure against which the ends of the siding are finished.

Corner braces- Diagonal braces at the corners of the framed structure designed to stiffen and strengthen the wall.

Cornice- Overhang of a pitched roof , usually consisting of a fascia board, a soffit and appropriate trim moldings.

Counter flashing- A metal flashing usually used on chimneys at the roofline to cover shingle flashing and used to prevent moisture entry.

Cove molding- A molding with a concave face used as trim or to finish interior corners.

Crawl space- A shallow space below the living quarters of a house, normally enclosed by the foundation wall and having a dirt floor.

Cross Tee- Short metal "**T**" beam used in suspended ceiling systems to bridge the spaces between the main beams.

Crown molding- A molding used on cornice or wherever an interior angle is to be covered, especially at the roof and wall corner.

Damper- A metal "door" placed within the fireplace chimney. Normally closed when the fireplace is not in use.

Deteriorated lead-based paint- Any lead-based paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligatoring, cracking, or otherwise becoming separated from the substrate.

Doorjamb, interior- The surrounding case into which and out of which a door closes and opens. It consists of two upright pieces, called side jambs, and a horizontal head jamb. These 3 jambs have the "door stop" installed on them.

Door stop- The wooden style that the door slab will rest upon when it's in a closed position.

Dormer- An opening in a sloping roof, the framing of which projects out to form a vertical wall suitable for windows or other openings.

Downspout- A pipe, usually of metal, for carrying rainwater down from the roof's horizontal gutters.

Drip cap- A molding or metal flashing placed on the exterior topside of a door or window frame to cause water to drip beyond the outside of the frame.

Drywall (or Gypsum Wallboard (GWB), Sheet rock or Plasterboard)- Wall board or gypsum- A manufactured panel made out of gypsum plaster and encased in a thin cardboard. Usually 1/2" thick and 4' x 8' or 4' x 12' in size. The panels are nailed or screwed onto the framing and the joints are taped and covered with a 'joint compound'. 'Green board' type drywall has a greater resistance to moisture than regular (white) plasterboard and is used in bathrooms and other "wet areas".

Ducts- The heating system. Usually round or rectangular metal pipes installed for distributing warm (or cold) air from the furnace to rooms in the home. Also a tunnel made of galvanized metal or rigid fiberglass, which carries air from the heater or ventilation opening to the rooms in a building.

Dura board, dura rock- A panel made out of concrete and fiberglass usually used as a ceramic tile backing material. Commonly used on bathtub decks. Sometimes called Wonder board

Dust removal- A form of interim control that involves initial cleaning followed by periodic monitoring and recleaning, as needed. Depending on the severity of lead-based paint hazards, dust removal may be the primary activity or just one element of a broader control effort.

Eaves- The horizontal exterior roof overhang.

Elevated Blood Lead level (EBL) child- A child who has a blood level greater than or equal to 20 ug/dL or a persistent 15 ug/dL. See also Blood lead threshold.

Encapsulation- Any covering or coating that acts as a barrier between lead-based paint and the environment, the durability of which relies on adhesion and the integrity of the existing bonds between multiple layers of paint and between the paint and the substrate. See also Enclosure.

Enclosure- The use of rigid, durable construction materials that are mechanically fastened to the substrate to act as a barrier between the lead-based paint and the environment.

Escutcheon- An ornamental plate that fits around a pipe extending through a wall or floor to hide the cut out hole

Evaluation- Risk assessment, paint inspection, reevaluation, investigation, clearance examination, or risk assessment screen.

Exterior work area- For lead hazard control work, the exterior work area includes any exterior building components, such as a porch or stairway; the safety perimeter; and access barriers.

Facing brick- The brick used and exposed on the outside of a wall. Usually these have a finished texture.

Fascia- Horizontal boards attached to rafter/truss ends at the eaves and along gables. Roof drain gutters are attached to the fascia.

Flue- Large pipe through which fumes escape from a gas water heater, furnace, or fireplace.

Friction surface- Any interior or exterior surface, such as a window or stair tread, subject to abrasion or friction.

Gable- The end, upper, triangular area of a home, beneath the roof.

Gyp board- Drywall. Wall board or gypsum- A panel (normally 4' X 8', 10', 12', or 16')made with a core of Gypsum (chalk-like) rock, which covers interior walls and ceilings.

Header- (a) A beam placed perpendicular to joists and to which joists are nailed in framing for a chimney, stairway, or other opening. (b) A wood lintel. (c) The horizontal structural member over an opening (for example over a door or window).

Hearth- The fireproof area directly in front of a fireplace. The inner or outer floor of a fireplace, usually made of brick, tile, or stone.

Hip- A roof with four sloping sides. The external angle formed by the meeting of two sloping sides of a roof.

Hip roof- A roof that rises by inclined planes from all four sides of a building.

H V A C- An abbreviation for **H**eat, **V**entilation, and **A**ir **C**onditioning

Impact surface- An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact.

Inspection (of paint)- A surface-by-surface investigation to determine the presence of lead-based paint (in some cases including dust and soil sampling) and a report of the results.

Insulation board, rigid- A structural building board made of coarse wood or cane fiber in ½- and 25/32-inch thickness. It can be obtained in various size sheets and densities.

Interim controls- A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include specialized cleaning, repairs, maintenance, painting, temporary containment, and management and resident education programs. Monitoring, conducted by owners, and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land-use controls. See also Monitoring, Reevaluation, and Abatement.

Interior window sill- The portion of the horizontal window ledge that protrudes into the interior of the room, adjacent to the window sash when the window is closed; often called the window stool.

Jamb- The side and head lining of a doorway, window, or other opening. Includes studs as well as the frame and trim.

Joint- The location between the touching surfaces of two members or components joined and held together by nails, glue, cement, mortar, or other means.

Joist- Wooden 2 X 8's, 10's, or 12's that run parallel to one another and support a floor or ceiling, and supported in turn by larger beams, girders, or bearing walls

Laminated shingles - Shingles that have added dimensionality because of extra layers or tabs, giving a shake-like appearance. May also be called "architectural shingles" or "three-dimensional shingles."

Lath- A building material of narrow wood, metal, gypsum, or insulating board that is fastened to the frame of a building to act as a base for plaster, shingles, or tiles.

Lattice- An open framework of criss-crossed wood or metal strips that form regular, patterned spaces.

Lead- Lead includes metallic lead and inorganic and organic compounds of lead.

Lead-based paint- Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm2 as measured by XRF or laboratory analysis, or 0.5 percent by weight (5000 ug/g, 5000 ppm, or 5000 mg/kg) as measured by laboratory analysis.

Lead-based paint hazard- A condition in which exposure to lead from lead-contaminated dust, lead-contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA Administrator under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, deteriorated lead-based paint, leaded dust levels above applicable standards, and bare leaded soil above applicable standards.

Lead-based paint hazard control- Activities to control and eliminate lead-based paint hazards, including interim controls, abatement, and complete abatement.

Lead-contaminated dust- Surface dust in residences that contains an area or mass concentration of lead in excess of the standard established by the EPA Administrator, pursuant to Title IV of the Toxic Substances Control Act. Until the EPA standards are set, the HUD-recommended clearance and risk assessment standards for leaded dust are 100 ug/ft^2 on floors, 500 ug/ft^2 on interior window sills, and 800

ug/ft^2 on window troughs. The recommended standard for lead hazard screens for floors is 50 ug/ft^2 and for window troughs is 400 ug/ft^2.

Lead-contaminated soil- Bare soil on residential property that contains lead in excess of the standard established by the EPA Administrator, pursuant to Title IV of the Toxic Substances Control Act. The HUD-recommended standard and interim EPA guidance is 400 ug/g for high-contact play areas and 2,000 ug/g in other bare areas of the yard. Soil contaminated with lead at levels greater than or equal to 5,000 ug/g should be abated by removal or paving.

Lead-free dwelling- A lead-free dwelling contains no lead-based paint and has interior dust and exterior soil lead levels below the applicable HUD and EPA standards.

Licensed- Holding a valid license or certification issued by EPA or by an EPA-approved State program pursuant to Title IV of the Toxic Substances Control Act. The license is based on certification for lead-based paint hazard control work. See also Certified.

Louver- A vented opening into the home that has a series of horizontal slats and arranged to permit ventilation but to exclude rain, snow, light, insects, or other living creatures.

Maintenance- Work intended to maintain adequate living conditions in a dwelling, which has the potential to disturb lead-based paint or paint that is suspected of being lead-based.

Mantel- The shelf above a fireplace opening. Also used in referring to the decorative trim around a fireplace opening.

Masonry- Stone, brick, concrete, hollow-tile, concrete block, or other similar building units or materials. Normally bonded together with mortar to form a wall.

Mastic- A pasty material used as a cement (as for setting tile) or a protective coating (as for thermal insulation or waterproofing)

Mg- Milligram; 1/1,1000 of a gram.

Microgram- see ug.

Milligram- see Mg.

Molding- A wood strip having an engraved, decorative surface.

Monitoring- Surveillance to determine (1) that known or suspected lead-based paint is not deteriorating; (2) that lead-based paint hazard controls, such as paint stabilization, enclosure, or encapsulation have not failed, (3) that structural problems do not threaten the integrity of hazard controls or of known or suspected lead-based paint, and (4) that dust lead levels have not risen above applicable levels.

Mortar- A mixture of cement (or lime) with sand and water used in masonry work.

Mullion- A vertical divider in the frame between windows, doors, or other openings.

Muntin- A small member which divides the glass or openings of sash or doors.

Natural finish- A transparent finish which does not seriously alter the original color or grain of the natural wood. Natural finishes are usually provided by sealers, oils, varnishes, water repellent preservatives, and other similar materials.

Newel post- The large starting post to which the end of a stair guard railing or balustrade is fastened.

Oriented Strand Board or OSB- A manufactured 4' X 8' wood panel made from 1"- 2" wood chips and glue. Often used as a substitute for plywood.

Overhang- Outward projecting eave-soffit area of a roof; the part of the roof that hangs out or over the outside wall. See also Cornice.

Paint film stabilization- The process of wet scraping, priming, and repainting surfaces coated with deteriorated lead-based paint; paint film stabilization includes cleanup and clearance.

Paint removal- An abatement strategy that entails the removal of lead-based paint from surfaces. For lead-hazard control work, this can mean using chemicals, heat guns below 1,100 ‘F, and certain contained abrasive methods. Open flame burning, open abrasive blasting, and extensive dry scraping are prohibited paint removal methods.

Panel- A thin flat piece of wood, plywood, or similar material, framed by stiles and rails as in a door (or cabinet door), or fitted into grooves of thicker material with molded edges for decorative wall treatment.

Parting stops or strip- A small wood piece used in the side and head jambs of double hung windows to separate the upper sash from the lower sash.

Particle board- Plywood substitute made of course sawdust that is mixed with resin and pressed into sheets. Used for closet shelving, floor underlayment, stair treads, etc.

Partition- A wall that subdivides spaces within any story of a building or room.

Plenum- The main hot-air supply duct leading from a furnace.

Plywood- A panel (normally 4' X 8') of wood made of three or more layers of veneer, compressed and joined with glue, and usually laid with the grain of adjoining plies at right angles to give the sheet strength.

Portland cement- Cement made by heating clay and crushed limestone into a brick and then grinding to a pulverized powder state.

Pressure-treated wood- Lumber that has been saturated with a preservative.

Quarry tile- A man-made or machine-made clay tile used to finish a floor or wall. Generally 6" X 6" X 1/4" thick .

Quarter round- A small trim molding that has the cross section of a quarter circle.

Rafter- Lumber used to support the roof sheeting and roof loads. Generally, 2 X 10's and 2 X 12's are used. The rafters of a flat roof are sometimes called roof joists.

Rake fascia- The vertical face of the sloping end of a roof eave.

Reevaluation- In lead hazard control work, the combination of a visual assessment and collection of environmental samples performed by a certified risk assessor to determine if a previously implemented lead-based paint hazard control measure is still effective and if the dwelling remains lead-safe.

Register- A grill placed over a heating duct or cold air return.

Renovation- Work that involves construction and/or home or building improvement measures such as window replacement, weatherization, remodeling, and repainting.

Replacement- A strategy of abatement that entails the removal of building components coated with lead-based paint (such as windows, doors, and trim) and the installation of new components free of lead-based paint.

Retaining wall- A structure that holds back a slope and prevents erosion.

Riser- Each of the vertical boards closing the spaces between the treads of stairways.

Risk assessment- An onsite investigation of a residential dwelling to discover any lead-based paint hazard. Risk assessments include an investigation of the age, history, management, and maintenance of the dwelling, and the number of children under age 6 and women of child-bearing age who are residents; a visual assessment; limited environmental sampling (i.e., collection of dust wipe samples, soil samples, and deteriorated paint samples); and preparation of a report identifying acceptable abatement and interim control strategies based on specific conditions.

Risk assessor- A certified individual who has completed training with an accredited training program and who has been certified to (1) perform risk assessments, (2) identify acceptable abatement and interim control strategies for reducing identified lead-based paint hazards, (3) perform clearance testing and reevaluations, and (4) document the successful completion of lead-based paint hazard control activities.

Shake- A wood roofing material, normally cedar or redwood. Produced by splitting a block of the wood along the grain line. Modern shakes are sometimes machine sawn on one side. See shingle.

Shed roof- A roof containing only one sloping plane.

Sheet rock- Drywall-Wall board or gypsum- A manufactured panel made from gypsum plaster and encased in a thin cardboard. Usually 1/2" thick and 4' x 8' or 4' x 12' in size. The 'joint compound'. 'Green board' type drywall has a greater resistance to moisture than regular (white) plasterboard and is used in bathrooms and other "wet areas".

Shim- A small piece of scrap lumber or shingle, usually wedge shaped, which when forced behind a furring strip or framing member forces it into position. Also used when installing doors and placed between the door jamb legs and 2 X 4 door trimmers. Metal shims are wafer 1 1/2" X 2" sheet metal of various thickness' used to fill gaps in wood framing members, especially at bearing point locations.

Shingles- Roof covering of asphalt. asbestos, wood, tile, slate, or other material cut to stock lengths, widths, and thicknesses.

Shingles, siding- Various kinds of shingles, used over sheathing for exterior wall covering of a structure.

Shutter- Usually lightweight louvered decorative frames in the form of doors located on the sides of a window. Some shutters are made to close over the window for protection.

Siding- The finished exterior covering of the outside walls of a frame building.

Sill- (1) The 2 X 4 or 2 X 6 wood plate framing member that lays flat against and bolted to the foundation wall (with anchor bolts) and upon which the floor joists are installed. Normally the sill plate is treated lumber. (2) The member forming the lower side of an opening, as a door sill or window sill.

SMSlight- A more or less horizontal window located on the roof of a building.

Slab, concrete- Concrete pavement, i.e., driveways, garages, and basement floors.

Slab, door- A rectangular door without hinges or frame.

Soffit- The area below the eaves and overhangs. The underside where the roof overhangs the walls. Usually the underside of an overhanging cornice.

Stair landing- A platform between flights of stairs or at the termination of a flight of stairs. Often used when stairs change direction. Normally no less than 3 ft. X 3 ft. square.

Stile- An upright framing member in a panel door.

Stool- The flat molding fitted over the window sill between jambs and contacting the bottom rail of the lower sash.

Stops- Moldings along the inner edges of a door or window frame. Also, valves used to shut off water to a fixture.

Storm sash or storm window-. An extra window usually placed outside of an existing one, as additional protection against cold weather.

String, stringer- A timber or other support for cross members in floors or ceilings. In stairs, the supporting member for stair treads. Usually, a 2 X 12 inch plank notched to receive the treads

Stucco- Refers to an outside plaster finish made with Portland cement as its base.

Stud- A vertical wood framing member, also referred to as a wall stud, attached to the horizontal sole plate below and the top plate above. Normally 2 X 4's or 2 X 6's, 8' long (sometimes 92 5/8"). One of a series of wood or metal vertical structural members placed as supporting elements in walls and partitions.

Subfloor- The framing components of a floor to include the sill plate, floor joists, and deck sheeting over which a finish floor is to be laid.

Substrate- A surface on which paint, varnish, or other coating has been applied or may be applied. Examples of substrates include wood, plaster, metal, and drywall.

Suspended ceiling- A ceiling system supported by hanging it from the overhead structural framing.

Terra cotta- A ceramic material molded into masonry units.

Testing combination- A unique surface to be tested that is characterized by the room equivalent, component, and substrate.

Test location- A specific area on a testing combination where XRF instruments will test for lead-based paint.

Threshold- The bottom metal or wood plate of an exterior door frame. Generally, they are adjustable to keep a tight fit with the door slab.

Tread- The walking surface board in a stairway on which the foot is placed.

Treated lumber- A wood product which has been impregnated with chemical pesticides such as CCA (Chromated Copper Arsenate) to reduce damage from wood rot or insects. Often used for the portions of a structure which are likely to be in contact with soil and water. Wood may also be treated with a fire retardant.

Treatment- In residential lead-based paint hazard control work, any method designed to control lead-based paint hazards. Treatment includes interim controls, abatement, and removal.

Trim- Interior- The finish materials in a building, such as moldings applied around openings (window trim, door trim) or at the floor and ceiling of rooms (baseboard, cornice, and other moldings). Also, the physical work of installing interior doors and interior woodwork, to include all handrails, guardrails, stair way balustrades, mantles, light boxes, base, door casings, cabinets, countertops, shelves, windowsills and aprons, etc. **Exterior**- The finish materials on the exterior building, such as moldings applied around

openings (window trim, door trim), siding, windows, exterior doors, attic vents, crawl space vents, shutters, etc. Also, the physical work of installing these materials.

Ug- Micrograms. The prefix micro means 1/1,000,000 (or one-millionth); a microgram is 1/1,000,000 of a gram and 1/1,000 or a milligram.

Veneer- Extremely thin sheets of wood. Also a thin slice of wood or brick or stone covering a framed wall.

Vent- A pipe or duct which allows the flow of air and gasses to the outside. Also, another word for the moving glass part of a window sash, i.e. window vent.

Wafer board - A manufactured wood panel made out of 1"- 2" wood chips and glue. Often used as a substitute for plywood in the exterior wall and roof sheathing.

Water board- Water resistant drywall to be used in tub and shower locations. Normally green or blue colored

Window frame- The stationary part of a window unit; window sash fits into the window frame.

Window sash- The operating or movable part of a window; the sash is made of window panes and their border.

Window sill- See Interior window sill.

Window trough- For a typical double-hung window, the portion of the exterior window sill between the exterior window sill between the interior window sill (or stool) and the frame of the storm window. If there is no storm window, the window trough is the area that receives both the upper and lower window sashes when they are both lowered. Sometimes inaccurately called the window "well." See also Window well.

Window well- The space that provides exterior access and/or light to a window that is below grade, i.e., below the level of the surrounding earth or pavement.

XRF analyzer- An instrument that determines lead concentration in milligrams per square centimeter (mg/cm^2) using the principle of x-ray fluorescence (XRF). For lead-based paint inspections, the term XRF analyzer only refers to portable instruments manufactured to analyze paint, and does not refer to laboratory-grade units or portable instruments designed to analyze soil.

Building component terms from **www.HomeBuildingManual.com**; other terms from the Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 1997)