Limited Lead-Based Paint Survey

Pine Richland School District
702 Warrendale Road
Gibsonia, Pennsylvania 15044

Prepared for

Pine Richland School District
702 Warrendale Road
Gibsonia, Pennsylvania 15044

Prepared by

Professional Service Industries, Inc.
850 Poplar Street
Pittsburgh, Pennsylvania 15220

PSI Project #08163144-14 pb

February 5, 2019

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February 5, 2019

Pine-Richland School District
702 Warrendale Rd
Gibsonia, PA 15044
Attn: Mr. Gary Zang
Facilities Director

Subject: **Report of Limited Lead-Based Paint Survey**
Pine Richland School District
Elementary & Middle Schools
PSI Project No. 08163144-14

Dear Mr. Zang:

Per your request, Professional Service Industries, Inc. (PSI) has performed limited lead-based paint sampling in twenty locations throughout the Middle and Elementary Schools. The sampling was conducted on December 7, 2018.

PSI thanks you for choosing us as your consultant for this project. Please contact us at 412-922-4001 x383 if you have any questions or we may be of further service.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Michael Kopar
Project Manager

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1 INTRODUCTION

Professional Service Industries, Inc. (PSI) has conducted limited lead-based paint sampling of structural components within the Middle and Elementary Schools at the Pine Richland School District. The limited lead-based paint survey was completed at the verbal request of Mr. Gary Zang, Director of Facilities.

1.1 AUTHORIZATION AND ACCESS

PSI was given authorization to conduct the limited lead-paint screening by Mr. Gary Zang, Facilities Manager for the Pine-Richland School District referencing PSI Proposal 0816-230333.

Access to the site was provided by Mr. Zang. Mr. Zang also escorted PSI during the limited assessment.

1.2 DESCRIPTION OF SURVEY AREA

This project included the following buildings:

- Middle School
- Wexford Elementary
- Richland Elementary
- Hance Elementary

1.3 PURPOSE OF SURVEY

The scope of work for the limited lead-containing paint chip survey included the collection of paint chip samples from accessible and exposed interior and exterior painted building components from the subject building. Paint chip samples were collected to provide the client with a general idea of the potential presence of lead-containing paint. The sampling was not intended to be an exhaustive survey of all paints in the building, but a representation of the type of materials and components painted with lead-containing paint.

This limited survey was not intended to meet the strict requirements of the U.S. Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), the U.S. Department of Housing and Urban Development (HUD), or State regulatory requirements, except for licensing (if applicable).

1.4 USE BY THIRD PARTIES

This report was prepared pursuant to the contract PSI has with the Pine-Richland School District. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its

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client, reliance or any use of this report by anyone other than the Pine Richland School District, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to PSI's contract with the One Richland School District. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Third party reliance letters may be issued on request and upon payment of the, then current fee for such letters. All third parties relying on PSI's reports, by such reliance, agree to be bound by the proposal and PSI's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

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2 METHODOLOGY

PSI requested from the client and, if provided, reviewed any prior lead-based paint inspection or survey reports, abatement records, or building specifications/drawings concerning the area to be surveyed. If such documentation was made available, PSI used this information to further focus the limited survey, if possible, and determined the year of the construction of the building(s) or area(s) surveyed.

2.1 WALK-THROUGH

PSI performed a walk-through of the survey area and documented, client designated, single-colored painted surfaces.

2.2 FIELD SURVEY AND SAMPLING

A visual assessment of the subject area was conducted by PSI's Inspector, of areas that were accessible and exposed. Following the walk-through, the inspector sampled the identified painted components for lead-based paint by collecting 'paint chips'. Testing was conducted on representative painted materials throughout the various areas. Test locations were chosen to be representative of the testing combination.

An area of approximately 1-2 square inches was extracted from coated components down to but not including the substrate. Chip samples were labeled with a unique identification number and placed in a sealed container for analysis.

PSI was not responsible for restoration, patching, repair, or painting surfaces or substrates following paint-chip sample collection. The client was advised that surfacing and finish material would be damaged if paint-chip samples were collected and PSI assumes no responsibility or liability for the repair of these damaged areas.

The paint chip samples were analyzed by flame Atomic Absorption (AA) in accordance with method EPA SW-846 7000B. The analysis was performed by PSI's American Industrial Hygiene Association (AIHA), Environmental Lead Laboratory Accreditation Program (ELLAP) accredited laboratory (AIHA #100373) in Pittsburgh, PA.

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3 FINDINGS

3.1 SAMPLING RESULTS

A total of twenty (20) paint chip samples were collected as part of the limited survey. Four (4) of the samples contained measurable concentrations of lead paint, and one (1) of the samples (MS-P6) is considered to be LBP per EPA and HUD standards. All of the other painted surfaces not tested in the subject building should be assumed to contain lead.

Following is a listing of the suspect lead paint sampled at the site, and the results of the laboratory analysis:

Sample #	Component	Substrate	Color	Location	% Pb by Weight
MS-P1	Wall	Drywall	Beige	Hall outside office in kitchen	<0.017
MS-P2	Door frame	Metal	Brown	1957 electrical room	<0.030
MS-P3	Wall	Plaster	Beige	1957 electrical room	0.13
MS-P4	Door frame	Metal	Brown	1968 c wing conf. rm.	<0.018
MS-P5	Wall	Plaster	White	1968 c wing conf. rm.	0.066
MS-P6	Beam	Metal	Rust	1997 custodial closet	**8.0**
Wex-P1	Wall	Drywall	White	1958 Room B116	<0.020
Wex-P2	Door	Wood	White	1998 custodial closet adj. to B107	<0.024
Wex-P3	Wall	Drywall	White	C104	<0.015
Rich-P1	Ceiling	Metal	Yellow	Room 002	<0.018
Rich-P2	Door frame	Metal	Green	Storage across from G004	<0.020
Rich-P3	column	Metal	Blue	Outside Comp rm.	<0.026
Rich-P4	Platform	Wood	Green	Water fountain near J103	<0.021
Rich-P5	Wall	Plaster	Yellow	J103	<0.014
Han-P1	Door	Metal	Red/brown	Closet across from library	0.16
Han-P2	Wall	Drywall	White	1957 closet	<0.022
Han-P3	Floor	Concrete	Green	1957 janitor's closet	<0.016
Han-P4	Wall	Drywall	White	2001 MDF room	<0.020
Han-P5	Wall	Drywall	White	1971 Room 120	<0.026
Han-P6	Pillar	Metal	Green	Pillar at entrance	<0.017

EPA & HUD – 0.5% Pb by weight
OSHA – any amount of lead

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3.2 REGULATIONS AND RECOMMENDATIONS

The only current Regulatory Standard for the definition of a Lead-Based Paint (LBP) is the "Federal Action Level" from the U.S. Department of Housing & Urban Development (HUD), "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing", 1997 Revision. The "Federal Action Level" for a paint chip is 0.5% by weight.

The Occupational Safety & Health Administration (OSHA) does not define the amount of lead in paint to a regulatory requirement; rather the activities or task define when the regulation is in effect. Both Federal and state standards use the term "trigger task" activities. In the work place, employers must make certain assumptions of the exposure levels and comply with the regulations based on the level of disturbance rather than the lead level. The industry has interpreted this to mean that any detectable amount of lead is regulated. For example, employees who perform trigger tasks (such as manual demolition) are required to receive employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities.

In addition, there are standard work practices required such as the use of wet methods and HEPA vacuums. Therefore, in order to satisfy OSHA requirements, worker protection and monitoring may be required for work activities that disturb paints that contain lead in any amount. In accordance with the OSHA Construction Standard for Lead (29 CFR 1926.62), it is the contractors' responsibility to protect their workers when an employee may be occupationally exposed to lead.

In addition, if painted materials are to be disposed off-site, they should be tested to determine if the lead in the paint is at a level considered to be a hazardous waste. This testing consists of a toxicity characteristic leaching procedure (TCLP) test.

3.3 WARRANTY

This was a limited sampling of only certain defined areas. Professional Service Industries (PSI), Inc., warrants that the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

No limited survey can wholly eliminate uncertainty regarding the potential for leaded paint or leaded paint hazards in connection with the property. The limited survey was intended to provide information regarding lead-based paints in the surveyed area. Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual survey of the property, or a portion thereof, except where otherwise explicitly indicated. The methodologies can include reviewing information provided by other sources. PSI treats information obtained from the document reviews and/or interviews concerning the property as reliable. Therefore, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

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The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and/or exposed suspect ACM existing in the defined surveyed area at the time of the inspection. Test results are valid only for the material tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the study or which were not apparent during the site visit. This inspection covered only those areas which were exposed and/or physically accessible to the Inspector. The study is also limited to the information available from the client at the time it was conducted.

No other warranties are implied or expressed.

We appreciate the opportunity to provide our services on this project and would be pleased to continue our role as your consultant for future projects. If we can be of any assistance, or if you have any questions regarding this report, please feel free to contact me at (412) 922-4001 x 383.

Sincerely Yours,
PROFESSIONAL SERVICE INDUSTRIES, INC.

Michael Kopar
Project Manager

Attachments:
Lead Paint Chip Sample Analysis
Lead Paint Chip Bulk Sample Log/Chain of Custody

ATTACHMENT

LABORATORY ANALYTICAL REPORT & CHAIN-OF-CUSTODY

PSI Information To Build On
Engineering • Consulting • Testing

Analytical Report
Analysis of Paint for Lead Determination

TESTED FOR: **PSI, Inc.**
850 Poplar Street
Pittsburgh, PA 15220
Attn: Mike Kopar

Project ID: **08163144-14**
Pine-Richland

Date Received: **12/10/2018** **Date Analyzed:** **12/17/2018** **Date of Issue:** **12/17/2018**

Analyst: Keith Potts **Work Order:** 1812192 **Page:** 1 of 2

Lab Sample #	Client Sample #	% Lead by Weight	Reporting Limit % Lead by Weight
001A	MS-P1	< 0.017	0.017
002A	MS-P2	< 0.030	0.030
003A	MS-P3	0.13	0.026
004A	MS-P4	< 0.018	0.018
005A	MS-P5	0.066	0.025
006A	MS-P6	8.0	0.021
007A	WEX-P1	< 0.020	0.020
008A	WEX-P2	< 0.024	0.024
009A	WEX-P3	< 0.015	0.015
010A	RICH-P1	< 0.018	0.018
011A	RICH-P2	< 0.020	0.020
012A	RICH-P3	< 0.026	0.026
013A	RICH-P4	< 0.021	0.021
014A	RICH-P5	< 0.014	0.014
015A	HAN-P1	0.16	0.027
016A	HAN-P2	< 0.022	0.022
017A	HAN-P3	< 0.016	0.016
018A	HAN-P4	< 0.020	0.020
019A	HAN-P5	< 0.026	0.026

Analytical & Prep Method PSI WI-506 mod. EPA SW846 7000B, Rev 2, 2007
PSI WI-502 mod. EPA SW846 3050B, Rev 2, 1996

Analysis was performed by flame AA using a PE AAnalyst 400.

Reporting limit = 30µg Pb per representative subsample.

Results are based on a representative subsample of the total sample submitted by the client.

AIHA-LAP, LLC #100373; NYELAP ID #10930; CA Lab ID #2377.

Unless otherwise noted, all samples were acceptable upon receipt.

Sample results are not corrected for blanks.

All quality control sample results are within the acceptance range, unless noted.

All results are calculated using dry weight and based on 2 significant figures. Results relate only to items tested.

Client submitted data is the determining factor in the accuracy of calculated results.

The attached Chain of Custody is incorporated into and becomes a part of the final report.

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Respectfully submitted,
PSI, Inc.

Cathy McNamee

Approved Signatory
Cathy McNamee

PSI Information To Build On
Engineering • Consulting • Testing

Analytical Report
Analysis of Paint for Lead Determination

TESTED FOR: **PSI, Inc.**
850 Poplar Street
Pittsburgh, PA 15220
Attn: Mike Kopar

Project ID: **08163144-14**
Pine-Richland

Date Received: **12/10/2018** **Date Analyzed:** **12/17/2018** **Date of Issue:** **12/17/2018**

Analyst: Keith Potts **Work Order:** 1812192 **Page:** 2 of 2

Lab Sample #	Client Sample #	% Lead by Weight	Reporting Limit % Lead by Weight
020A	HAN-P6	< 0.017	0.017

Analytical & Prep Method PSI WI-506 mod. EPA SW846 7000B, Rev 2, 2007
PSI WI-502 mod. EPA SW846 3050B, Rev 2, 1996

Analysis was performed by flame AA using a PE AAnalyst 400.

Reporting limit = 30µg Pb per representative subsample.

Results are based on a representative subsample of the total sample submitted by the client.

AIHA-LAP, LLC #100373; NYELAP ID #10930; CA Lab ID #2377.

Unless otherwise noted, all samples were acceptable upon receipt.

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Respectfully submitted,
PSI, Inc.

Cathy McNamee

Approved Signatory
Cathy McNamee

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Total Quality. Assured.

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PAINT CHIP SAMPLE FORM

PROJECT NO.: 08163144-14 DATE: 12/7/18

PROJECT NAME: Pnc-Richland INSPECTOR: M. Kopar

SITE ADDRESS: _____

_____

KEY (SUBSTRATE TYPE): M = Metal C = Concrete W = Wood
P = Plaster D = Drywall B = Brick

SAMPLE NUMBER	SUBSTRATE TYPE	PAINT COLOR	SAMPLE LOCATION	% LEAD BY WEIGHT
MS-P1	D	Beige	Hall outside office in Kitchen	
P2	M	Brown	1957. Door frame Electrical Rm	
P3	P	Beige	1957. Electrical Room	
P4	M	Brown	1968. C Wing Conf. Rm door frame	
P5	P	White	1968 - C Wing Conf Rm	
P6	M	Rust	1997. Custodial closet Beam	
WEX-P1	D	White over green	B116 - 1958 Addition	
P2	W	White	1998 - Cust. closet adj to B107	
P3	D	White	C104 Wall	
Rich-P1	M	Yellow	Ceiling Rm 002	
P2	M	Green	Door frame - Storage across C004	
P3	M	Blue	Column - outside Computer Rm	
P4	W	Green	Water fountain platform - J103	
P5	P	Yellow	J103 Wall	

COMMENTS: Standard TAT

INSPECTOR SIGNATURE: _____

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intertek PSI
Total Quality. Assured.

1812192 2 of 2

PAINT CHIP SAMPLE FORM

PROJECT NO.: 0816144-14 DATE: 12-7-18

PROJECT NAME: Pine-Richland INSPECTOR: M-Kopar

SITE ADDRESS: _____

_____

KEY (SUBSTRATE TYPE): M = Metal C = Concrete W = Wood
P = Plaster D = Drywall B = Brick

SAMPLE NUMBER	SUBSTRATE TYPE	PAINT COLOR	SAMPLE LOCATION	% LEAD BY WEIGHT
HAN-P1	M	Red/brown	Metal door - Janitor's closet across from Library	
P2	D	White	Janitors closet - 1957	
P3	Floor-Conc.	Green	Paint on floor in J.C. (1957)	
P4	D	white	2001 - MDF Room	
P5	D	White	1971 - Rm 120	
P6	M	Green	Pillar @ entrance (outside 302)	

COMMENTS: _____

_____

_____

INSPECTOR SIGNATURE: _____

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SW 12/10/18 9a