

Lead-Based Paint Risk Assessment Report

For the Dwelling Located at:

Debra Bennett
1809 N Indianapolis Ave
Tulsa, OK 74115
36.1811 N, -95.9391 W
Built in: 1950

Prepared For:

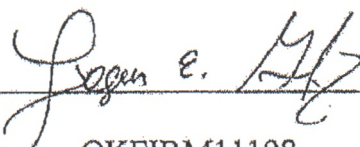
HACN Housing Rehabilitation
Using ODEQ, EPA and CN Work Practice Standards
Established in 40 CFR 745-227

Lab Analysis by QuanTEM Laboratories, LLC
AIHA-LAP 101352
NVLAP 101959-0
4220 N Santa Fe Ave
Oklahoma City, OK 73105
(800) 822-1650

By:

Logan Girty, Certified Risk Assessor
P.O. Box 948
Tahlequah, OK 74465
(918) 453-5370
Heuresis Pb200i
SN: 2312

Signature: _____



Date: 12/16/2021

OK Firm No.: OKFIRM11198
CN Firm No.: CNFIRM00001

OK License No.: OKRASR13908
CN License No.: CNRASR00037

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Part I: Identifying Information

Identity of dwelling(s) covered by report, identity of property (ies).

1. Risk Assessor, Name of Certificate (or License) and Number and State issuing certificate/license.
2. Property Owner Name, Address, and Phone Number.
3. Date of Report, Date of Environmental Sampling.

Part II: Completed Management, Maintenance, and Environmental Results Forms and Analyses

4. List of Location and Type of Identified Lead Hazards including and indication of which hazards are priorities (this summary should be suitable for use as notification to residents).
5. Optional Management Information (Form 5.6) (not required if all dwellings were sampled).
6. Maintenance/Paint Condition Information (Form 5.2 or 5.7)
7. Building Condition (Form 5.1)
8. Brief Narrative Description of Dwelling Selection Process (not required if all dwellings were sampled).
9. Analysis of Previous XRF Testing Report (if applicable).
10. Deteriorated Paint Sampling Results (Form 5.3 or 5.3a)
11. Dust Sampling Results (Form 5.4 or 5.4a)
12. Soil Sampling Results (Form 5.5)
13. Other Sampling Results (if applicable)

Part III: Lead Hazard Control Plan

14. Lead-Based Paint Policy Statement (not applicable for homeowners).
15. Name of individual in Charge of Lead-Based Paint Hazard Control Program.
16. Recommended Changes to Work Order System and Property Management (optional, not applicable for homeowners or property owner without work order systems).
17. Acceptable Interim Control Options For This Property and Estimated Costs.
18. Acceptable Abatement Options For This Property and Estimated Costs.
19. Reevaluation Schedule (if applicable).
20. Interim Control/Abatement to Be Implemented in This Property.
21. A Training Plan for Managers, Maintenance Supervisors, and Workers (this should include named individuals), if applicable.
22. Method of Resident Notification of Results of Risk Assessment and Lead Hazard Control Program (not applicable for homeowners). Note: This section should include a discussion of how residents are to be educated about lead poisoning, *before* the risk assessment results are released.
23. Signature (Risk Assessor) and Date.
24. All laboratory raw data.

Part IV: Appendix

Part I: Identifying Information

Debra Bennett
1809 N Indianapolis Ave, Tulsa, OK 74115
918-269-8715
36.1811 N, -95.9391 W
Built in: 1950

Part II: Results

List of location and type of identified lead hazards:

Deteriorated Lead-Based Paint (Hazards):

- Exterior, Door Jamb & Trim, A Side, Wood
- Exterior, Window, A&C Side Wood
- Exterior, Porch Ceiling, A Side, Wood
- Exterior, Door Jamb, C Side, Wood

Lead in Dust Hazards:

- Kitchen Window Trough

Lead in Soil Hazards:

- No lead soil hazards were identified.

A few other painted surfaces that have not been tested for lead are in "fair" condition and should be repainted within the next year before further deterioration occurs. However, these surfaces are not considered to be immediate "hazards," using criteria in the 2012 *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. Those surfaces are:

N/A

There has not been any previous lead-based paint testing at this dwelling, although a lead-based paint inspection of all painted surfaces is recommended so that potential lead problems can be monitored before they become hazardous.

Soil lead levels were all below 400 ug/g. Current EPA and HUD Guidance for soil is 400ug/g for bare play areas and 1,200 ug/g for other areas. Using these criteria, soil is not a hazard at this property.

The owner has decided to select the following hazard control measures, which are all acceptable based on HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*:

Reevaluation: Standard Reevaluation Schedule 3 contained in the HUD Guidelines does apply to this property, since none of the rooms had a dust lead level greater than the standard. Therefore, the dwelling should be reevaluated in December 2022 (12 months from now). If no lead-based paint hazards are identified at this time, no further reevaluations are needed. However, since lead-based paint may be present in the dwelling, the owner should monitor the condition of all painted surfaces at least annually or whenever other information indicates a potential problem.

Resident Questionnaire

Children/Children's Habits

1. (a) Do you have any children that live in your home? Yes ___ No X
- (b) If yes, how many? _____ Ages? _____
- (c) Record blood lead levels, if known N/A

IF NO CHILDREN, SKIP TO Q.5

2. Locate the rooms/areas where each child sleeps, eats, and plays.

Name of Child	Location of Bedroom	Location of All Rooms Where Child Eats	Primary Location Where Child Plays <u>Indoors</u>	Primary Location Where Child Plays <u>Outdoors</u>

3. Where are toys stored/kept? _____
4. Is there any visible evidence of chewed or peeling paint on the wood work, furniture, or toys?
Yes _____ No _____

Family Use Patterns

5. Which entrances are used most frequently? A & C side entrances
6. Which windows are opened most frequently? Living Room, Bedroom 1 & Kitchen
7. Do you use window air conditioners? If yes, where? _____ No X
(Condensation often causes paint deterioration)
8. (a) Do any household member engage in gardening? Yes _____ No X
(b) Record the location of any vegetable garden. _____
(c) Are you planning any landscaping activities that will remove grass or ground covering?
Yes _____ No X
9. (a) How often is the household cleaned? Weekly
(b) What cleaning methods do you use? Soap/Water
10. (a) Did you recently complete any building renovations? Yes _____ No X
(b) If yes, where? _____
(c) Was building debris stored in the yard? If yes, where? _____
11. Are you planning any building renovations? Where? Exterior Roof
12. (a) Do any household members work in a lead-related industry? Yes _____ No X
(b) If yes, where are dirty work clothes placed and cleaned? _____

Building Condition Form

CONDITION	YES	NO
Roof Missing Parts of Surfaces (tiles, boards, etc.)		X
Roof Has Holes or Large Cracks	X	
Gutter or Downspouts Broken	X	
Chimney Masonry cracked, bricks loose or missing, obviously out of plumb		X
Exterior or interior walls have obvious large cracks or holes, requiring more than routine painting		X
Exterior siding has missing boards or shingles	X	
Water stains on interior walls or ceilings	X	
Plaster walls deteriorated		X
Two or more windows or doors broken, missing, or boarded up	X	
Porch or steps have major elements broken, missing, or boarded up	X	
Foundation has major cracks, missing material, structural leans, or visibly unsound		X
Total	6	5

If the "Yes" column has 2 or more checks, the dwelling is considered to be in poor condition for the purposes of a risk assessment. However, specific conditions and extenuating circumstances should be considered before determining final condition of the building and the appropriateness of a lead hazard screen.

Notes:

Overall, the home is in POOR condition.

8. Dwelling Selection Process N/A
9. Analysis of Previous XRF Testing Report N/A

Field Sampling Form for Deteriorated Paint

Sampling Protocol Single-family dwelling

Target Dwelling Criteria (Check All That Apply)

- Code Violations
- Judged to be in Poor Condition
- Presence of 2 or More Children between Ages of 6 Months and 6 Years
- Serves as Day-Care Facility
- Recently Prepared for Reoccupancy
- Random Sampling XRF SN 2312
- None of the above

Pb	Units	Pb Error	Result	Room	Structure	Member	Substrate	Wall	Condition
1.7	mg/cm2	0.2	Positive	Exterior	Room	Wall	Wood1	A	Intact
1.1	mg/cm2	0.1	Positive	Exterior	Room	Wall	Metal1	B	Intact
1.2	mg/cm2	0.1	Positive	Exterior	Room	Wall	Metal1	B	Intact

Sample all layer of paint, not just deteriorated paint layers

Total Number of Samples This Page 9

Page 1 of 1

Date of Sample Collection 11/29/2021

Field Sampling Form For Dust

Sample Number	Room (Record Name of Room Used by the Owner or Resident)	Surface Type	Is Surface Smooth and Cleanable?	Dimension ¹ of Sample Area (inches x inches)	Area (in ²)	Result of Lab Analysis (ug/ft ²)
01	Living Rm Floor	Wood	Yes	12x12	144	<5
02	Living Rm Window Sill	Wood	Yes	5.5x16	88	<8.2
03	Kitchen Floor	Vinyl	Yes	12x12	144	<5
04	Kitchen Window Sill	Wood	Yes	2.5x39.5	98.75	13
05	Kitchen Window Trough	Tile Wood	Yes	3.5x37	129.5	110
06	Laundry Floor	Wood	Yes	12x12	144	<5
07	Porch Floor	Concrete	Yes	12x12	144	64

¹ Measure to the nearest 1/16 inch

Total Number of Samples This Page 7

Page 1 of 1

Date of Sample Collection 11/29/2021 Date shipped to lab 11/29/2021

Shipped by:  (signature) Received by: QuanTEM Analytical Staff (signature)

HUD Standards: 10 ug/ft² (floors), 100 ug/ft² (interior window sills), 100 ug/ft² (window troughs)

Field Sampling Form For Soil

(Composite Sampling Only)

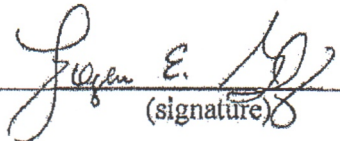
SAMPLE NO.	LOCATION	BARE OR COVERED	LAB RESULTS ug/g
08	Dripline	Bare	130

Collect only the ½" of soil

Total Number of Samples This Page 1

Page 1 of 1

Date of Sample Collection 11/29/2021 Date Shipped to lab 11/29/2021

Shipped by: 
(signature)

Received by: QuantEM Analytical Staff
(signature)

13. Other Sampling Results: N/A

Part III: Lead Hazard Control Options

14. Lead-Based Paint Policy Statement

On file CNEP and Cherokee Nation Housing Rehab

15. Name of Individual in Charge of Lead-Based Paint Hazard Control Program:

Cherokee Nation Housing Rehab (George Hubbard)

16. Recommended Changes to Work Order System and Property Management

The existing work order system is an informal verbal one. If painted surfaces will be disturbed during a particular repair job, the painted surface should be tested to determine if it has lead-based paint on it. If it does (or if testing is not completed), the maintenance worker should take the necessary precautions by wetting down the surface and performing cleanup. If the surface area is large or if the work will generate a significant amount of dust, clearance testing should be completed before residents move back into the room. The table below can be used as a general guide in determining whether maintenance jobs are likely to be high risk or low risk.

When work is assigned, the owner or worker should determine whether the job is low or high risk and adopt protective measures as needed

Table 17.1 (Taken from HUD Guidelines)
Summary of Low-and High-Risk Job Designations for Surfaces Known or Suspected to Have Lead-Based Paint

Job Description	Low Risk	High Risk
Repainting (includes surface Preparation)		√
Plastering or wall repair		√
Window repair		√
Water or moisture damage repair (repainting and plumbing)		√
Door repair	√	
Building component replacement		√
Welding on Painted Surfaces		√
Door lock repair or replacement	√	
Electrical fixture repair	√	
Floor refinishing		√
Carpet replacement		√
Groundskeeping	√	
Radiator leak repair	√	
Baluster repair (metal)		√
Demolition		√

- High-risk jobs typically disturb more than 2 square feet per room. If these jobs disturb less than 2 square feet, then they can be considered low-risk jobs.

Table 17.2

	Low Risk	High Risk
Worksite preparation with plastic sheeting (6 mil thick)	Plastic sheet no less than 5 feet immediately underneath work area	Whole floor, plus simple airlock at door or tape door shut
Children kept out of work area	Yes	Yes
Resident relocation during work	No	Yes
Respirators	Probably not necessary*	Recommended
Protective clothing Note: Protective shoe coverings are not to be worn on ladders, scaffolds, etc.	Probably not necessary*	Recommended
Personal hygiene (enforced hand washing after job)	Required	Required
Showers	Probably not necessary	Recommended
Work practices	Use wet methods, except near electrical circuits	Use wet methods, except near electrical circuits
Cleaning	Wet cleaning with lead-specific detergent trisodium phosphate or other suitable detergent around the work area only (2 linear feet beyond plastic)	HEPA vacuum/wet wash/HEPA vacuum the entire work area
Clearance	Visual examination only	Dust sampling during the preliminary phase of the maintenance program and periodically thereafter (not required for every job)

- Employers must have objective data showing that worker exposures are less than the OSHA Permissible Exposure Limit of 50ug/m3 if respirators and protective clothing will not be provided.

17. Interim Control Options and Estimated Costs

The costs shown below include labor, materials, worker protection, site containment and cleanup. These are only very rough estimates that may not be accurate; a precise estimate should be obtained from a certified lead-based paint abatement contractor. I would be pleased to perform clearance testing after this work has been completed at your request.

Lead-Based Paint Hazards:

Hazard A. Exterior Door Jamb & Trim Side A	Wet Scrape & Repaint
Hazard B. Exterior Window A&C Side	Wet Scrape & Repaint
Hazard C. Exterior Porch Ceiling A Side	Wet Scrape & Repaint
Hazard D. Exterior Door Jamb C Side	Wet Scrape & Repaint

Lead Dust Hazards:

Hazard A. Kitchen Window Trough	Hepa-Vac, Wet-Wipe, Hepa-Vac
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Lead Soil Hazards:

Hazard A. No Hazards Exist

18. Acceptable Abatement Options and Estimated Costs

Lead-Based Paint Hazards:

Hazard A. Exterior Door Jamb & Trim A Side	Encapsulate or Replace
Hazard B. Exterior Window A&C Side	Encapsulate or Replace
Hazard C. Exterior Porch Ceiling A Side	Enclose, Encapsulate or Replace
Hazard D. Exterior Door Jamb C Side	Encapsulate or Replace

Lead Dust Hazards:

Hazard A. Kitchen Window Trough	Hepa-Vac, Wet-Wipe, Hepa-Vac
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Lead Soil Hazards:

Hazard A. No Hazards Exist

19. Reevaluation and Monitoring Schedule

Each of these treatments will need to be reexamined periodically to make certain that they remain effective and to ensure that new lead-based paint hazards do not appear. The interim controls shown above are less expensive initially, but they may be more expensive in the long run since they need to be reevaluated more frequently. The replacement and paint removal methods are more expensive initially, but do not require any reevaluation.

The owner should monitor the condition of the paint at least annually or if there is some indication that paint might be failing. A professional reevaluation is also needed. The standard schedule for reevaluation the dwelling is shown above.

Reevaluation: Standard Reevaluation Schedule 3 contained in the HUD Guidelines applies to this property, since one of the rooms had a dust lead level greater than the standard. Therefore, the dwelling should be reevaluated in December 2022 (12 months from now). If no lead-based paint hazards are identified at that time, another reevaluation should be conducted in December 2023 (2 years later). If no lead-based paint hazards are identified at that time, no further reevaluations are needed. However, since lead-based paint may be present in the dwelling, the owner should monitor the condition of all painted surfaces at least annually or whenever other information indicates a potential problem.

Part IV: Site Specific Lead Hazard Control Plan

- 20. Lead Hazard Control Option to be implemented in This Property
I recommend abatement options for all hazards listed in Part 3, Section 18 of this document.

- 21. Training Plan for Managers, Maintenance Supervisors and Workers
On file Cherokee Nation Housing Rehab

- 22. Method of Resident Notification of Results of Risk Assessment and Lead Hazard Control Program
In person by Cherokee Nation Housing Rehab

- 23. Signatures (Risk Assessor and Owner), Date and Certificate of Lead-Based Paint Compliance

Owner Signature

Date

Certified Risk Assessor Signature

Date

Certificate of Lead-Based Paint Compliance

I hereby certify that on _____ the dwelling located
at _____ meets the criteria established by the
Department of Housing and Urban Development for lead safety. Either no lead-based paint
hazards were identified or all lead-based paint hazards have been corrected.

Owner

Authorized Signature

Risk Assessor License # _____

Expiration Date: _____

**Cherokee Nation
Environmental Programs**