March 3, 2021

Ms. Patricia Omondi
Senior Construction Adviser/Special Projects Administrator
Redevelopment Authority of Prince Georges County
9200 Basil Court - Suite 504
Largo, MD 20774

Re: **Lead Screening Inspection Report**
4775 Towne Square Boulevard
Suitland, MD 20746

One Source Environmental Project Number: 21-1040A-LBP

Dear Ms. Omondi:

INTRODUCTION

On February 17th, 2021, One Source Environmental, LLC (OSE) performed a lead-based paint (LBP) screening inspection of the referenced Building. The scope of work included testing of painted component surfaces to the specifications described in the protocols for Lead Based Paint testing in the Housing and Urban Development (HUD) Guidelines Chapter 7 (including all revisions thru 2020). This inspection was also done in accordance with Lead Safe Housing Rule 24 CFR Part 35 subpart F as amended June 21, 2004. The inspection was performed prior to planned demolition activities of the Building. The Building was vacant at the time of the inspection.

METHODOLOGY

HUD defines Lead-Based Paint (LBP) as paint containing greater than or equal to 1.0 milligrams per square centimeter (mg/cm^2). The Maryland Department of the Environment (MDE) has a more stringent standard of greater than 0.7 mg/cm^2 which was used for this report. Representative interior, common area, and exterior surfaces were tested for lead content using a Direct-Read X-Ray Fluorescent (XRF) Spectrometer. The screening inspection was performed by Dharam Kissoondath, an MDE accredited Lead Risk Assessor (Accreditation Number 7148), using a Radiation Monitoring Devices (RMD) LPA-1 X-Ray Fluorescence (XRF) Spectrometer. OSE is an MDE accredited Lead Paint Inspection Contractor (Accreditation Number 10401). Representative components were tested in three (3) dwelling units as well as representative common area and exterior components during the screening inspection.

The calibration of the RMD LPA-1 is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. These XRF instruments are calibrated using a calibration standard block of known lead content. Three calibration readings are taken before and after each property is tested to ensure manufacturers standards are met. If for any reason the instrument is 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.

The inspection included readings from surfaces throughout the site. Each surface was classified as being in Intact (I) or Poor (P) condition. For each room or area, the wall facing the front of the Building was designated as Wall A. The remaining walls, Wall B, Wall C and Wall D were assigned clockwise from Wall A. This allows a uniform method for describing sample locations throughout the dwelling. The attached Spreadsheets show all positive readings as well as all readings taken.

FINDINGS

A total of 114 individual XRF Readings were collected during the inspection. This included 89 dwelling unit interior surfaces, 22 common area and exterior surfaces, and 6 calibration readings. **Two (2) readings had lead levels above the threshold of 0.7 mg/cm^2.**

The following table summarizes components that are coated with Lead-Based Paint (LBP) that are in poor (P) condition and currently present existing lead-based paint hazards:

Location	Component(s)	Substrate	Color(s)
Exterior	Window Lintels	Metal	White

The following table summarizes components that are coated with Lead-Based Paint (LBP) that are in intact (I) condition and are potential lead-based paint hazards if disturbed or paint film becomes deteriorated:

Location	Component(s)	Substrate	Color(s)
Exterior	Door Jambs	Wood	Green

See attached spreadsheets for all positive readings and all readings.

DISCUSSION OF EPA REGULATIONS

As of April 22, 2010, all contractors and renovation/maintenance workers are required to have a one day EPA renovator class when working in residential and Child occupied facilities constructed prior to 1978 that contain LBP which may be disturbed.

EPA also regulates disposal of debris containing greater than 5 parts per million (ppm) lead. A composite sample of debris generated from any renovation projects should be sampled and analyzed for lead content using the Toxicity Characteristics Leaching Procedure (TCLP) to determine if it is classified as hazardous waste prior to disposal.

DISCUSSION OF OSHA REGULATIONS

In addition to the components that tested positive for LBP, the XRF testing revealed lead concentrations less than 1.0 mg/cm^2, but greater than the limit of detection (0.1 mg/cm^2) for the instrument used for the other surfaces. In addition, some unpainted surfaces such as metals or ceramics or enclosed/covered components may contain lead and could possibly contribute to airborne, dust or soil hazards if they become deteriorated or disturbed. Structural components, metal alloys, and solder may also contain lead.

Components identified as containing lead in ***any concentration*** are required be handled in accordance with 29 CFR 1926.62, the OSHA "Lead Exposure in Construction" Standard. **The OSHA standard does not define LBP.**

The OSHA Standard requires an employer to assure that no employee is exposed to airborne lead at concentrations greater than 50 micrograms of lead per cubic meter of air (ug/M^3) averaged over an eight-hour period. The standard further requires the employer to make a determination of its employee's potential exposure to lead by blood testing if airborne exposures reach 30 ug/M^3 over an eight hour time weighted average. The standard presumes exposure levels for various activities such as sanding, grinding, welding, blasting or other activities that may create lead hazards. Ceramic components should be removed intact without breakage if they are to be disturbed during renovations as these may also contain lead.

If such activities are performed, the employer must provide adequate personal and respiratory protection to match the presumed exposures listed in the Standard. Deviation from the presumed exposure is typically achieved by performing personal monitoring during various "representative" construction activities. The level of personal and respiratory protection can then be modified based upon the results of monitoring. **Any renovation work should follow lead safe work practices outlined in 29 CFR 1926.62, the OSHA "Lead Exposure in Construction" Standard.**

CONCLUSIONS AND RECOMMENDATIONS

Any future demolition work should follow lead safe work practices outlined in 29 CFR 1926.62, the OSHA "Lead Exposure in Construction" Standard. All workers on the site should have a minimum of one day EPA renovator training.

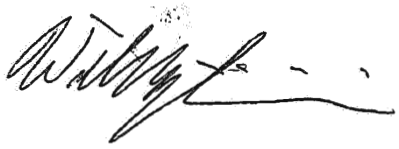
Representative waste from the demolition project should be tested for overall lead content using the TCLP methodology to determine if it should be classified as hazardous waste.

DISCLAIMER

This is our report of a visual survey, and X-Ray Fluorescence (XRF) analysis of the readily accessible areas of this property and tested components. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection.

The attachments referenced below are an integral part of this report. OSE appreciates your interest in our services. If you have any questions, or if we can be of further assistance, please do not hesitate to contact me at (240) 286-2601.

Very truly yours,
One Source Environmental, LLC



William R. Ciancaglini
Project Manager
bill@ose-llc.com

ATTACHMENTS

XRF Results – (XRF Summary, Positive XRF Readings, and All XRF Readings)
Property Diagrams
Photographs
Licenses and Accreditations
Performance Characteristics Sheet (PCS) for the XRF

XRF Results Summary
4775 Towne Square Blvd
Suitland, MD 20764

#	Unit #/Area	# of Readings	# of Positives	Positive Readings Poor Condition Readigs in **BOLD**	Drawing Number
1	Unit 2	26	0		1
2	Unit 5	31	0		2
3	Unit 9	35	0		3
	Common/Exterior Areas	22	2	Exterior - Door Jambs **Exterior - Window Lintels**	4
	Property Totals	**114**	**2**		

21-1040A-LBP - 4775 Towne Square Blvd, Suitland, MD 20746 - Positive XRF Readings

Read #	Unit/ Area	Room #	Room	Side	Comp	Location	Feature	Condition	Mode	Substrate	Color	Int/Ext	Pb mg/cm2	Result
107	Commons	3	SD A	A	Door	Ctr	Lft jamb	I	QM	Wood	green	Exterior	1.2	Positive
108	Commons	3	SD A	A	Window	Lft	lintel	P	QM	Metal	white	Exterior	2.2	Positive

21-1040A-LBP - 4775 Towne Square Blvd, Suitland, MD 20746 - All XRF Readings

Read #	Unit/ Area	Room #	Room	Side	Comp	Location	Feature	Condition	Mode	Substrate	Color	Int/Ext	Pb mg/cm2	Result
1			Calibration						TC				0.9	
2			Calibration						TC				1.1	
3			Calibration						TC				0.8	
4	9	1	Living Rm	A	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
5	9	1	Living Rm	D	Wall	U Lft		I	QM	Plaster	white	Interior	0.3	Negative
6	9	1	Living Rm	D	Ceiling	Lft		I	QM	Plaster	white	Interior	0.2	Negative
7	9	1	Living Rm	D	Baseboard	Lft		I	QM	Wood	white	Interior	0.0	Negative
8	9	1	Living Rm	C	Window	Lft	Sill	I	QM	Wood	white	Interior	0.1	Negative
9	9	1	Living Rm	A	Door	Lft	L Rgt	I	QM	Metal	white	Interior	0.2	Negative
10	9	1	Living Rm	D	Vent	Lft		I	QM	Metal	white	Interior	0.1	Negative
11	9	2	Kitchen	B	Cabinet	Lft		I	QM	Wood	white	Interior	0.0	Negative
12	9	2	Kitchen	B	Cabinet	Lft	door	I	QM	Wood	white	Interior	-0.2	Negative
13	9	2	Kitchen	C	Window	Lft	Sill	I	QM	Wood	white	Interior	0.2	Negative
14	9	2	Kitchen	C	Window	Lft	Apron	I	QM	Wood	white	Interior	0.2	Negative
15	9	2	Kitchen	D	Vent	Ctr		I	QM	Metal	white	Interior	0.1	Negative
16	9	3	Bathroom	D	Cabinet	Rgt		I	QM	Wood	white	Interior	0.0	Negative
17	9	3	Bathroom	A	Door	Ctr	U Rgt	I	QM	Wood	white	Interior	0.2	Negative
18	9	3	Bathroom	A	Door	Ctr	Lft jamb	I	QM	Wood	white	Interior	0.1	Negative
19	9	3	Bathroom	A	Door	Ctr	Lft casing	I	QM	Wood	white	Interior	0.1	Negative
20	9	4	Bedroom	A	Ceiling	Ctr		I	QM	Plaster	white	Interior	0.3	Negative
21	9	4	Bedroom	A	Baseboard	Ctr		I	QM	Wood	white	Interior	0.0	Negative
22	9	4	Bedroom	C	Window	Ctr	Sill	I	QM	Wood	white	Interior	0.1	Negative
23	9	4	Bedroom	A	Closet	Rgt	Door	I	QM	Wood	white	Interior	0.2	Negative
24	9	4	Bedroom	A	Closet	Rgt	Shelf Sup.	P	QM	Wood	white	Interior	0.1	Negative
25	9	4	Bedroom	A	Door	Lft	U Rgt	I	QM	Wood	white	Interior	-0.2	Negative
26	9	4	Bedroom	A	Door	Lft	Lft jamb	I	QM	Wood	white	Interior	-0.2	Negative
27	5	1	Living Rm	A	Wall	U Lft		I	QM	Plaster	white	Interior	0.3	Negative
28	5	1	Living Rm	C	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
29	5	1	Living Rm	C	Ceiling	Lft		I	QM	Plaster	white	Interior	0.3	Negative
30	5	1	Living Rm	C	Baseboard	Lft		I	QM	Wood	white	Interior	-0.2	Negative
31	5	1	Living Rm	C	Window	Lft	Sill	I	QM	Wood	white	Interior	0.0	Negative
32	5	1	Living Rm	C	Window	Lft	Rgt casing	I	QM	Wood	white	Interior	-0.2	Negative
33	5	1	Living Rm	A	Door	Lft	Lft casing	P	QM	Metal	white	Interior	0.2	Negative
34	5	1	Living Rm	D	Fuse panel	Lft		I	QM	Metal	gray	Interior	0.0	Negative
35	5	2	Kitchen	B	Baseboard	Lft		I	QM	Wood	white	Interior	0.0	Negative
36	5	2	Kitchen	B	Cabinet	Lft		I	QM	Wood	white	Interior	-0.2	Negative
37	5	2	Kitchen	B	Cabinet	Lft	door	I	QM	Wood	white	Interior	0.0	Negative
38	5	2	Kitchen	B	Cabinet	Lft	draw	I	QM	Wood	white	Interior	0.0	Negative
39	5	2	Kitchen	B	Window	Ctr	Sill	I	QM	Wood	white	Interior	0.0	Negative
40	5	3	Bathroom	A	Cabinet	Lft		I	QM	Wood	white	Interior	0.0	Negative
41	5	3	Bathroom	A	Cabinet	Lft	door	I	QM	Wood	white	Interior	-0.2	Negative
42	5	3	Bathroom	D	Door	Lft	L Rgt	I	QM	Wood	white	Interior	0.0	Negative
43	5	3	Bathroom	D	Door	Lft	Lft jamb	I	QM	Wood	white	Interior	-0.2	Negative
44	5	3	Bathroom	D	Door	Lft	Lft casing	I	QM	Wood	white	Interior	0.0	Negative
45	5	4	Bedroom	A	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
46	5	4	Bedroom	A	Ceiling	Lft		I	QM	Plaster	white	Interior	0.0	Negative
47	5	4	Bedroom	B	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
48	5	4	Bedroom	B	Baseboard	Lft		I	QM	Wood	white	Interior	0.0	Negative
49	5	4	Bedroom	A	Closet	Lft	Door	I	QM	Wood	white	Interior	0.0	Negative
50	5	4	Bedroom	A	Closet	Lft	Door Casing	I	QM	Wood	white	Interior	0.2	Negative
51	5	4	Bedroom	A	Closet	Lft	Shelf	I	QM	Wood	white	Interior	0.0	Negative
52	5	4	Bedroom	A	Closet	Lft	Shelf Sup.	I	QM	Wood	white	Interior	-0.2	Negative
53	5	4	Bedroom	A	Door	Lft	L Rgt	I	QM	Wood	white	Interior	0.0	Negative
54	5	4	Bedroom	A	Door	Lft	Lft jamb	I	QM	Wood	white	Interior	-0.2	Negative
55	5	4	Bedroom	A	Door	Lft	Lft casing	I	QM	Wood	white	Interior	0.0	Negative
56	5	5	Bathroom	C	Wall	L Lft		I	QM	Ceramic	white	Interior	0.0	Negative
57	5	5	Bathroom	D	Wall	L Lft		I	QM	Ceramic	white	Interior	-0.2	Negative
58	2	1	Living Rm	A	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
59	2	1	Living Rm	C	Wall	U Lft		I	QM	Plaster	white	Interior	0.1	Negative
60	2	1	Living Rm	D	Wall	U Lft		I	QM	Plaster	white	Interior	0.2	Negative
61	2	1	Living Rm	D	Ceiling	Lft		I	QM	Plaster	white	Interior	0.2	Negative
62	2	1	Living Rm	A	Baseboard	Lft		I	QM	Wood	white	Interior	0.1	Negative
63	2	1	Living Rm	C	Window	Ctr	Sill	I	QM	Wood	white	Interior	-0.2	Negative

21-1040A-LBP - 4775 Towne Square Blvd, Suitland, MD 20746 - All XRF Readings

Read #	Unit/ Area	Room #	Room	Side	Comp	Location	Feature	Condition	Mode	Substrate	Color	Int/Ext	Pb mg/cm2	Result
64	2	1	Living Rm	C	Window	Ctr	Apron	I	QM	Wood	white	Interior	0.2	Negative
65	2	1	Living Rm	C	Window	Ctr	Rgt casing	I	QM	Wood	white	Interior	0.2	Negative
66	2	1	Living Rm	A	Door	Lft	U Rgt	I	QM	Metal	white	Interior	0.2	Negative
67	2	1	Living Rm	A	Door	Lft	Lft casing	I	QM	Metal	white	Interior	0.3	Negative
68	2	2	Kitchen	B	Cabinet	Lft		I	QM	Wood	white	Interior	0.0	Negative
69	2	2	Kitchen	B	Cabinet	Lft	door	I	QM	Wood	white	Interior	0.0	Negative
70	2	2	Kitchen	B	Cabinet	Lft	draw	I	QM	Wood	white	Interior	-0.2	Negative
71	2	2	Kitchen	B	Vent	Ctr		I	QM	Metal	white	Interior	0.2	Negative
72	2	3	Bathroom	A	Door	Ctr	L Rgt	I	QM	Wood	white	Interior	0.0	Negative
73	2	3	Bathroom	A	Door	Ctr	Lft jamb	I	QM	Wood	white	Interior	0.0	Negative
74	2	3	Bathroom	A	Door	Ctr	Lft casing	I	QM	Wood	white	Interior	-0.2	Negative
75	2	3	Bathroom	C	Window	Ctr	Sill	I	QM	Wood	white	Interior	0.1	Negative
76	2	4	Bedroom 1	A	Wall	U Ctr		I	QM	Plaster	white	Interior	0.2	Negative
77	2	4	Bedroom 1	C	Wall	U Ctr		I	QM	Plaster	white	Interior	0.2	Negative
78	2	4	Bedroom 1	C	Ceiling	Ctr		I	QM	Plaster	white	Interior	0.2	Negative
79	2	4	Bedroom 1	C	Baseboard	Ctr		I	QM	Wood	white	Interior	0.0	Negative
80	2	4	Bedroom 1	D	Door	Rgt	L Rgt	I	QM	Wood	white	Interior	0.1	Negative
81	2	4	Bedroom 1	D	Door	Rgt	Lft jamb	I	QM	Wood	white	Interior	0.0	Negative
82	2	4	Bedroom 1	D	Closet	Ctr	Door	I	QM	Wood	white	Interior	0.0	Negative
83	2	4	Bedroom 1	D	Closet	Ctr	Door Casing	I	QM	Wood	white	Interior	0.0	Negative
84	2	4	Bedroom 1	D	Closet	Ctr	Shelf	I	QM	Wood	white	Interior	0.1	Negative
85	2	4	Bedroom 1	D	Closet	Ctr	Shelf Sup.	I	QM	Wood	white	Interior	0.2	Negative
86	2	5	Bedroom 2	D	Closet	Rgt	Door	I	QM	Wood	white	Interior	0.0	Negative
87	2	5	Bedroom 2	D	Closet	Rgt	Shelf Sup.	I	QM	Wood	white	Interior	-0.2	Negative
88	2	5	Bedroom 2	D	Closet	Rgt	Wall	I	QM	Plaster	white	Interior	0.1	Negative
89	2	5	Bedroom 2	C	Wall	U Rgt		I	QM	Plaster	white	Interior	0.0	Negative
90	2	5	Bedroom 2	B	Window	Rgt	Sill	I	QM	Plaster	white	Interior	0.0	Negative
91	2	5	Bedroom 2	B	Window	Rgt	Apron	I	QM	Plaster	white	Interior	0.1	Negative
92	2	5	Bedroom 2	B	Window	Rgt	Rgt casing	I	QM	Plaster	white	Interior	0.0	Negative
93	Commons	1	3rd floor	B	Wall	U Lft		I	QM	Concrete	white	Exterior	0.5	Negative
94	Commons	1	3rd floor	D	Wall	U Lft		I	QM	Concrete	white	Exterior	0.4	Negative
95	Commons	1	3rd floor	D	Ceiling	Lft		I	QM	Concrete	white	Exterior	0.3	Negative
96	Commons	1	3rd floor	A	Window	Lft	Sill	I	QM	Wood	green	Exterior	0.3	Negative
97	Commons	1	3rd floor	A	Window	Lft	Apron	I	QM	Wood	green	Exterior	0.4	Negative
98	Commons	1	3rd floor	A	Stairs	Ctr	handrail	P	QM	Metal	green	Exterior	0.4	Negative
99	Commons	1	3rd floor	A	Stairs	Ctr	Newel post	P	QM	Metal	green	Exterior	0.3	Negative
100	Commons	1	3rd floor	A	Stairs	Ctr	Railing cap	P	QM	Metal	green	Exterior	0.2	Negative
101	Commons	2	laundry	C	Wall	U Ctr		I	QM	Brick	white	Exterior	-0.2	Negative
102	Commons	2	laundry	D	Wall	U Ctr		I	QM	Brick	white	Exterior	0.0	Negative
103	Commons	2	laundry	C	Door	Rgt	U Rgt	I	QM	Wood	white	Exterior	0.6	Negative
104	Commons	2	laundry	C	Door	Rgt	Lft casing	I	QM	Wood	white	Exterior	0.5	Negative
105	Commons	2	laundry	C	drain pipe	Lft		P	QM	Metal	white	Exterior	0.2	Negative
106	Exterior	3	Side A	A	Door	Ctr	L Rgt	I	QM	Metal	white	Exterior	0.0	Negative
107	Exterior	3	Side A	A	Door	Ctr	Lft jamb	I	QM	Wood	green	Exterior	1.2	Positive
108	Exterior	3	Side A	A	Window	Lft	lintel	P	QM	Metal	white	Exterior	2.2	Positive
109	Exterior	3	Side A	A	fence	Lft		P	QM	Metal	black	Exterior	0.1	Negative
110	Exterior	3	Side A	A	Window	Lft	bar	P	QM	Metal	black	Exterior	0.0	Negative
111	Exterior	4	Side B	B	Window	Lft	bar	P	QM	Metal	black	Exterior	0.0	Negative
112			Calibration						TC				1.1	
113			Calibration						TC				0.8	
114			Calibration						TC				0.8	

ONE SOURCE Environmental

DIAGRAM #1

JOB #: 21-1040A-LBP

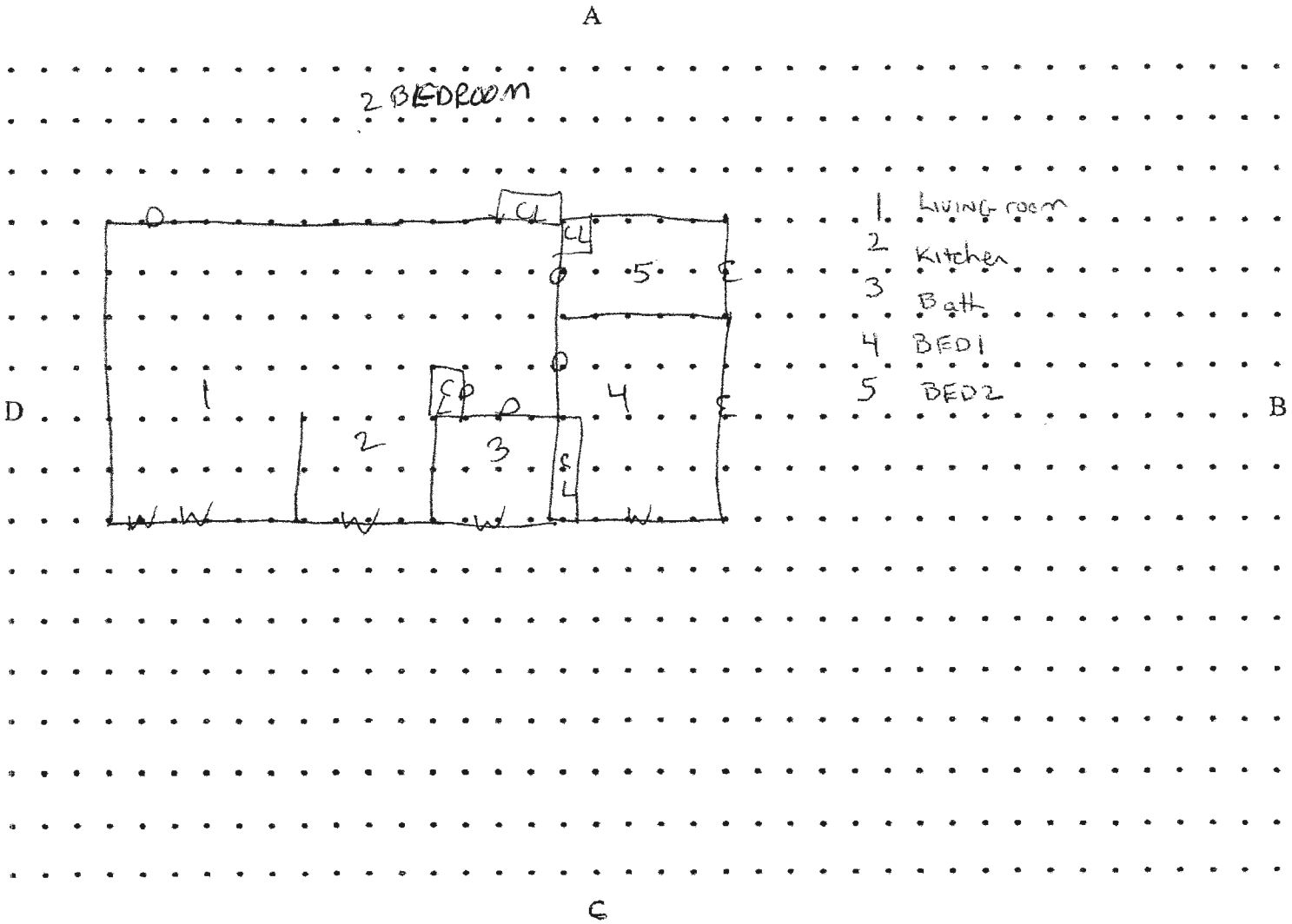
Property Diagram

Inspector's Name: DHARAM KISSOONDATH Accreditation #: 7148

Property Address: 4775 TOWNE SQUARE BLVD Unit /apt # 2

City: Suitland State: MD Zip: 20746

Instructions:
1. Draw a diagram of the property
2. Number each room. Include hallways, porches, exterior structures and any other significant features and/or structures.



ONE SOURCE Environmental

DIAGRAM #2

JOB #: 21-1040A-LBP

Property Diagram

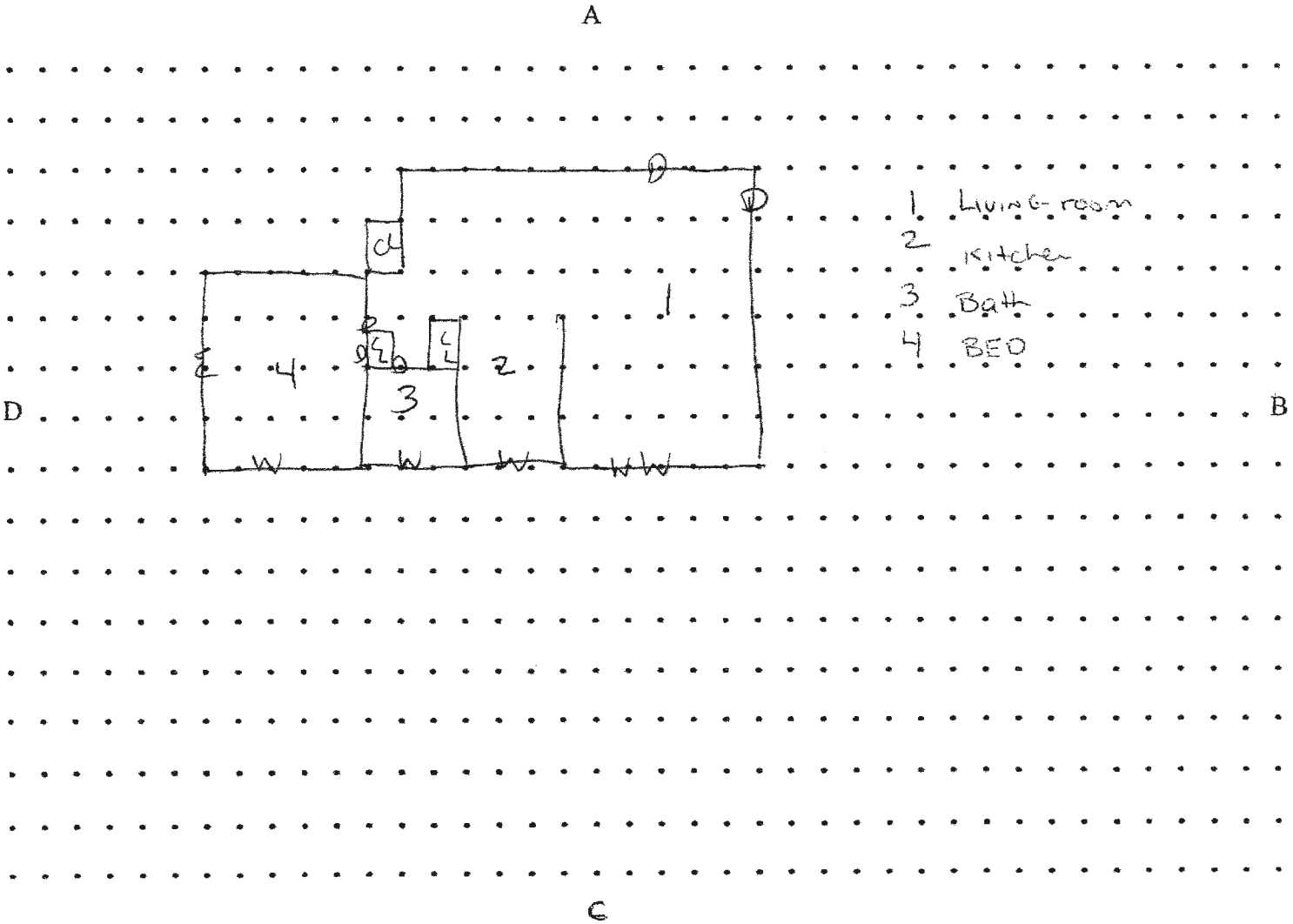
Inspector's Name: _DHARAM KISSOONDATH_____ Accreditation #:____7148__

Property Address: 4775 TOWNE SQUARE BLVD Unit/apt # 5

City: _____Suitland_____ State: _____MD_____ Zip: _____20746_____

Instructions:
1. Draw a diagram of the property
2. Number each room. Include hallways, porches, exterior structures and any other significant features and/or structures.

1 BEDROOM



ONE SOURCE Environmental

DIAGRAM #3

JOB #: 21-1040A-LBP

Property Diagram

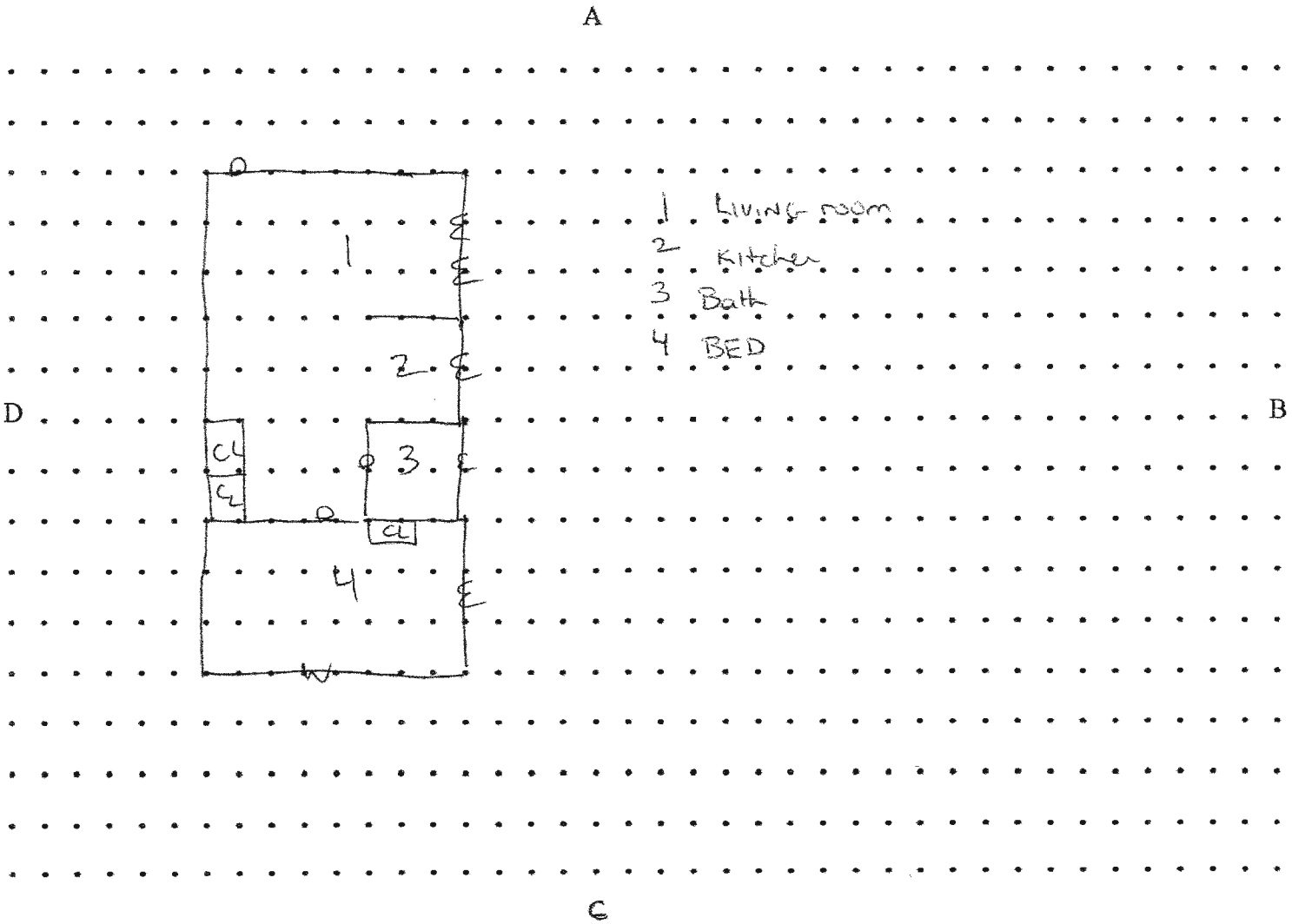
Inspector's Name: _DHARAM KISSOONDATH_____ Accreditation #:____7148__

Property Address: 4775 TOWNE SQUARE BLVD _Unit/apt # 9

City: _____Suitland_____ State: _____MD_____ Zip: _____20746_____

Instructions:
1. Draw a diagram of the property
2. Number each room. Include hallways, porches, exterior structures and any other significant features and/or structures.

1 BEDROOM



ONE SOURCE Environmental

PIAGRAM #4

JOB #: 21-1040A-LBP

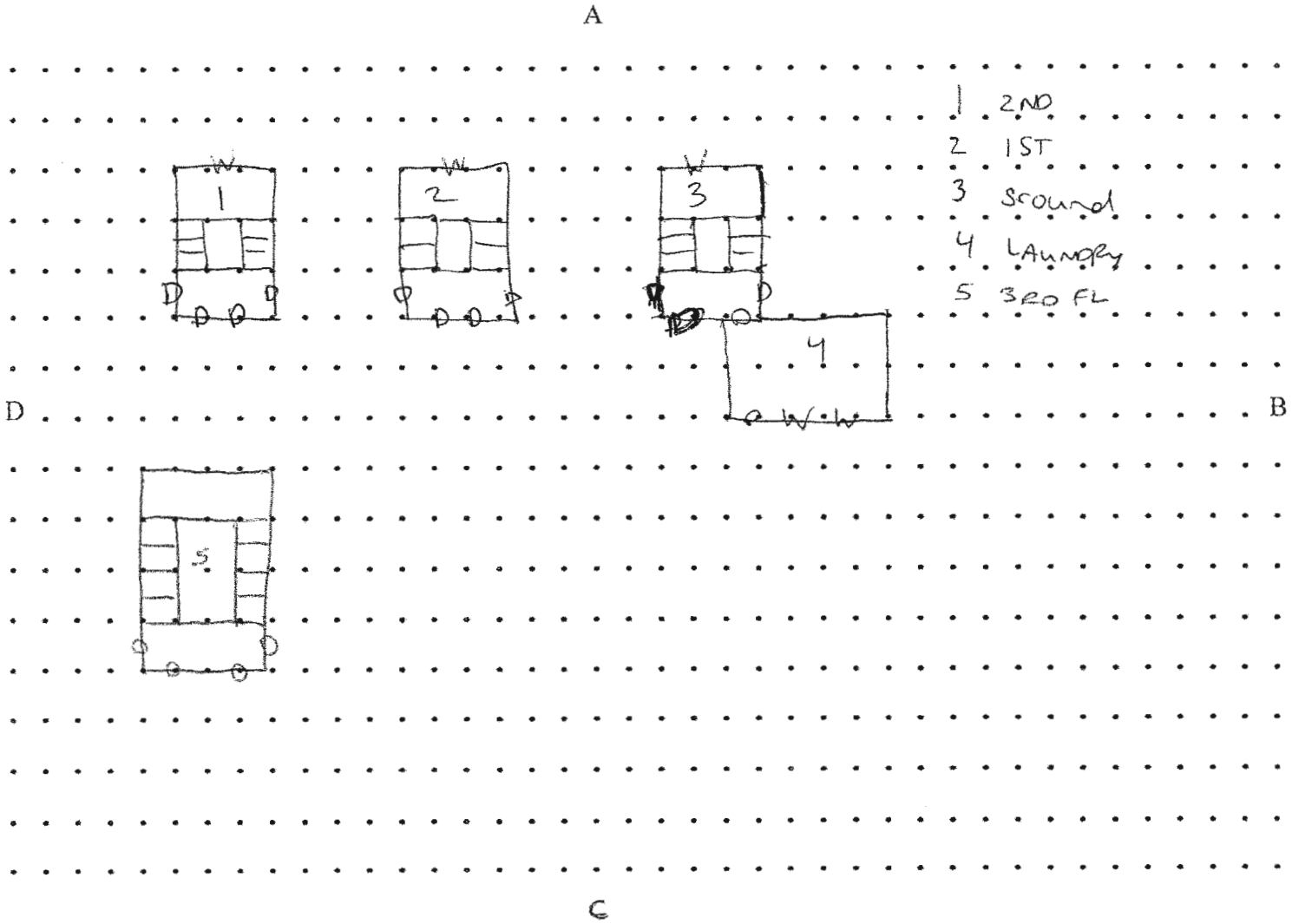
Property Diagram

Inspector's Name: _DHARAM KISSOONDATH _____ Accreditation #: ____7148__

Property Address: 4775 TOWNE SQUARE BLVD Unit/apt # commons & stairs

City: _____Suitland_____ State: _____MD_____ Zip: _____20746_____

Instructions:
1. Draw a diagram of the property
2. Number each room. Include hallways, porches, exterior structures and any other significant features and/or structures.



Photographs

Project No.: 21-1040A-LBP **Project Name: 4775 Towne Square Blvd – Suitland, MD**

Photo #1:	Front of Site

Photo #2:	Front Door Jambs Intact LBP

Photo #3:	Exterior Door Jambs Intact LBP

Photo #4:	Exterior Window Lintels LBP in Poor Condition

Photo #5:	Typical Kitchen Components No LBP

Photo #6:	Typical Hallway Components No LBP

Photographs

Project No.: 21-1040A-LBP **Project Name: 4775 Towne Square Blvd – Suitland, MD**

Photo #7:	Typical Ceiling Components No LBP

Photo #8:	Typical Stair Components No LBP

Photo #9:	Laundry Room Components No LBP

Photo #10:	Typical Bathroom Components Note – Ceramic Components are the Same as ones tested in 4785 – No Elevated Lead

THIS IS TO CERTIFY THAT

One Source Environmental, LLC

HAS MET THE LEAD PAINT SERVICES ACCREDITATION REQUIREMENTS FOR

Lead Paint Inspection Contractor

EXPIRATION DATE 09 / 23 / 2021

TRAINING PROVIDER [redacted]

COURSE DATE ____/____/____

Charles Bruch — 8/2/19

ADMINISTRATOR, LEAD PAINT ACCREDITATION
MARYLAND DEPARTMENT OF THE ENVIRONMENT

DATE

STATE OF MARYLAND

Certificate # 10401

Application for reaccreditation shall be submitted to MDE 60 days prior to accreditation expiration indicated on this certificate.

MARYLAND
Department of the Environment

RADIOLOGICAL HEALTH PROGRAM
RADIOACTIVE MATERIAL LICENSE

Pursuant to the Maryland Radiation Act, and in reliance on statements and representations heretofore made by the licensee, a license is hereby issued authorizing the licensee to receive, acquire, possess and transfer radioactive material listed below; and to use such radioactive material for the purpose(s) and at the place(s) designated below. The license is subject to all applicable rules, regulations and orders of the Maryland State Department of the Environment, now or hereinafter in effect and to any conditions specified below.

1. Name: One Source Environmental, LLC	3. License No.: MD-17-029-01
2. Address: 4476 Irish Peach Court Waldorf, Maryland 20602	4. Amendment No.: **04**: CODE 03126 5. Expiration Date: August 31, 2021

6. Radioactive material element & mass number:	7. Chemical and/or physical form:	8. Maximum amount of radioactivity which licensee may possess at any one time:
A. Cobalt-57	A. Sealed source: <u>QSA Global Corporation</u> ➢ Model CTC.P1 <u>Isotopes Products Laboratories</u> ➢ Model 3814 ➢ Model 3901 Series <u>North American Scientific</u> ➢ Model IND 1150 ➢ Model IND 1403 <u>DuPont Merck Pharmaceutical Company</u> ➢ Model NER 372 ➢ Model NER 472	A. No source to exceed 15 millicuries
B. Cobalt-57	**B. <u>Isotopes Products Laboratories</u> ➢ Model 3901 Series**	**B. No source to exceed 10 millicuries**

9. Authorized Use(s):
A. For use in Protec LPA-1 x-ray fluorescence to measure lead-in-paint <u>in situ.</u>
B. **For use in Viken (Heuresis) Pb200i x-ray fluorescence device to measure lead-in-paint <u>in situ</u>**

<u>License Conditions</u>

10. The authorized place of use is the licensee's address stated in Item 2 and temporary job sites of the licensee throughout Maryland except those areas under federal jurisdiction. The licensee must notify the Radiological Health Program 30 days prior to vacating a permanent use address.

11A. The radiation protection program shall be under the supervision of Dharam Kissoondath.

License No.: MD-17-029-01	Amendment No.: **04**

Conditions Continued

11B. Radioactive material shall be used by or under the supervision and in the physical presence of an employee who:
1) has a certificate from a licensed training course on file with the licensee; and
2) the licensee has authorized to use radioactive material and has so notified the Radiological Health Program, in writing.

12. The licensee shall comply with all appropriate provisions of COMAR 26.12.01.01 "Regulations for the Control of Ionizing Radiation," and possess a copy of these regulations.

13A. Each sealed source containing radioactive material, other than Hydrogen-3 with a half-life greater than thirty (30) days and in any form other than gas shall be tested for leakage and/or contamination at intervals not to exceed twelve (12) months. In the absence of a certificate from a transferor indicating that a test has been made within six (6) months prior to the transfer, the sealed source shall not be put into use until tested. If there is reason to suspect that a sealed source might have been damaged, or might be leaking, it shall be tested for leakage before further use.

13B. The test shall be capable of detecting the presence of 0.005 microcurie of radioactive material on the test sample. The test sample shall be taken from the sealed source or from the surfaces of a device in which the sealed source is permanently mounted or stored on which one might expect contamination to accumulate.

13C. Records of leak tests shall be kept in units of microcuries and maintained for inspection by the Department.

13D. If the test reveals the presence of 0.005 microcurie or more of removable contamination, the licensee shall immediately withdraw the sealed source from use and shall cause it to be decontaminated and repaired or to be disposed of in accordance with Department regulations. A report shall be filed within five (5) days of the test with the Administrator, Radiological Health Program, 1800 Washington Blvd., Baltimore, Maryland 21230 describing the equipment involved, the test results, and the corrective action taken.

13E. Test for leakage and/or contamination shall be performed by licensee or by other persons specifically authorized by the Department, the U.S. Nuclear Regulatory Commission or another Agreement State to perform such services.

14. Sealed sources containing radioactive material shall not be opened or removed from their respective source holders by the licensee.

15. Maintenance and repair of devices containing radioactive material and installation, replacement, and disposal of sealed sources shall be performed by persons specifically authorized by the Department, the U.S. Nuclear Regulatory Commission or another Agreement State to perform such services.

License No.: MD-17-029-01	Amendment No.: **04**

Conditions Continued

16. The licensee shall conduct a physical inventory every six- (6) months to account for all sealed sources received and possessed under the license. The records of the inventories shall be maintained for three (3) years from the date of the inventory for inspection by the Department, and shall include the quantities and kinds of radioactive material, location of sealed sources, and the date of the inventory.

17. Transportation of radioactive material in the State of Maryland shall be in compliance with Part T, Section T.5 "Transportation of Licensed Material" of COMAR 26.12.01.01.

18A. The licensee shall not make any false statement, representation, or certification in any application, record, report, plan, or other document regarding radiation levels, tests performed or radiation safety conditions or practices. Additionally, the licensee shall not falsify, tamper with, or render inaccurate any monitoring device or method.

18B. Violation of any term, condition, or regulation could subject the licensee to administrative or civil penalty or criminal prosecution, as specified in Title 8, Radiation, of the Article Environment of the Annotated Code of Maryland.

18C. The licensee shall not transfer ownership and/or control of this license to any person or entity without providing required information regarding the transfer for the Agency's review and without receiving written authorization for the transfer by the Agency.

License No.: MD-17-029-01	Amendment No.: **04**

Conditions Continued

19. Except as specifically provided otherwise by this license, the licensee shall possess and use radioactive material authorized by this license in accordance with statements representations, and procedures contained in:
    - Renewal application dated May 31, 2014.
    - Letter with attachments dated July 25, 2014.
    - E-mail dated May 21, 2018, changing the authorized place of use to 4476 Irish Peach Court, Waldorf, Maryland 20602, and changing the Radiation Safety Officer to Dharam Kissoondath. Your Radioactive Material License Number has been changed to MD-17-029-01. MD-03-113-01 is no longer valid.
    - **E-mail dated July 22, 2019, adding a Vikens (Heuresis) Pb200i XRF.**

COMAR 26.12.01.01 "Regulations for the Control of Ionizing Radiation" shall govern the licensee's statements in applications or letters, unless the statements are more restrictive than the regulations.

FOR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT

7/9/19

August 9, 2019
URBT

8/14/2019
8/14/2019

Eva S. Nair, Program Manager IV
Radiological Health Program
Air and Radiation Administration

THIS IS TO CERTIFY THAT

Dharam Kissoondath

HAS MET THE LEAD PAINT SERVICES ACCREDITATION REQUIREMENTS FOR

Risk Assessor

EXPIRATION DATE 07/15/2021

TRAINING PROVIDER Aerosol Monitoring & Analysis, Inc.

COURSE DATE 07/26/2018

ADMINISTRATOR, LEAD PAINT ACCREDITATION
MARYLAND DEPARTMENT OF THE ENVIRONMENT

DATE 7/18/19

STATE OF MARYLAND

Certificate # 7148

Application for reaccreditation shall be submitted to MDE 60 days prior to accreditation expiration indicated on this certificate.

Certificate of Achievement

This is to certify that

Dharam Kissoondath

One Source Environmental, LLC

On September 30, 2020

Successfully completed the factory training for

Protec Instrument Corporation XRF Lead Paint Inspection System

Including, but not limited to, the topics of Radiation Safety, DOT Regulations, Haz-Mat Security Awareness, and the Proper Use of the Instrument.

Verena Streber, President
Protec Instrument Corporation
38 Edge Hill Road, Waltham, MA 02451

Performance Characteristic Sheet

EFFECTIVE DATE: October 24, 2000 **EDITION NO.: 4**

MANUFACTURER AND MODEL:

Make: *Radiation Monitoring Devices*
Model: *LPA-1*
Source: ^{57}Co
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above ***for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS

Quick mode or nominal 30-second standard mode readings.

XRF CALIBRATION CHECK LIMITS

0.7 to 1.3 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

For XRF results below 4.0 mg/cm^2, substrate correction is recommended for:

Metal using 30-second standard mode readings.

None using quick mode readings.

Substrate correction is not needed for:

Brick, Concrete, Drywall, Plaster, and Wood using 30-second standard mode readings

Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings

THRESHOLDS:

30-SECOND STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	0.9
	Plaster	1.0
	Wood	1.0

QUICK MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Readings 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 on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 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.

XRF CALIBRATION CHECK:

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 VALUE COMPUTATION

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*) / 6 - 1.02 mg/cm²
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

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 either 15-second readings or 60-second readings.

Conduct XRF re-testing 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.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm^2 lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model.

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA 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. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/lea.

This edition of the XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). 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*