

**LEAD INSPECTION
REPORT**

**4701 San Leandro Street
Oakland, California**

Prepared For

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TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 TESTING METHODOLOGY	1
3.0 APPLICABLE STANDARDS	2
4.0 CONCLUSION	2
5.0 GENERAL OBSERVATION	4
6.0 PROFESSIONAL SIGNATURES	5

FIGURES

FIGURE 1	Site Plan
FIGURE 2	Building 8 Unit #36 XRF Sample Location
FIGURE 3	Building 8 Unit #18 XRF Sample Location
FIGURE 4	Building 8 Unit #15 XRF Sample Location
FIGURE 5	West Stairwell XRF Sample Location
FIGURE 6	Building 3, Unit #31, XRF Sample Location

APPENDICES

APPENDIX A	Description of Samples' Locations
APPENDIX B	Detailed XRF Readings
APPENDIX C	Laboratory Results
APPENDIX D	Calibration Records

1.0 INTRODUCTION

This report summarizes the results of the pilot survey performed at 4701 San Leandro Street in Oakland, California. The survey was performed on July 18, 19 and 21, 1996, by Bradshaw Environmental (BES) and Sequoia Environmental. The purpose of the survey was to determine the presence of lead-base paint (LBP) in specific units in accordance with a workplan prepared by Sequoia Environmental and BES in response to directive of the Alameda County Health Care Services.

The pilot survey concentrated on three units (#s 18, 36 and 15) and the west stairwell in the southern most building referred to as Building #8 and one unit (#31) in the northern most building referred to as Building #3, see site plan in Figure 2. The pilot survey was restricted to only the areas mentioned above and no additional areas were inspected at this time.

None of the units chosen were leased at the time, thus making it easier to perform the pilot survey

Building #8 consists of reinforced concrete building with three levels. The units surveyed have been identified by the owner as potential live/work spaces. Building #3 has both single and double level units. The units in this complex have all be identified by the owner as potential live/work space.

2.0 TESTING METHODOLOGY

LBP samples were collected of representative component, substrate and color type utilizing a Scitec MAP 3.5 X-Ray Fluorescent (XRF) spectrum analyzer. The XRF allows for in-situ readings of lead contents without damaging the paints' substrates.

In lieu of substrate corrections for metal and wood prescribed for Scitec MAP 3.0, under 4.0 mg/cm^2 , a more conservative approach was used. This consisted of expanding both the positive and negative range to 1.5 or greater for positive samples and 0.6 or less for negative samples. We believe that this is a prudent approach to a project of this size and scope.

The manufacture's standard rather than a NIST standard for the device was used. The standard block has been tested at 1.3 by the manufacture. This was brought to the attention of Alameda County Health Care officials during the July 24, 1996, meeting and it was found to be acceptable. The calibration records are in Appendix D.

3.0 APPLICABLE STANDARDS

Since elemental lead is a suspect carcinogen and a known tetragen and neurotoxic in high doses, lead containing materials need to be identified. The major definitions of lead-based coated surfaces are listed as follows:

- a. US Department of Housing and Urban Development (HUD) defines lead-based paint as paint that contains either greater than or equal to 0.5% by weight of lead, or greater than or equal to 1mg/cm².
- b. Consumer Product Safety Commission (CPSC) prohibits the manufacturing of paint that contains more than 600 ppm (0.006%) of lead. This report uses HUD's definition for the purpose of identification, but compliance to OSHA's regulations and the anticipated Cal/OSHA regulations are used as the basis for estimating any abatement costs.
- c. Lead is on the "Proposition 65" list, given its toxic potential in causing reproductive hazards.
- d. Within the next year, Cal/EPA is expected to issue certification requirements for personnel associated with LBP sampling and abatement work.

4.0 CONCLUSION

Unit 36

LBP was detected on white wood components including window casings, columns, framing, ceiling deck and joist, bracing.

Window casings while mostly intact show signs of wear and should be addressed by paint stabilization. There are also noticeable amounts of dust debris and particulate that are around the northern perimeter of the unit which should be removed.

Columns and framing were in good condition with moderate potential to exposure due to their inaccessibility. No action is required at this time.

The ceiling deck, joist and bracing were also in good condition with relatively low potential of exposure due to inaccessibility. No action is required at this time.

Lead was also detected in the metal window frame (red paint), window case (black), ceiling joist bracing (white) and the interior of the antique bath tub.

Both the red and black window components showed signs of wear and deterioration. LBP should be addressed by paint stabilization due to the nature of the components friction and high accessibility potential.

LBP on the ceiling bracing was intact with slight signs of aging with limited potential for accessibility. No action is required at this time.

The bath tub was also intact but showed signs of wear from scouring. Use of abrasive cleaners should be stopped due to possible exposure potential from lead leaching out of the surface. See Figure 2 for samples' locations. Description of sample's condition is in Appendix A.

Unit 18

LBP was detected in the white painted wood ceiling bracing. The area was in fair condition with low accessibility.

Lead was also detected in metal wood frame (black) and I-Beam (white). The window frame was in fair condition and showed signs of deterioration. LBP should be addressed by paint stabilization. The ceiling I-beam was in fair condition and does not require action at this time.

Lead was also detected in light blue LBP covering brick surfaces as well. The LBP was in good condition and does not require any action at this time.

Ceramic tiles (black) were tested and contain lead. They are in good condition and require no action at this time. See Figure 3 for samples' locations. Description of sample's condition is in Appendix A.

Unit 15

LBP was detected in metal stairs (all components), second floor metal window sash (gray), and metal ceiling I-Beams (red and white).

Stairs are in fair condition but have dust on them. They have a high potential for exposure due to accessibility. Prior to occupancy, they should be cleaned and periodically inspected and evaluated.

The window components are in fair condition and showed signs of deterioration. The LBP should be stabilized to reduce exposure potential from friction and further deterioration.

Lead was detected in the wood support columns (white) they were in good condition and do not require action at this time.

See Figure 4 for samples' locations. Description of sample's condition is in Appendix A.

West Stairwell

LBP was detected in the metal stair supports associated with the stairs. The component was in good condition at this time and does not require action at this time. Concrete stair components also contained levels of lead greater than 1.0 mg/cm². They showed signs of significant wear and LBP should be stabilized or removed. See Figure 5 for samples' locations. Description of sample's condition is in Appendix A.

Building 3, Unit 31

Lead content was detected in the metal ceiling I-Beams, concrete raised floor base and wood ceiling framing.

Metal I-Beams that contain lead in the paint are in fair condition and do require any action at this time.

LBP on the concrete base located around the perimeter of the room is in good condition. It does not require action at this time.

Wood framing for the ceiling is in good condition and therefore does not require action at this time. See Figure 6 for samples' locations. Description of sample's condition is in Appendix A.

Detailed XRF readings for all the sampling locations are in Appendix B. All paint chip samples were sent to AIHA ELLAP Accredited laboratory Micro Analytical in Emeryville, (#11150). Detailed laboratory results are in Appendix C.

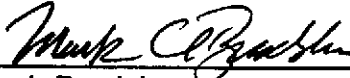
5.0 GENERAL OBSERVATION

Most high level readings for LBP appear to result from original or very old paint one layer or more layers beneath the current paint.


In areas of low accessibility or of lead levels above the HUD standard but still relatively low, cleaning and paint stabilization without need for further assessment may be the appropriate solution.

6.0 PROFESSIONAL SIGNATURES

The following professionals hereby declare that the pilot survey reflects the conditions observed during the LBP inspection performed on July 18, 19 and 21, 1996.



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