



LEAD BASED PAINT INSPECTION REPORT

FOR

FERNANDO L. SUMAZA & COMPANY, INC.

SAMPLING CONDUCTED AT
MIRADOR LAS CASAS APARTMENTS
EDUARDO CONDE FINAL AVENUE,
SANTURCE WARD, SAN JUAN, PR

APRIL, 2016

ZEM-16064

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SECTION 1: EXECUTIVE SUMMARY

1.1 INTRODUCTION

A Lead-Based Paint inspection was conducted between March 18, 2016 and April 7, 2016 at Mirador Las Casas Apartments Complex located at Eduardo Conde Final Avenue, Santurce Ward in San Juan, PR. 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 (Second Edition, July 2012) and all applicable Federal, State, and Local regulations.

The information in this report must be disclosed to all existing and new residents and to any new buyer in the future, under the Lead Disclosure Rule (24 CFR part 35, subpart A (HUD's rule) and 40 CFR part 745, subpart F (EPA's identical rule)).

1.2 SUMMARY OF PROPERTY EVALUATION

The project consisted of the evaluation of 28 dwelling units, randomly selected, from the 294 dwelling units, exteriors, administrative offices, playground, Neighborhood Network Center, Communal Center, common areas (i.e. hallways, staircases, etc.) and site. Exterior storage rooms were not part of the scope of work. The inspection was performed following the Department of Housing and Urban Development's (HUD) Guidelines for the Evaluation of Lead Based Paint in Housing multifamily inspection protocol. No samples of dust were collected.

Additionally, ceramic components (i.e. wall tiles, floor tiles, lavatories, toilets, etc.) were evaluated in order to disclose the findings if future replacement activities will be conducted in compliance with Environmental Quality Board Non-Hazardous Solid Waste Regulation and the Lead Based Paint Abatement Activities Regulation.

Lead-based paint (defined in section 2.3) and lead containing components were identified in various components and surfaces throughout the project on the date of the evaluation. Table 1-1 identifies the components positive for lead.

1.3 PROPERTY LOCATIONS OF BUILDING COMPONENTS WITH LEAD-BASED PAINT

Table 1-1 below summarizes the building components coated with lead-based paint or building components containing lead. Details that identify positive lead-based paint findings within specific areas and on surfaces were provided in the Lead-based paint inspection report. Table 2-2 identifies lead-based paint as defined by the U.S. Environmental Protection Agency (EPA) and the Environmental Quality Board (EQB). For specific locations and additional detail on the location of lead-based paint reference Sections 2 and 3.

Table 1-1: Summary of Components with Lead Based Paint or Containing Lead						
Bldg.	Apart.	Area	Component	Color	Substrate	Area / Amount (Approx.)
1	1-B3	Bathroom	Bathtub	White	Ceramic	1 Unit
2	2-D2	Bathroom	Bathtub	White	Ceramic	1 Unit
3	3-B3	Bathroom	Bathtub	White	Ceramic	1 Unit
4	4-B3	Bathroom	Bathtub	White	Ceramic	1 Unit
	4-F3	Bathroom	Bathtub	White	Ceramic	1 Unit
5	5-B2	Bathroom	Bathtub	White	Ceramic	1 Unit
6	6-C1	Bathroom	Bathtub	White	Ceramic	1 Unit
		Hall Closet	Shelve & Cleat	White	Wood	Shelve System
7	7-D1	Bathroom	Bathtub	White	Ceramic	1 Unit
8	8-C1	Bathroom	Bathtub	White	Ceramic	1 Unit
9	9-B2	Bathroom	Bathtub	White	Ceramic	1 Unit
10	10-D1	Bathroom	Bathtub	White	Ceramic	1 Unit
	10-E2	Bathroom	Bathtub	White	Ceramic	1 Unit
11	11-D3	Bathroom	Bathtub	White	Ceramic	1 Unit
12	12-C3	Bathroom	Bathtub	White	Ceramic	1 Unit
13	13-D2	Bathroom	Bathtub	White	Ceramic	1 Unit
14	14-A2	Bathroom	Bathtub	White	Ceramic	1 Unit
		Rooms 1 & 2 Closet	Shelve & Cleat	White	Wood	Shelve Systems
	14-C3	Bathroom	Bathtub	White	Ceramic	1 Unit
		Bathroom, Hall 2 Closet & Rooms 1, 2 & 3	Door Casings	Cream	Wood	5 Units
		Room 2 Clo.	Shelve & Cleat	Cream	Wood	Shelve System
15	15-B3	Bathroom	Bathtub	White	Ceramic	1 Unit
		Room 1 Closet & Hall 2 Closet 2	Shelve & Cleat	Cream	Wood	Shelve Systems
		Hall 2 Closet 1	Door	Cream	Wood	1 Unit
16	16-A2	Living & Dining	Wall B	Cream	Concrete	104 Ft ²
		Room 1 Closets 1 & 2 & Room 2 Closet	Shelve & Cleat	Cream	Wood	Shelve Systems
		Bathroom & Hall 2 Closet	Doors	Cream	Wood	2 Units
		Bathroom	Bathtub	White	Ceramic	1 Unit

Table 1-1: Summary of Components with Lead Based Paint or Containing Lead						
Bldg.	Apart.	Area	Component	Color	Substrate	Area / Amount (Approx.)
17	17-B2	Bathroom	Bathtub	White	Ceramic	1 Unit
17	17-B2	Hall 2 Closet, Room 2 Closet 1, Room 3 Closet & Hall 1 Closet	Shelve & Cleat	Cream	Wood	Shelve Systems
17	17-C3	Bathroom	Bathtub	White	Ceramic	1 Unit
		Bathroom & Hall 2 Closet	Doors	Cream	Wood	2 Units
		Room 1 Closet 2, Room 2 Closet & Hall 2 Closet	Shelve & Cleat	Cream	Wood	Shelve Systems
18	18-D2	Bathroom	Bathtub	White	Ceramic	1 Unit
		Room 1 Closet	Shelve & Cleat	Cream	Wood	Shelve System
19	19-C3	Bathroom	Bathtub	White	Ceramic	1 Unit
		Room 1 Closet 2, Room 2 Closet & Room 3 Closet	Shelve & Cleat	Cream	Wood	Shelve Systems
	19-D2	Bathroom	Bathtub	White	Ceramic	1 Unit
20	20-F3	Bathroom	Bathtub	White	Ceramic	1 Unit
21	21-A2	Bathroom	Bathtub	White	Ceramic	1 Unit
	21-B3	Bathroom	Bathtub	White	Ceramic	1 Unit
Site		Parking A	Curbs	Yellow	Concrete	855 Ln Ft

Note:

- The quantification of positives materials presented in this table is only an estimate. If an abatement of the materials will be conducted the Contractors shall estimate the amount of materials to be abated.
- Photographic documentation is for reference purposes and doesn't include all the surfaces with lead based paint and/or components containing lead.

Dwelling units inspected were found to be free of lead-based paint

Table 1-2: Dwelling Units Negative for Lead Based Paint or Components Containing Lead	
Floor	Dwelling Unit
9	9-C2

SECTION 2: LEAD-BASED PAINT INSPECTION REPORT

2.1 OVERVIEW OF THE EVALUATION

This lead-based paint inspection is an interior and exterior investigation to identify all lead-based paint on a surface-by-surface basis. A lead-based paint inspection following the HUD Guidelines Multifamily inspection protocol was performed at the project area. Mirador Las Casas Apartments Complex consists of two hundred ninety-four dwelling units distributed in twenty one buildings. This lead-based paint inspection consisted of the evaluation of 28 dwelling units randomly selected exteriors, administrative offices, playground, Neighborhood Network Center, Communal Center, common areas (i.e. hallways, staircases, etc.) and site. Storage rooms were not part of the scope of work. No samples of dust were collected. Additionally, ceramic components (i.e. wall tiles, floor tiles, lavatories, toilets, etc.) were evaluated in order to disclose the findings if future replacement activities will be conducted in compliance with Environmental Quality Board Non-Hazardous Solid Waste Regulation and the Lead Based Paint Abatement Activities Regulation.

Samples were taken using X-ray fluorescence (XRF) analyzers. Some of the remaining XRF test locations exhibited lead-in-paint levels below the level that EPA identifies as lead-based paint, namely 1.0 mg/cm^2 . Such surfaces could create dust-lead or soil-lead hazards if the paint is turned into dust by abrasion, scraping, or sanding. Should these or any lead containing components or surfaces be disturbed in any manner that generates dust, care should be taken to limit its spread. The evaluation found that lead-based paint was present in selective components through the assessed areas of the referenced project on the date of the assessment (See Table 1-1).

Testing was performed by Keralind Vargas, state-certified inspector 2273-0915-LI-009 and Onell González state-certified inspector 3241-1215-LI-011, using the Niton XLP-300A XRFs, SN-25492. The credentials are provided in Section 3, Appendix A: Certifications, Licenses, and Accreditations. The XRF analyzer is designed to measure the lead content of surface coatings on a variety of building surfaces, substrates, and components. The measurement is rapid and nondestructive and, according to the manufacturer, is capable of detecting lead concentrations that occur within numerous layers of various surface coatings.

The dwelling units concrete surfaces inspected resulted negative for the presence of lead based paint, with the exception of wall B of the living and dining area of the apartment 16-A2 where lead based paint was identified. Lead based paint was detected on a selective wood doors, door casings and shelf systems through of the dwelling units. In addition, lead-based paint was also detected at the Parking A yellow traffic paint on the curbs. The ceramic coating bathtub inspected at the bathroom resulted positive for lead. therefore, all these components of the entire building complex shall be considered as positive for lead. These results vary from unit to unit and were not 100% at all units. In order to properly identify the exact location of the positive materials an inspection of the un-inspected components must be performed. Refers to Tables 1-1: Summary of Components with Lead Based Paint.

Please refer to the XRF Testing Results Section 3, Appendix E: XRF Sampling Data for the detailed analytical testing results for each distinct area inspected. The reports provide a complete testing data.

Table 2-1: Random Sampling Results					
Functional Space	Component	Substrate	Total of Components Tested	Total of Positive Results	Percentage of Positive
Dwelling Units, Bathroom Area	Bathtubs	Ceramic	28	27	96 %
Dwelling Units, Closets	Shelves & Cleats	Wood	150	20	13%
Dwelling Units	Door Casings	Wood	251	5	2%
Dwelling Units	Doors	Wood	251	5	2%
Dwelling Units, Living & Dining	Wall B	Concrete	28	1	4%

2.2 SAMPLING PROCEDURE AND RESULTS PRESENTATION

The survey was performed following the methodology established in the HUD Guidelines for the Evaluation and Control of Lead Based Paint in Housing (2012 revision), multifamily inspection protocol, and the PREQB Lead Based Paint Abatement Control Regulation. The surfaces evaluation was performed as follows:

- If the lead concentration measured by the XRF Spectrum Analyzer is less than 1.0 mg/cm² it is considered negative.
- If the lead concentration measured by the XRF Spectrum Analyzer is equal or greater than 1.0 mg/cm² it is considered positive.

To each functional space of the structures a name was assigned according to the use of that space. If no name could be assigned, then a code letter or number was assigned. The room numbers will be assigned clockwise as you enter the structure and go towards the left always. Each wall surface was named with letters beginning with wall A, the wall leave behind as you enter the room. The one at the left side is wall B, the one in front of you is wall C and the wall at your right wall D. See Fig 1. Each reading obtained was recorded in the data sheet with its respective information (functional space, component, and all related information).

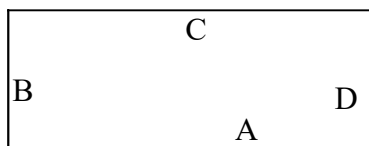


Fig. 1

2.3 LEAD REGULATORY LEVELS

The lead regulatory levels provided below are those used when preparing this lead-based paint evaluation or when evaluating data collected. The EPA regulatory levels are the same as the state regulatory levels provided in the following table.

TABLE 2-2: LEAD REGULATORY LEVELS	
	EPA/EQB Levels
Lead-Based Paint	1.0 mg/cm ² or 0.5% by weight (or 5,000 ppm)

2.4 CONDITIONS AND LIMITATIONS—DISCLAIMER

Zimmetry Environmental Management Corp. has performed this lead-based paint inspection in a thorough and professional manner consistent with commonly accepted industry standards. The Preparer cannot guarantee and does not warrant that this evaluation has identified all adverse environmental factors and/or conditions affecting this property on the date of the evaluation. No samples of dust were collected.

The results reported and conclusions reached by the Preparer are solely for the benefit of the Owner. The results and opinions in this report, based solely on the conditions found at the property on the date of the evaluation, are valid only on that date. The Preparer assumes no obligation to advise the client of any changes in any real or potential lead-based paint hazards at this residence beyond the date of the property evaluation.

2.5 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/cm²]) **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.

The information in this report must be disclosed to all existing and new residents and to any new buyer in the future, under the Lead Disclosure Rule (24 CFR part 35, subpart A - Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property (HUD’s rule) and 40 CFR part 745, subpart F.

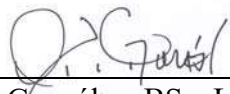
2.6 ABATEMENT CONDITIONS

Abatement, as defined by HUD and the Puerto Rico Environmental Quality Board (EQB), means any set of measures designed to eliminate lead-based paint and/or lead-based paint hazards permanently. Abatement activities may include, but are not necessarily limited to: the onsite or offsite removal of lead-based paint from substrates and components; the replacement of components or fixtures painted with lead-based paint; the permanent enclosure of lead-based paint with construction materials mechanically-fastened to the substrate; the encapsulation of lead-based paint with specially designed encapsulant products; or the removal or permanent covering (concrete or asphalt) of soil-lead-based paint hazards. If enclosure or encapsulation is conducted as an abatement method, the lead-based paint remains on the property, so ongoing lead-based paint maintenance is required.

According to the EQB lead regulations, prior to the demolishing of a structure containing lead based paint, the contaminated surfaces or substrates must be abated or removed. The waste generated has to be characterized to determine if the waste generated is hazardous or non hazardous waste. The firm providing the abatement services must be certified as an abatement firm by the EQB. Workers conducting abatement must be trained and certified as abatement workers by a training provider accredited by the EQB.

2.7 ENVIRONMENTAL ASSESSMENT REPORT CERTIFICATION

Zimmetry Environmental Management Corp. has performed this lead-based paint inspection in a thorough and professional manner consistent with commonly accepted industry standards. The inspection was conducted between March 18, 2016 and April 7, 2016 by Keralind Vargas, state-certified inspector 2273-0915-LI-009 and Onell González state-certified inspector 3241-1215-LI-011 both qualified by experience, education and training in the recognition of lead based paint and approved sampling techniques using the Niton XLP-300A XRF, SN-25492.



Onell González, BSc, LEED AP O+M
Environmental Building Consultant

SECTION 3: APPENDICES

Appendix A: Certifications, Licenses, and Accreditations

Appendix B: Performance Characteristics Sheet

Appendix C: Project Photographs

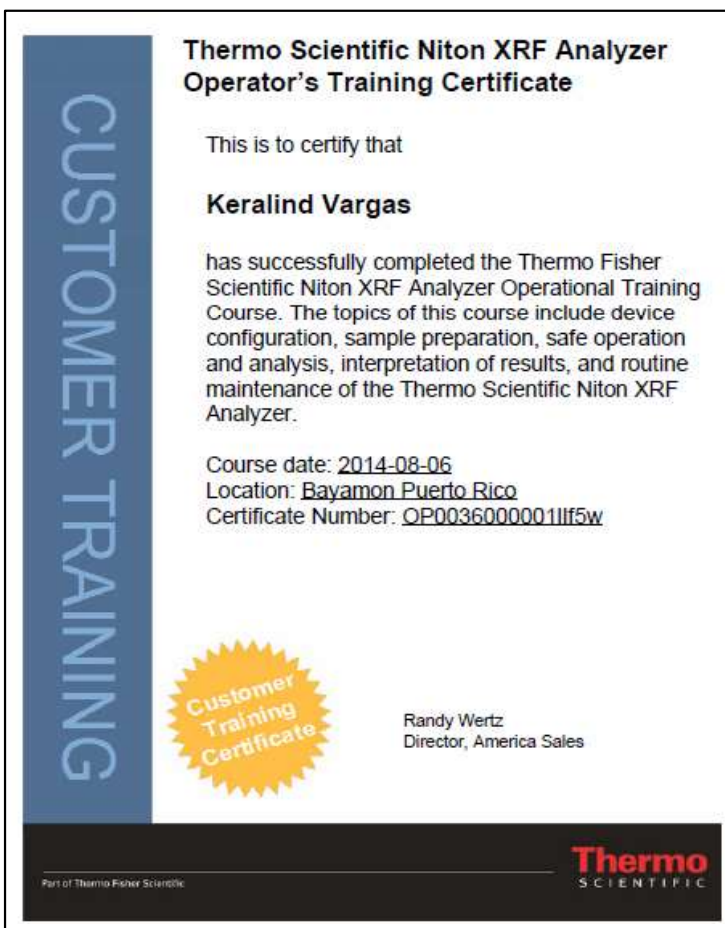
Appendix D: Site Location

Appendix E: XRF Sampling Data

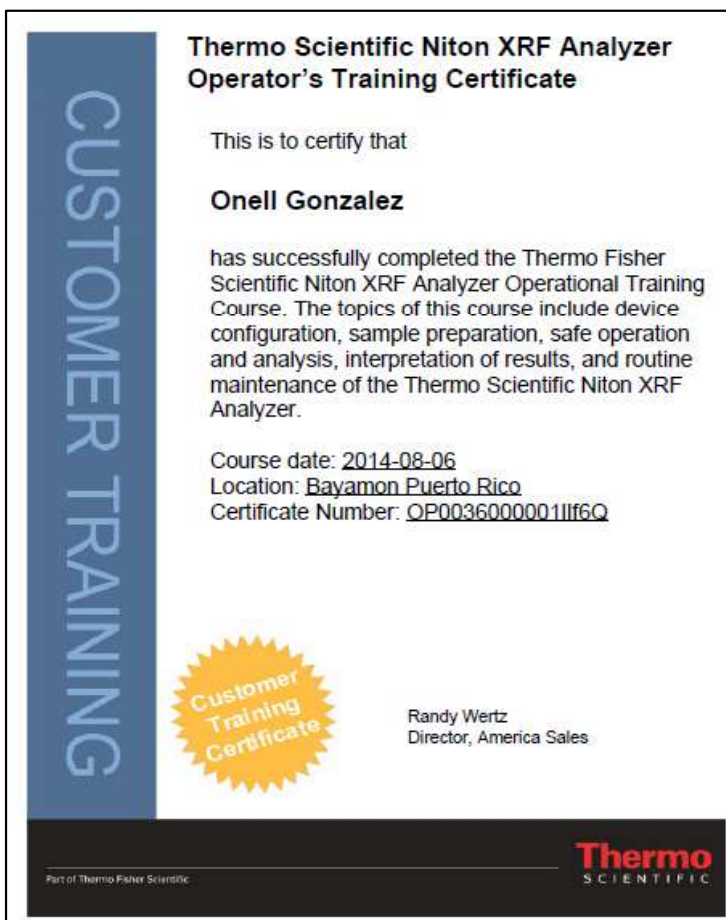
APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS

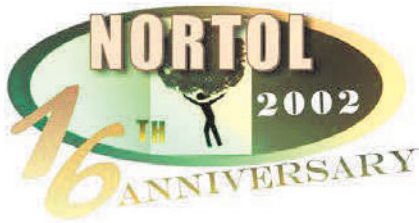


APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS



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August 10, 2018

Fernando L. Sumaza & Company
PO Box 3685
Mayagüez, PR 00681-3685
c/o Alexandra Domenech

Re: Lead-based paint Survey report for bathtubs-El Mirador Las Casas, San Juan, P.R.

Dear sirs:

Nortol Environmental is submitting the report on the lead-based paint survey for bathtubs achieved at ten (10) representative dwelling units from El Mirador Las Casas, San Juan, PR. This activity was requested by your company, as part of your environmental and occupational safety/health due diligence. The field work was conducted on August 9, 2018 with Roraima Vega as company representative.

None of the randomly assessed bathtubs were painted. Ms. Vega indicated that the other bathtubs in the Mirador Las Casas was not either painted. See Attachment for representative pictures. Factory lead glazed porcelain bathtubs are not considered as "lead-based paint" as per current definition and are not regulated at this time. See Attachment 2 for extra research information.

The 2nd Edition, July 2012; Chapter 7-Lead-Based Paint Inspection, of HUD's Guidelines for the Evaluation and Control of Lead- Based Paint Hazards in Housing, establish that ceramic tiles and fixtures are not considered lead-based paint and not need to be included under Lead Disclosure Rule. Otherwise, the current Performance Characteristic Sheets pertaining to XRF instruments (Niton & Heuresis models) does not contemplate porcelain or ceramic between its evaluated substrates, so the readings with this instrument on porcelain or ceramic are questionable.

For all above expressed facts, the bathtubs installed in El Mirador Las Casas, San Juan, P.R. are negative to "lead-based paint" as per current definition.


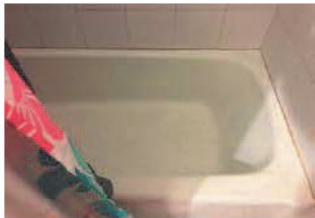


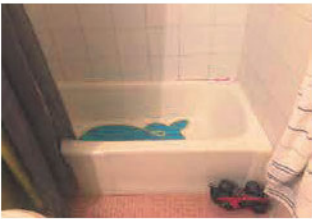





Feel free to contact us if additional information is necessary.

Respectfully,

A handwritten signature in blue ink, appearing to read "Norma I. Torres".

Norma I. Torres, Env. Sc. BS, MBA | Executive Director

El Mirador Las Casas - Bathtubs Survey for lead-based Paint
Thursday, August 9, 2018

Apartment Number	Picture	Apartment Number	Picture
14 B2		9 C1	
14 B1		8 E1	
10 C1		8 F1	
9 D1		6 B1	
10 A2		11 C1	

NOTE: NONE OF THE BATHTUBS WERE PAINTED

Why testing with XRF Instrument on Porcelain or Ceramic is NOT considered for Lead-Based Paint inspection and report

- 1) Performance Characteristic Sheet set for the instrument HEURESIS Pb200i alpha, used by NORTOL Environmental and Occupational as well others XRF instruments, validate only the following substrates:

Concrete, Wood, Metal, Brick, Drywall and Plaster

Instrument

- 2) Under the Department Housing and Urban Development (HUD); Guidelines for the Evaluation and Controls of Lead-Based Paint Hazards in Housing, 2nd Edition, July 2012; Chapter 7-21:

a. *Establish that ceramic tiles and fixtures are not considered lead-based paint and not need to be included under Lead Disclosure Rule.*

HUD

- 3) “the EPA in their *Renovation, Repair, and Painting (RRP) Rule, Frequent Questions, March 22, 2018* establish”:

Question (23002-15691)

Does the RRP Rule apply to renovations that disturb ceramic tile where the glaze on the tile contains lead at regulated levels?

Answer:

No. Ceramic tile glaze is neither a surface coating nor a painted surface. Therefore, renovations that disturb ceramic tile glaze are not subject to the RRP Rule.

EPA

- 4) Under “Reglamento para el control de actividades de mitigación y renovación de pintura con base de plomo”, the PR Environmental Quality Board do not express regarding ceramic or porcelain. Define: “Paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter (1.0 mg/cm.²) or more than 0.5% w/w (5,000) parts per million by dry weight or more.”

PREQB

- 5) Under no applicability by the XRF on porcelain or ceramic, might be consider the Flame Atomic Absorption (FAA) chemical analysis.

Chemical

- 6) The U. S. Consumer Product Safety Commission – Office of Compliant

Ban of Lead-containing paint and certain consumer products bearing lead-containing paint 16 C.F.R 1303 clarify: *What is a paint or similar-surface coating material?*

These terms apply generally to liquid or semi-liquid products that change to a solid film when you apply a thin coating to wood, stone, metal, cloth, plastic or a similar surface. Printing inks, materials such as pigments for plastic that become part of an article itself, and materials such as ceramic glaze which become bonded to the surface of a product are not paints or similar surface coating materials.

Physical

