



**Survey of Commercial Property for Lead-Based Paint:  
Thatcher High School, 601 N. 3<sup>rd</sup> Ave, Thatcher, AZ**

**Prepared for:** Michael Crow  
Redtree Consulting  
2942 N. 24<sup>th</sup> St. STE 114-436  
Phoenix, AZ 85016

Fiberquant Job #2018-09323 (XRF)

**Introduction**

At the client's request, a commercial structure was screened for lead-based paint (LBP). The analytical methodology was to test those components as directed by the client. The property surveyed was the Thatcher High School, 601 N. 3<sup>rd</sup> Ave, Thatcher, Arizona.

The survey was conducted and interpreted by Mark Jefferson under the employment of Fiberquant Analytical Services (EPA firm certification number AZ-LBP-2033-1, expires 2/25/2021). Mark has successfully completed the Federal EPA course and testing for lead-based paint for the State of Arizona (EPA certification # LBP-R-1180947-1, Expires 11/23/2020).

**Executive Summary**

Several components tested were found to be positive for lead-based paint (i.e., containing  $\geq 1.0$ mg Pb/cm<sup>2</sup> with 95% confidence).

**Procedures**

The property was visited on October 16, 2018. Selected sites on the exterior were surveyed for the presence of lead-based-paint (LBP) using a spectrum analyzer portable X-ray fluorescence (XRF) paint tester, Radiation Monitoring Devices (RMD) model LPA-1, serial number 01604 (cobalt 57 source assay date 09/12/2018). The performance characteristic sheet for this instrument is available on the Internet at <http://www.hud.gov/offices/lead/lbp/hudguidelines/allpcs.pdf>. The spectrum analyzer automatically subtracts from a spectrum the fluorescence from the substrate of the paint so as to give an accurate reading of lead content without taking of samples or stripping of paint. This is performed via a computer program stored in the analyzer, which gives an instantaneous readout of the lead content of a site in mg/cm<sup>2</sup>. The instrument performance is checked before and after the job or unit (minimum every 4 hours) by reading a 1.0 mg/cm<sup>2</sup> sample three times.

The LPA-1 operates in two modes, 1) time corrected, for performing calibrations and comparisons to physical samples, and 2) quick, for normal testing. According to the EPA Performance

Characteristics Sheet for the LPA-1, the quick mode gives correct threshold-type readings needing no substrate corrections. That is, the instrument counts a sufficient amount of time to determine to 95% confidence whether a given site is  $>1.0$  mg/cm<sup>2</sup>. The closer the site is to 1.0, the longer the counting time. If a 95% confidence statement cannot be made after 60 sec., the instrument indicates an inconclusive. If inconclusive, a physical sample may be taken for testing in the lab if the result of the site is important. However, in a room or unit showing a mixture of positive and negative samples, it is unimportant whether one more site is positive or negative, and in that case the inconclusive will be left as inconclusive.

Three reports of data are attached: 1) The "Detailed Report" indicates the location, substrate, color, and analytical result of each tested site and the results. 2) The "Summary Report" lists the same information, but only for those samples determined to be positive for lead-based paint. 3) The "Distribution Report" shows the % of each component to be positive. The Detailed Report and the Summary Report both contain a description of the paint condition. These descriptions will include either an "I" for intact or a "D" for deteriorated. It is important to consider the condition of the paint, as it can be an indicator of lead dust hazards.

## **Results**

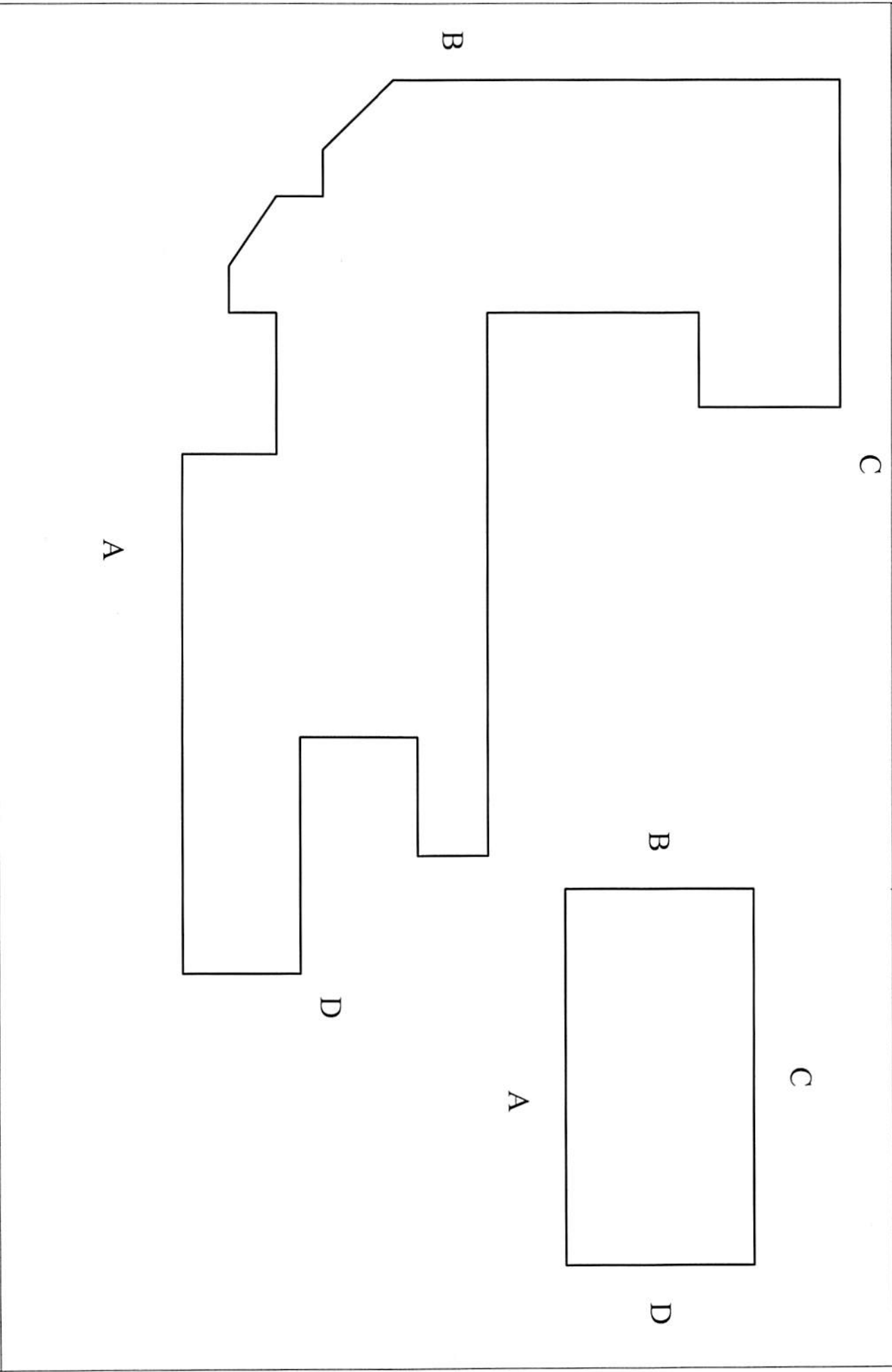
Several components tested were found to be positive for lead-based paint (i.e., containing  $\geq 1.0$ mg Pb/cm<sup>2</sup> with 95% confidence. They were silver paint on the plastic vent pipes on the roof.

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/cm<sup>2</sup>]) 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.

---

10/17/2018

Mark Jefferson



●  
N



Redtree Consulting  
2942 N. 24th St STE 114-436  
Phoenix, AZ 85016

**SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Redtree Consulting**

Inspection Date:	10/16/18	Thatcher High School
Report Date:	10/17/2018	601 N. 3rd Ave.
Abatement Level:	1.0	Thatcher, AZ 85552
Report No.	S#01604 - 10/16/18 13:29	
Total Readings:	94	Actionable: 4
Job Started:	10/16/18 13:29	
Job Finished:	10/16/18 16:44	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 003 Roof									
082	A	Pipe Vent	Ctr		I	Plastic	Silver	>9.9	QM
083	B	Pipe Vent	Ctr		I	Plastic	Silver	>9.9	QM
084	C	Pipe Vent	Ctr		I	Plastic	Silver	>9.9	QM
090	D	Vent Pipe	Ctr		I	Plastic	Silver	>9.9	QM
Calibration Readings									
----- End of Readings -----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Redtree Consulting

Inspection Date: 10/16/18 Thatcher High School  
 Report Date: 10/17/2018 601 N. 3rd Ave.  
 Abatement Level: 1.0 Thatcher, AZ 85552  
 Report No. S#01604 - 10/16/18 13:29  
 Total Readings: 94  
 Job Started: 10/16/18 13:29  
 Job Finished: 10/16/18 16:44

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior									
004	A	Wall	L Lft		I	Block	Pink	0.0	QM
012	A	Door	Lft	Rgt casing	I	Metal	Green	0.3	QM
009	A	Door	Lft	Lft casing	I	Metal	Green	0.3	QM
010	A	Door	Lft	U Ctr	I	Metal	Green	0.1	QM
013	A	Door	Lft	U Ctr	I	Metal	Green	0.1	QM
005	A	Drain	Lft		I	Metal	Green	0.0	QM
006	A	Trash Can	Lft		I	Metal	White	0.3	QM
007	A	Trashcanlid	Lft		I	Metal	Green	0.3	QM
008	A	Sign Post	Ctr		I	Metal	White	0.1	QM
011	A	Railing	Ctr		I	Metal	Green	0.0	QM
014	A	Post	Ctr		I	Block	Green	-0.1	QM
015	A	Beam	Ctr		I	Metal	Green	0.5	QM
016	A	Eave	Ctr		I	Metal	White	0.5	QM
017	A	Vent Cover	Rgt		I	Metal	White	0.4	QM
018	A	Drink Fntn	Rgt		I	Metal	Brown	0.1	QM
019	B	Wall	L Rgt		I	Block	Pink	0.0	QM
022	B	Door	Rgt	Rgt casing	I	Metal	Green	0.3	QM
021	B	Door	Rgt	U Ctr	I	Metal	Green	0.2	QM
020	B	Drain	Ctr		I	Metal	Green	0.0	QM
023	B	Pipe	Ctr		I	Metal	White	0.5	QM
024	B	Gas Pipe	Ctr		I	Metal	Gray	0.0	QM
025	B	Bike Rack	Ctr		I	Metal	Green	0.4	QM
026	B	Water Valve	Ctr		I	Metal	Yellow	0.0	QM
027	B	Water Valve	Ctr		I	Metal	Red	0.0	QM
028	C	Wall	L Rgt		I	Block	Pink	0.1	QM
034	C	Door	Ctr	Lft casing	I	Metal	Green	0.3	QM
035	C	Door	Ctr	U Ctr	I	Metal	Green	0.0	QM
029	C	Door	Rgt	Lft casing	I	Metal	Green	0.4	QM
030	C	Door	Rgt	U Ctr	I	Metal	Green	0.2	QM
039	C	Pipe	Lft		I	Metal	White	0.3	QM
040	C	Switch Box	Lft		I	Metal	Green	0.3	QM
041	C	Post	Lft		I	Concrete	Offwhite	-0.1	QM
042	C	Roll Door	Lft		I	Metal	Gray	0.3	QM
043	C	Light Pole	Lft		I	Metal	Brown	-0.1	QM
036	C	Drain	Ctr		I	Metal	Green	-0.1	QM
037	C	Air Handler	Ctr		I	Metal	Pink	0.2	QM
038	C	Air Handler	Ctr		I	Metal	White	0.2	QM
031	C	Gate Frame	Rgt		I	Metal	Pink	-0.1	QM
032	C	Electricbox	Rgt		I	Metal	Gray	0.0	QM
033	C	Electricbox	Rgt		I	Metal	Green	0.0	QM
044	D	Wall	L Rgt		I	Block	Pink	0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Redtree Consulting

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
053	D	Foundation	Rgt		I	Block	Pink	0.0	QM
045	D	Door	Rgt	Lft casing	I	Metal	Green	0.3	QM
046	D	Door	Rgt	U Ctr	I	Metal	Green	0.3	QM
047	D	Table	Rgt		I	Wood	Green	0.1	QM
048	D	Drain	Rgt		I	Metal	Green	0.0	QM
049	D	Table	Rgt		I	Metal	Green	0.0	QM
050	D	Trashcan	Rgt		I	Metal	White	0.2	QM
051	D	Gate Post	Rgt		I	Metal	Pink	0.2	QM
052	D	Post	Rgt		I	Concrete	Pink	0.0	QM
Exterior Room 002 Maint Shed									
055	A	Wall	L	Lft	I	Metal	Gray	0.3	QM
056	A	Rlldoorpost		Lft	I	Metal	Gray	0.1	QM
057	A	Rlldoor		Lft	I	Metal	Gray	0.4	QM
062	B	Wall	L	Lft	I	Metal	Gray	0.2	QM
063	B	Door		Ctr Lft casing	I	Metal	Gray	0.1	QM
064	B	Door		Ctr L Ctr	I	Metal	Gray	0.0	QM
061	C	Wall	L	Lft	I	Metal	Gray	0.1	QM
058	D	Wall	L	Rgt	I	Metal	Gray	0.3	QM
054	D	Corner board		Lft	I	Metal	Gray	0.4	QM
059	D	Door		Rgt Lft casing	I	Metal	Gray	0.3	QM
060	D	Door		Rgt U Ctr	I	Metal	Gray	0.3	QM
Exterior Room 003 Roof									
073	A	Elec. Box		Ctr	I	Metal	Gray	0.6	QM
074	A	Pipe		Ctr	I	Metal	Tan	0.6	QM
075	A	Flashing		Ctr	I	Metal	Pink	0.4	QM
076	A	Base		Ctr	I	Metal	Pink	0.4	QM
080	A	Elec Box		Ctr	I	Metal	Gray	0.5	QM
081	A	Gutter		Ctr	I	Metal	Green	0.2	QM
082	A	Pipe Vent		Ctr	I	Plastic	Silver	>9.9	QM
077	A	A/c		Rgt	I	Metal	Green	0.5	QM
078	A	Flashing		Rgt	I	Metal	Pink	0.5	QM
079	A	A/c		Rgt	I	Metal	Gray	0.3	QM
070	B	Ladder		Ctr	I	Metal	Pink	0.0	QM
071	B	A/c		Ctr	I	Metal	Green	0.6	QM
072	B	Flashing		Ctr	I	Metal	Pink	0.4	QM
083	B	Pipe Vent		Ctr	I	Plastic	Silver	>9.9	QM
067	B	Hatch		Rgt	I	Metal	Green	0.4	QM
068	B	Rafter		Rgt	I	Metal	Green	0.5	QM
069	B	Flashing		Rgt	I	Metal	Offwhite	0.6	QM
084	C	Pipe Vent		Ctr	I	Plastic	Silver	>9.9	QM
085	C	Pipe		Ctr	I	Metal	Silver	0.1	QM
086	C	Box		Ctr	I	Metal	Silver	0.5	QM
087	C	Pipe		Ctr	I	Metal	Silver	-0.1	QM
065	D	Rafter		Ctr	I	Metal	Green	0.3	QM
066	D	Flashing		Ctr	I	Metal	Offwhite	0.2	QM
088	D	Pipe		Ctr	I	Metal	Silver	-0.1	QM
089	D	Pipe		Ctr	I	Metal	Silver	0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Redtree Consulting

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
090	D	Vent Pipe	Ctr		I	Plastic	Silver	>9.9	QM
091	D	Pipe	Ctr		I	Metal	Silver	0.4	QM
Calibration Readings									
001								1.2	TC
002								1.2	TC
003								1.0	TC
092								1.1	TC
093								1.1	TC
094								1.1	TC
----- End of Readings -----									

**DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: Redtree Consulting**

Inspection Date: 10/16/18 Thatcher High School  
 Report Date: 10/17/2018 601 N. 3rd Ave.  
 Abatement Level: 1.0 Thatcher, AZ 85552  
 Report No. S#01604 - 10/16/18 13:29  
 Total Reading Sets: 88  
 Job Started: 10/16/18 13:29  
 Job Finished: 10/16/18 16:44

Structure	Total	Structure Distribution			
		Positive	Negative	Inconclusive	
A/c	3	0 <0%>	3 <100%>	0 <0%>	
Air Handler	2	0 <0%>	2 <100%>	0 <0%>	
Base	1	0 <0%>	1 <100%>	0 <0%>	
Beam	1	0 <0%>	1 <100%>	0 <0%>	
Bike Rack	1	0 <0%>	1 <100%>	0 <0%>	
Box	1	0 <0%>	1 <100%>	0 <0%>	
Corner board	1	0 <0%>	1 <100%>	0 <0%>	
Door L Ctr	1	0 <0%>	1 <100%>	0 <0%>	
Door Lft casing	6	0 <0%>	6 <100%>	0 <0%>	
Door Rgt casing	2	0 <0%>	2 <100%>	0 <0%>	
Door U Ctr	7	0 <0%>	7 <100%>	0 <0%>	
Drain	4	0 <0%>	4 <100%>	0 <0%>	
Drink Fntn	1	0 <0%>	1 <100%>	0 <0%>	
Eave	1	0 <0%>	1 <100%>	0 <0%>	
Elec Box	1	0 <0%>	1 <100%>	0 <0%>	
Elec. Box	1	0 <0%>	1 <100%>	0 <0%>	
Electricbox	2	0 <0%>	2 <100%>	0 <0%>	
Flashing	5	0 <0%>	5 <100%>	0 <0%>	
Foundation	1	0 <0%>	1 <100%>	0 <0%>	
Gas Pipe	1	0 <0%>	1 <100%>	0 <0%>	
Gate Frame	1	0 <0%>	1 <100%>	0 <0%>	
Gate Post	1	0 <0%>	1 <100%>	0 <0%>	
Gutter	1	0 <0%>	1 <100%>	0 <0%>	
Hatch	1	0 <0%>	1 <100%>	0 <0%>	
Ladder	1	0 <0%>	1 <100%>	0 <0%>	
Light Pole	1	0 <0%>	1 <100%>	0 <0%>	
Pipe	8	0 <0%>	8 <100%>	0 <0%>	
Pipe Vent	3	3 <100%>	0 <0%>	0 <0%>	
Post	3	0 <0%>	3 <100%>	0 <0%>	
Rafter	2	0 <0%>	2 <100%>	0 <0%>	
Railing	1	0 <0%>	1 <100%>	0 <0%>	
Rlldoor	1	0 <0%>	1 <100%>	0 <0%>	
Rlldoorpost	1	0 <0%>	1 <100%>	0 <0%>	
Roll Door	1	0 <0%>	1 <100%>	0 <0%>	
Sign Post	1	0 <0%>	1 <100%>	0 <0%>	
Switch Box	1	0 <0%>	1 <100%>	0 <0%>	
Table	2	0 <0%>	2 <100%>	0 <0%>	
Trash Can	1	0 <0%>	1 <100%>	0 <0%>	
Trashcan	1	0 <0%>	1 <100%>	0 <0%>	
Trashcanlid	1	0 <0%>	1 <100%>	0 <0%>	
Vent Cover	1	0 <0%>	1 <100%>	0 <0%>	
Vent Pipe	1	1 <100%>	0 <0%>	0 <0%>	
Wall	8	0 <0%>	8 <100%>	0 <0%>	
Water Valve	2	0 <0%>	2 <100%>	0 <0%>	
Inspection Totals:	88	4 < 5%>	84 < 95%>	0 < 0%>	