## Lead Safe Assessment Report



McDaniel Annex

1901 South 23 ${ }^{\text {rd }}$ Street Philadelphia, Pennsylvania

October 26, 2022

Prepared For:


THE SCHOOL DISTRICT OF PHILADELPHIA

440 N. Broad Street
Philadelphia, PA 19130

Prepared by:


## 1012 Industrial Drive <br> West Berlin, NJ 0809I

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## I. 0 Introduction

Acer Associates, LLC (ACER) has prepared this report to summarize the findings of the Lead Safe Assessment at McDaniel Annex, located at 1901 South $23^{\text {rd }}$ Street in Philadelphia, Pennsylvania. The purpose of the inspection was to identify and assess painted surfaces within the school.

The inspection was completed on September 19, 2022, through September 27, 2022, by Mr. Kevin Rumbol of ACER. Mr. Rumbol is a licensed Commonwealth of Pennsylvania Lead Risk Assessor (006794).

The lead survey was conducted in accordance with the requirements of Federal, State, and local regulations pertaining to lead paint, including the United States Department of Housing and Urban Development (HUD) Guidelines for the Evaluation of Lead-Based Paint Hazards in Housing. The findings in this report are consistent with accepted principles and practices established and prescribed by the City of Philadelphia, Commonwealth of Pennsylvania, EPA, and HUD.

This report, and the supporting data, findings, conclusions, opinions, and the recommendations it contains, represents the result of ACER's efforts. This report is not an abatement specification and should not be used for specifying removal methods or techniques. The results, assessments, conclusions, and recommendations stated in this report are factually representative of the conditions observed at this location on the dates of the inspection. ACER cannot assume responsibility for any change in conditions that occurred after the inspection.

Any reliance on this report by a party other than The School District of Philadelphia shall be at the party's sole risk unless that party has written authorization from ACER to use this document. The purpose of this restriction is to attempt to protect the interest of parties to whom the report may not be appropriately directed.

END OF SECTION

### 2.0 INSPECTION

## 2.I Building Description

McDaniel Annex is a three (3) story building with a basement.
Please Note: Direction "WI" corresponds to the entry wall of each room/location. Director "W2" corresponds to the next adjacent wall in the clockwise directions and so forth for directions "W3" and "W4".

A Niton model XLP-703A X-ray fluorescence lead paint analyzer was used for determination of lead content in paint. The calibration of the Niton XLP-703A is done in accordance with Performance Characteristic Sheets (PCS). This XRF instrument is calibrated using a calibration block that is supplied by Niton to determine if the instrument is within calibration. Three (3) calibration readings are taken and averaged before and after the property was tested to assure the instrument was working within the manufacturer's standards. If for any reason the instrument does not maintain a consistent reproducible calibration, manufacture's recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration it is immediately removed from active service and sent back to the manufacturer for examination, service and/or recalibration.

The inspection consisted of collecting test readings of all substrate types in a room as depicted above and described as follows. One (I) test point (reading) was taken for each testing combination, except for the walls where at least four (4) were tested, to determine the amount of lead contained in the paint for that substrate. A testing combination is characterized by the room equivalent (Room I02, Main Office, etc.), component type (door, window, wall, etc.) and substrate (metal, sheetrock, etc.). The resulting test readings are then classified as POSITIVE OR NEGATIVE according to the action level, which is set in accordance with the applicable action level of the governing municipality, county, or state. The lead safe certification assessment report for this inspection is provided in Appendix A .

## END OF SECTION

### 3.0 Findings

From September 19, 2022, through September 27, 2022, ACER conducted an inspection for lead-based paint at McDaniel Annex, located at 1901 South 23rd Street in Philadelphia, Pennsylvania.

### 3.1 Findings

In accordance with The Philadelphia Code, Chapter 6-800, lead-based paint is defined as greater than $0.7 \mathrm{mg} / \mathrm{cm}^{2}$. ACER's inspection identified lead-based paint throughout the school associated with the following building components:

- Plaster \& Sheetrock Walls
- Stair Components
- Stage Components


### 3.2 Limitations

The inspection and sample procedures used to complete this inspection are consistent with prevalent environmental and industrial hygiene standards for lead-based paint. All reasonable efforts were made to identify the presence of lead-based paint within the inspected areas. Materials not identified in this report should be considered as not sampled. ACER cannot assume responsibility for any change in conditions that occurred after the inspection.

END OF SECTION

### 4.0 Signatures of Environmental Professional

Sincerely,
Acer Associates, LLC

Prepared By:


Project Manager

Reviewed By:


Vice President

### 5.0 Appendices

## Appendix A

## Lead Safe Certification Assessment Report













|  |  |  |  |  |  | Dates: September 19-27, 2022 <br> Inspector Name and Certificate Number: Kevin Rumbol 006794 |  | Lead-Safe Certification Assessment Report |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  | McDaniel Annex School 1901 South 23rd Street |  |  |  |  |  |  |  |  |  |
| Lcst |  | ${ }_{\text {Blagelimt }}$ | $\begin{aligned} & 1 \\ & \circ \\ & \stackrel{0}{\circ} \\ & \hline \end{aligned}$ | Space \# | Space Typo |  |  | On-SSte Room Name | Student/Teacher Occupied (yes/no) | com | Susstrate Materal | ${ }_{\text {color }}$ | Description of Damag | ${ }_{\text {Damage }}^{\text {Duanty }}$ (s) | XRF Reading (mg/cm2) | $\begin{gathered} \text { (posifivel } \\ \text { nesafive) } \\ \text { neag } \end{gathered}$ | $\begin{gathered} \text { Asbestos Paint } \\ \text { sampled } \\ \text { (positive/ negative) } \end{gathered}$ | ${ }_{\text {Denir }} \begin{aligned} & \text { Pesesent } \\ & \text { (describecocotion) }\end{aligned}$ | ${ }_{\text {a }}^{\substack{\text { Quantity } \\ \text { sft }}}$ |  | con |  | $\begin{gathered} \text { Peastering } \\ \substack{\text { Neaded (y) } \\ \text { nof }} \\ \hline \text { of } \end{gathered}$ | $\left.\begin{array}{\|c\|} \hline \text { Asbestos } \\ \text { Abatement } \\ \text { Neededed (yes or } \\ \text { no) } \end{array} \right\rvert\,$ | Comments/ Descripition/ Notes |
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