



Executive Summary
Pre-K Lead Safe Certification Assessment Report
Willard Annex
3072 Frankford Avenue, Philadelphia, PA 19134

Synertech Project #010-4938
EP2024-0862-5441

February 27, 2024

As requested by your office, *Synertech Environmental LLC* provided a Pennsylvania licensed lead inspector/risk assessor to perform lead paint testing via XRF on damaged surfaces and components throughout the interior of the Pre-K areas the Willard Annex located at 3072 Frankford Avenue in Philadelphia, PA. The survey and testing were performed to locate any Lead Based Paint (LBP) that may be present throughout the interior of the building prior to planned stabilization. At the time of the assessment on February 20th, 2024, no student or teacher occupied Pre-K areas contained damaged LBP's.

Synertech Environmental LLC conducts all investigational LBP work according to all pertinent regulations, including HUD, OSHA, the Nuclear Regulatory Commission, Commonwealth of Pennsylvania's DER -Bureau of Radiation Protection and the Resource Conservation and Recovery Act (RCRA). The HUD guidelines provide the most comprehensive national compilation of technical protocols, practices and procedures for Lead Based Paint testing, abatement, worker protection, cleanup, and disposal. The table in Attachment 1 lists all painted components and their corresponding XRF results.

Please Note: Regarding entries in the "Primary Component" column, Direction "W1" corresponds to the entry wall of each room/location. Direction "W2" corresponds to the next adjacent wall in a clockwise direction and so forth for directions "W3" and "W4".

Diagnostic testing was performed using a portable X-Ray Fluorescence (XRF) Spectrum Analyzer (SciAps X-550 Spectrum Analyzer). An XRF detector is a portable instrument that a lead inspector can carry to the job site. The instrument contains a sealed "source" that emits radioactive energy in the form of gamma rays. When the source is activated and exposed to a surface for testing, the material within its field of view will be "excited". Each element, when exposed to gamma rays above its "absorption edge", will fluoresce. Once fluoresced, the element will emit x-ray energies. If lead is present within the tested material, it will emit a characteristic frequency of radiation; the XRF reads the intensity of this radiation, which is related to the amount of lead in the paint. The unit was calibrated prior to testing to ensure that the unit is operating within acceptable ranges.

- ❑ LBP is defined by the City of Philadelphia Department of Health to contain equal to or greater than 0.70 mg/cm² via XRF.
- ❑ LBP is defined by the Federal Department of Housing & Urban Development (HUD) and Environmental Protection Agency (EPA) to contain equal to or greater than 1.00 mg/cm² lead via XRF.

Synertech Environmental LLC is pleased to provide the School District of Philadelphia with our professional environmental services. If you have any questions regarding the information or data provided in this correspondence, feel free to contact our office at 215-755-2305.

Sincerely,


Ryan P. Hutsell

Ryan Hutsell/PA Risk Assessor No. 059512
Synertech, Environmental LLC

Attachment 1


Lead Safe Certification Assessment Report

Willard Annex Pre-K Program Lead-Safe Assessment Sheet

 THE SCHOOL DISTRICT OF PHILADELPHIA		Inspection Period: 02/20/2024
Willard Annex 3072 Frankford Ave. Philadelphia PA 19134		Inspector Name and Certificate Number: Brandon, Dunning, 007031
		Inspection Company: Synertech


Building Information imported from Donesafe					Tested Areas			Assesment Data			
ULCS#	Element	Floor	Space #	On-Site Room Name	Component	Substrate Material [1]	Paint Color	Description of Paint Damage	Paint Damage Quantity (sf) [2]	XRF Reading (mg/cm2)	XRF (positive/negative) [3]
5441	1	G	1	Classroom 1	W1	Sheetrock	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	W2	Sheetrock	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Radiator Cover	Metal	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	W3	Sheetrock	Tan	Cracking	1	0	Negative
5441	1	G	1	Classroom 1	W4	Sheetrock	Purple	None	0	0	Negative
5441	1	G	1	Classroom 1	Vent	Metal	White	None	0	0	Negative
5441	1	G	1	Classroom 1	Speaker Box	Metal	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	1	Classroom 1	Ceiling	Sheetrock	White	None	0	0	Negative
5441	1	G	1	Classroom 1	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13	Classroom 3	W1	Sheetrock	Tan	None	0	0	Negative
5441	1	G	13	Classroom 3	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	13	Classroom 3	W1	Sheetrock	Blue	None	0	0	Negative
5441	1	G	13	Classroom 3	W2	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	13	Classroom 3	W3	Sheetrock	Tan	None	0	0	Negative
5441	1	G	13	Classroom 3	W3	Sheetrock	Blue	None	0	0	Negative
5441	1	G	13	Classroom 3	W4	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	13	Classroom 3	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	13	Classroom 3	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13	Classroom 3	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	13	Classroom 3	Vent	Metal	White	None	0	0	Negative

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5441	1	G	13	Classroom 3	Speaker Box	Metal	Tan	None	0	0	Negative
5441	1	G	13A	Classroom 3 Restroom	W1	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13A	Classroom 3 Restroom	W2	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13A	Classroom 3 Restroom	W3	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13A	Classroom 3 Restroom	W4	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	13A	Classroom 3 Restroom	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	13A	Classroom 3 Restroom	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	W1	Sheetrock	Tan	None	0	0	Negative
5441	1	G	14	Boy's Restroom next to Classroom 3	W1	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	W2	Sheetrock	Tan	None	0	0	Negative
5441	1	G	14	Boy's Restroom next to Classroom 3	W2	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	W3	Sheetrock	Tan	Flaking	1	0	Negative
5441	1	G	14	Boy's Restroom next to Classroom 3	W3	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	W4	Sheetrock	Tan	None	0	0	Negative
5441	1	G	14	Boy's Restroom next to Classroom 3	W4	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	14	Boy's Restroom next to Classroom 3	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	14	Boy's Restroom next to Classroom 3	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	W1	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	W1	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	15	Girl's Restroom next to Classroom 3	W2	Sheetrock	Tan	None	0	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	W2	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	15	Girl's Restroom next to Classroom 3	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	W3	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled

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5441	1	G	15	Girl's Restroom next to Classroom 3	W4	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	W4	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	15	Girl's Restroom next to Classroom 3	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	15	Girl's Restroom next to Classroom 3	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	15	Girl's Restroom next to Classroom 3	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	19	Nurse's Office	W1	Sheetrock	White	None	0	0	Negative
5441	1	G	19	Nurse's Office	W2	Sheetrock	White	None	0	0	Negative
5441	1	G	19	Nurse's Office	W3	Sheetrock	White	None	0	0	Negative
5441	1	G	19	Nurse's Office	W4	Sheetrock	White	None	0	0	Negative
5441	1	G	19	Nurse's Office	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	19	Nurse's Office	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	19A	Nurse's Office Restroom	W1	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	19A	Nurse's Office Restroom	W2	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	19A	Nurse's Office Restroom	W3	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	19A	Nurse's Office Restroom	W4	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	19A	Nurse's Office Restroom	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	19A	Nurse's Office Restroom	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	2	Classroom 2	W1	Sheetrock	Tan	None	0	0	Negative
5441	1	G	2	Classroom 2	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	2	Classroom 2	W2	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	2	Classroom 2	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	2	Classroom 2	W4	Sheetrock	Tan	None	0	0	Negative
5441	1	G	2	Classroom 2	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	2	Classroom 2	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled

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Building Information imported from Donesafe					Tested Areas			Assesment Data			
ULCS#	Element	Floor	Space #	On-Site Room Name	Component	Substrate Material [1]	Paint Color	Description of Paint Damage	Paint Damage Quantity (sf) [2]	XRF Reading (mg/cm2)	XRF (positive/negative) [3]
5441	1	G	2	Classroom 2	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	2	Classroom 2	Vent	Metal	White	None	0	0	Negative
5441	1	G	3	Classroom 4	W1	Sheetrock	Tan	None	0	0	Negative
5441	1	G	3	Classroom 4	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	3	Classroom 4	W2	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	3	Classroom 4	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	3	Classroom 4	W4	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	3	Classroom 4	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	3	Classroom 4	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	3	Classroom 4	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	3	Classroom 4	Vent	Metal	White	None	0	0	Negative
5441	1	G	3	Classroom 4	Speaker Box	Metal	Tan	None	0	0	Negative
5441	1	G	4	Classroom 5	W1	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	4	Classroom 5	Door Frame	Metal	Tan	Chipping	1	0	Negative
5441	1	G	4	Classroom 5	W2	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	4	Classroom 5	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	4	Classroom 5	W4	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	4	Classroom 5	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	4	Classroom 5	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	4	Classroom 5	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	4	Classroom 5	Vent	Metal	White	None	0	0	Negative
5441	1	G	4	Classroom 5	Speaker Box	Metal	Tan	None	0	0	Negative
5441	1	G	5	Classroom 6	W1	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	5	Classroom 6	Door Frame	Metal	Tan	Chipping	1	0	Negative

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ULCS#	Element	Floor	Space #	On-Site Room Name	Component	Substrate Material [1]	Paint Color	Description of Paint Damage	Paint Damage Quantity (sf) [2]	XRF Reading (mg/cm2)	XRF (positive/negative) [3]
5441	1	G	5	Classroom 6	W2	Sheetrock	Tan	None	0	0	Negative
5441	1	G	5	Classroom 6	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	5	Classroom 6	W4	Sheetrock	Tan	None	0	0	Negative
5441	1	G	5	Classroom 6	Radiator Cover	Metal	Tan	Chipping	2	0	Negative
5441	1	G	5	Classroom 6	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	5	Classroom 6	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5	Classroom 6	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	5	Classroom 6	Vent	Metal	White	None	0	0	Negative
5441	1	G	5	Classroom 6	Speaker Box	Metal	Tan	None	0	0	Negative
5441	1	G	5	Classroom 6	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	5A	Classroom 6 Restroom	W1	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5A	Classroom 6 Restroom	W2	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5A	Classroom 6 Restroom	W3	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5A	Classroom 6 Restroom	W4	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5A	Classroom 6 Restroom	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	5A	Classroom 6 Restroom	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	5A	Classroom 6 Restroom	Door Frame	Metal	White	None	0	0	Negative
5441	1	G	6	Multipurpose Room	W1	Sheetrock	Tan	Cracking	10	0	Negative
5441	1	G	6	Multipurpose Room	Door Frame	Metal	Tan	Chipping	1	0	Negative
5441	1	G	6	Multipurpose Room	Handrail	Metal	Black	None	0	0	Negative
5441	1	G	6	Multipurpose Room	W2	Sheetrock	Tan	Flaking	5	0	Negative
5441	1	G	6	Multipurpose Room	Radiator Cover	Metal	Tan	Chipping	1	0	Negative
5441	1	G	6	Multipurpose Room	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	6	Multipurpose Room	Window Apron	Wood	Tan	None	0	0	Negative

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5441	1	G	6	Multipurpose Room	W3	Sheetrock	Tan	None	0	0	Negative
5441	1	G	6	Multipurpose Room	W4	Sheetrock	Tan	None	0	0	Negative
5441	1	G	6	Multipurpose Room	Floor	Ceramic Tile	Unpainted	N/A		N/A	Not Sampled
5441	1	G	6	Multipurpose Room	Ceiling	Wood	White	None	0	0	Negative
5441	1	G	6	Multipurpose Room	Vent	Metal	Tan	None	0	0	Negative
5441	1	G	6	Multipurpose Room	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	W1	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	H01	Main Hallway	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	W2	Sheetrock	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	W3	Sheetrock	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	W4	Sheetrock	Tan	Chipping	2	0	Negative
5441	1	G	H01	Main Hallway	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	Chair rail	Wood	Tan	None	0	0	Negative
5441	1	G	H01	Main Hallway	Ceiling	Sheetrock	White	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Yellow	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Pink	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Yellow	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Pink	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Yellow	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Pink	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Yellow	None	0	0	Negative

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5441	1	G	H01	Main Hallway	Column	Wood	Pink	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Yellow	None	0	0	Negative
5441	1	G	H01	Main Hallway	Column	Wood	Pink	None	0	0	Negative
5441	1	G	H01	Main Hallway	Access Panel	Metal	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	W1	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Door Frame	Metal	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	W2	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	H01A	Main Entrance Lobby	W3	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Window Sill	Wood	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Window Apron	Wood	Tan	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	W4	Sheetrock	Tan	Chipping	1	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Ceiling	Sheetrock	White	None	0	0	Negative
5441	1	G	H01A	Main Entrance Lobby	Floor	Floor Tile	Unpainted	N/A		N/A	Not Sampled

Attachment 2

Lead Safe Certificate



Philadelphia Department of Public Health Certification of School Lead Safe Status

By signing this certificate, I confirm that I have done a visual inspection of the areas where children have access, including contact surfaces where children store their equipment or materials, and confirm these areas do not have deteriorated lead-based paint. A certified risk assessor or lead dust sampling technician completed verification wipe tests in accordance with the EPA's RRP guidelines and confirms they meet the EPA's cleanliness standard. A certified risk assessor or lead dust sampling technician collected interior dust wipe samples in compliance with EPA regulations in work areas and confirms they did not contain lead contaminated dust in excess of EPA dust lead standards in Pre-K, Kindergarten, and 1st Grade classrooms as well as the restrooms, offices, cafeterias, gymnasiums, and auditoriums these children routinely occupy. This certificate is valid for 4 years from date of verification.*

Willard Annex 3072 Frankford Avenue, Philadelphia, PA 19134
School Name Street Address

Synertech Environmental LLC NAT-F199601-1
Certifying Company (print) Risk Assessor, Lead Inspector PA Lic. #, EPA Firm Cert or Lead Dust Sampling Technician Cert #

Ryan H 02/27/2024
Inspector/Risk Assessor or Dust Wipe Sampling Technician Name (Signature) Date of Verification

Jennifer Donovan, 215-400-5719, jdonovan2@philasd.org
School Official Name, Telephone and E-mail Address

*This certificate is valid for spaces occupied by the Pre-K program only