

CUYAHOGA COUNTY BOARD OF HEALTH  
5550 VENTURE DRIVE  
PARMA, OHIO 44130  
(216) 201-2000  
[www.ccbh.net](http://www.ccbh.net)

TERRENCE M. ALLAN, R.S., M.P.H.  
Health Commissioner



**Public Health**  
Prevent. Promote. Protect.  
Northeast Ohio Public Health Partnership

Date: February 02, 2009

To: Silver Hill Financial, LLC  
4425 Ponce De Leon Blvd.  
Coral Gables, Florida 33146

Owner/Manager of: 1549 Lakewood, Lakewood, Ohio 44107

Dear Owner:

On 9/26/2008 a lead risk assessment was conducted at the property you own in response to a finding that a child residing in or frequently visiting the residence has lead poisoning. Lead hazards were found at the property.


**A lead hazard control order has been issued and is attached.** Ohio law (Section 3742.37 of the Ohio Revised Code) requires that each lead hazard in the property be controlled. Methods of controlling each lead hazard are listed in the enclosed report.

Lead hazards must be controlled by a **lead abatement contractor**. An updated list of lead abatement contractors and lead risk assessors can be obtained from the Ohio Department of Health by calling **877-668-5323** (toll free) or from the website: <http://www.odh.state.oh.us> (ODH Programs, Lead Poisoning Prevention, Lists).

Additional information about lead can be requested from The National Center for Healthy Housing by phone at 1-410-992-0712 or their web site at [www.centerforhealthyhousing.org](http://www.centerforhealthyhousing.org).

If you have any questions about this letter or my visit, please call me at 216-201-2001 x 1236.

Sincerely,

  
Greg Putka, RS  
ODH License #7642

Enclosures



12950 Haggerty Road  
Belleville, MI 48111  
Ph:(734)699-labs; Fax:(734)699-8407



**Certificate of Analysis: Lead In Paint by method S203 based upon EPA SW-846  
6010C/7420 Method**

Client: Cuyahoga County Board of Health  
5550 Venture Drive  
Parma OH 44130-

Attn: Stephanie McConoughey  
Ph. 216-201-2001 Fax 216-676-1317  
Email smcconoughey@cdbh.net

AAT Project #: 50473  
Client Project: EBL  
Sampling Date: 11/19/2008  
Date Received: 11/20/2008  
Date Analyzed: 11/21/2008  
Date Reported: 11/21/2008

**Project Location:** GTP, 1549 Lakewood

**Comments:**

Lab ID#	Client Code	Sample Description	PPM	Result Lead (% by weight)*	Calculated R L (% by weight)	Analyst
498155	A	HOUSE/EXT WALL-C	600	0.06	0.020	RH

RL= Reporting Limit \* For true values assume (2) significant figures. The method and batch QC is acceptable unless otherwise stated. Current EPA/HUD Interim Standard for lead in paint samples is: 5000 PPM (parts per million) or ug/g which is equivalent to 0.5% by weight. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not authorized by AAT, LLC Note: Samples



AIHA ELLAP- Lab ID #100986  
NY State DOH ELAP- Lab ID #11864  
State of Ohio- Lab ID # 10042

Analyst Signature

**CUYAHOGA COUNTY BOARD OF HEALTH**  
**LEAD DUST WIPE FIELD SAMPLING FORM**

DATE 9/26/08 SAMPLER Putka  
 ADDRESS 1549 Lakewood CITY Lakewood  
 LAB Accurate DATE MAILED 9/26/08

Sample	Location	Surface	Area (ft <sup>2</sup> )	Lab Results (µg/ft <sup>2</sup> )	Lead Hazard (Yes / No)
1A	Entrance	Floor	24x12 2	7.09	No
2A	Dining Room	Floor	24x12 2	5.77	No
3A	↓	Sill B	31.5x3.5 0.77	46.60	No
4A	Kitchen	Floor	24x12 2	12.90	No
5A	↓	Sill C	29.5x3 0.61	40.00	No
6A	Bedroom #1	Floor	24x12 2	6.87	No
7A	↓	Sill A	29x3 0.60	56.90	No
8A	Bedroom #3	Floor	24x12 2	98.40	Yes
9A	↓	Sill C	29x3 0.60	46.67	No
10A	Hall 2	Floor	24x12 2	25	No
11A	Spike	NA	NA	52.40	NA
12A	Blank	NA	NA	25	NA

Comments:

**Ashby, Jeffrey**

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**From:** Stephanie McConoughey [smcconoughey@ccbh.net]  
**Sent:** Thursday, August 05, 2010 3:04 PM  
**To:** Ashby, Jeffrey  
**Subject:** 1549 Lakewood  
**Attachments:** 1549 Lakewood.pdf

Jeff,  
Attached is the Lead Risk Assessment report for this unit. Like I stated on the phone, we were only required to inspected the property where the lead poisoned child resided. However, the common areas were also inspected. In this situation those would be the exterior surfaces (porches, siding...). You can therefore reference all similar painted exterior surfaces to be the same.

Stephanie

--  
Stephanie McConoughey  
Cuyahoga County Board of Health  
5550 Venture Dr.  
Parma, OH 44130  
216-201-2001 x 1244  
216-676-1317 Fax  
[smcconoughey@ccbh.net](mailto:smcconoughey@ccbh.net)

[www.ccbh.net](http://www.ccbh.net)

# Lead Risk Assessment Report

for the property at:

**1549 Lakewood  
Lakewood, Ohio 44107**

**Property Owner:**

Silver Hill Financial, LLC  
4425 Ponce De Leon Blvd.  
Coral Gables, Florida 33146

0 -

**Year built:**

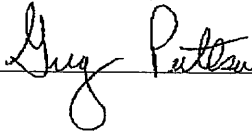
**Description:** Other

**Prepared By:**

**Greg Putka**

**RA License No.:** 7642

**Signature:** \_\_\_\_\_



**Cuyahoga County Board of Health**

5550 Venture Drive  
Parma, Ohio 44130  
(216) -201-2000

**Date of Assessment:** 9/26/2008

**Date of Report:** 10/7/2008

## **DISCLOSURE REQUIREMENTS FOR RESIDENTIAL UNITS**

**Ohio law (section 5301.30 of the Revised Code) requires every person who intends to transfer any residential real property by sale, land installment contract, lease with option to purchase, exchange, or lease for a term of ninety-nine years and renewable forever, to complete and provide a copy to the prospective transferee of the applicable property disclosure forms, disclosing known hazardous conditions of the property, including lead-based paint hazards.**

**Federal law (24 CFR part 35 and 40 CFR part 745) requires sellers and lessors of residential units constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling to disclose and provide a copy of this report to new purchasers or lessees before they become obligated under a lease or sales contract. Property owners and sellers are also required to distribute an educational pamphlet approved by the United States environmental protection agency and include standard warning language in sales contracts or in or attached to lease contracts to ensure that parents have the information they need to protect children from lead-based paint hazards.**

## **INTRODUCTION**

Pursuant to sections 3742.35 and 3742.36 of the Ohio Revised Code, on 9/26/2008, a lead risk assessment was conducted at 1549 Lakewood in Lakewood, Ohio. The purpose of this assessment was to identify lead hazards in a child's environment. The assessment consisted of the following:

- Completion of a questionnaire to determine possible sources of lead (EBL cases only);
- Visual inspection of paint condition;
- Use of a portable X-ray fluorescence (XRF) analyzer to test for lead in paint; and
- Collection of dust, soil, paint, water and/or other sources of lead, as appropriate.

## **SUMMARY of FINDINGS**

Lead hazards were found in the locations listed below:

### **Lead Hazard**

#### **Interior Paint:**

hall 1

Stair - Tread (Side N/A)

#### **Exterior Paint:**

Exterior

Door (Side A)

Door - Casing (Side C)

Door - Jamb (Side C)

Door - Jamb (Side A)

Door - Threshold (Side C)

Door - Threshold (Side A)

Porch - Ceiling (Side A)

Porch - Column (Side A)

Porch - Trim (Side A)

Window (Side All)

#### **Comments:**

A couple vinyl windows located throughout home.

#### **Dust:**

Bedroom 3

Floor

#### **Soil:**

No hazards found at time of inspection.

#### **Water:**

No samples collected.

See the "Lead Hazard Control Methods" section of the report for other approved methods of controlling these hazards.

All similar structures/surfaces throughout the residence/facility must be treated and cleaned in the same manner to eliminate potential lead hazards.

#### Background Information and Visual Assessment

- This property has vinyl or aluminum siding.
- The exterior paint is in poor condition and exhibits cracking, peeling and/or damage on more than 20 square feet of the total surface area. The interior surfaces are generally intact and exhibit less than 2 square feet of unstable paint.
- The lot is of standard size and has less than 25% bare soil.
- The residence is less than two blocks from a major roadway that dates to the age of leaded gasoline.
- The property adjacent to the residence has deteriorated exterior paint and/or a predominance of bare soil.
- There is/are a porch(es) on the residence that have deteriorated paint or an accumulation of dirt, dust and debris.
- The windows are wood construction with single pane glass.
- The bedroom(s) used by children were generally in good condition with no cracks and peeling paint on the walls and/or trim, and no accumulations of dust and debris in the window troughs.
- There are no surfaces observed that appeared to have been chewed by a child.
- The family reports that there has not been any recent remodeling completed that may have disturbed painted or dusty surfaces.
- The play area(s) used by children were generally in good condition with no cracks and peeling paint on the walls and/or trim, and no accumulations of dust and debris in the window troughs.
- Toys and or obvious signs of children at play were not visible in window troughs.
- Toys and or obvious signs of children at play were visible on the porch(es).
- Toys and or obvious signs of children at play were visible in bare soil areas indicating that children have direct access to bare soil.
- The family has no hobbies and/or forms of work that may contribute to a lead hazard in the residence.

#### PAINT TEST RESULTS

An X-Ray Fluorescence (XRF) Lead Analyzer was used to test the paint for lead. This analyzer is a nondestructive method of testing paint and provides immediate results for each test conducted. If paint contains lead equal to or greater than 1.0 mg/cm<sup>2</sup>, it is considered to be lead-based paint. The higher the reading on the XRF, the higher the lead content of the paint. Readings greater than 9.9 (>9.9) are above the highest readout setting.

#### LEAD\_BASED PAINT TEST RESULTS

See attached summary of surfaces tested, test results, and XRF calibration check test results.

*Building components in a room that are similar in construction history to those that tested positive for lead are considered positive for lead.*

**Paint condition:**

- *Intact: Entire surface area is judged to be intact. Intact surfaces may or may not have been tested and need only monitoring.*
- *Deteriorated: Shows signs of abrasion and/or is peeling, chipping, chalking, or cracking, or otherwise damaged or separated from the substrate. This includes paint conditions described as fair or poor on computer generated paint inspection reports.*

XRF Calibration Check Test Results

**XRF portable lead analyzer: NITON 309 Serial Number 1173**

See attached summary of surfaces tested, test results, and XRF calibration check test results.

**DUST, SOIL OTHER TEST RESULTS**

As part of this assessment, the following environmental samples were collected and analyzed according to procedures in the HUD Guidelines and rule 3701-30-08 of the Ohio Administrative Code. The attached diagram shows where the samples were collected.

*Sample results above levels considered hazardous are listed in bold type.*

**Dust and Paint Chips:**

10 dust samples and 2 quality control sample(s) were collected and submitted for analysis for lead. Dust results are expressed as micrograms per square foot (ug/ft<sup>2</sup>). 0 paint chip sample(s) were collected and submitted for analysis for lead. Paint chip results are expressed as percent by weight.

*Dust and Paint Chip results*

Sample Number	Location and surface type	Result (ug/ft <sup>2</sup> )	Hazard Level (ug/ft <sup>2</sup> )	Lead Hazard (Yes or No)
1	Entrance Floor (Side N/A)	7.1	40.0 ug/ft2	No
2	Dining room Floor (Side N/A)	5.8	40.0 ug/ft2	No
3	Dining room Window sill (Side B)	46.6	250.0 ug/ft2	No
4	Kitchen Floor (Side N/A)	12.9	40.0 ug/ft2	No
5	Kitchen Window sill (Side C)	40.0	250.0 ug/ft2	No
6	Bedroom 1 Floor (Side N/A)	6.9	40.0 ug/ft2	No
7	Bedroom 1 Window sill (Side A)	56.9	250.0 ug/ft2	No
8	Bedroom 3 Floor (Side N/A)	98.4	40.0 ug/ft2	Yes
9	Bedroom 3 Window sill (Side C)	Less than 16.7	250.0 ug/ft2	No
10	Hall 2 Floor (Side N/A)	Less than 5.0	40.0 ug/ft2	No
11	Spike Spiked sample (Side N/A)	52.4	N/A	Not applicable

12	Blank Blank (unused wipe) (Side N/A)	Less than 5.0	N/A	Not applicable
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**Soil:**

1 soil sample(s) were collected and submitted for analysis for lead. The results are expressed as parts per million (ppm) or micrograms of lead per gram of soil (ug/g).

*Soil results*

Sample Number	Location	Result (ppm)	Hazard Level (ppm)	Lead Hazard (Yes or No)
1	Play area	311	400 ppm	No

**Water:** Not Applicable

The laboratory used for the analysis of dust, soil and/or water is listed below:

Accurate Analytical Testing  
12950 Haggerty Rd.  
Belleville, MI 48111  
(734) 699-5227

## LEAD HAZARD LEVELS

Lead is hazardous, especially for children who are six years of age or younger. Lead can reduce intelligence, cause behavior and learning problems, slow growth and impair hearing. Children can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips with lead in them.

### *Lead-Based Paint*

Lead-based paint is any paint or surface coating that contains lead equal to or in excess of 1.0 milligrams per square centimeter (1.0 mg/cm<sup>2</sup>) or equal to or in excess of 0.5% by weight. **Lead-based paint is hazardous when it is:**

1. On a **friction surface**. The paint on surfaces like window sashes and jambs can break down during normal use and release lead dust. If dust levels on the nearest flat surface exceed acceptable levels, then the friction surface is a hazard.
2. On a **chewable surface** that has evidence of teeth marks. These are surfaces, such as window sills, railings, door edges and stair edges that that a young child can mouth or chew.
3. On an **impact surface** where there is damaged or otherwise deteriorated paint from impact from a related building component (such as a door and door frame banging together).
4. **Deteriorated, e.g., peeling, chipping, chalking, or cracking**. When lead paint breaks down or is disturbed due to remodeling, renovating, dry scraping or water damage, paint chips and dust can be released that can contaminate the home and be easily ingested by young children through hand-to-mouth activity.

### *Lead Dust Hazard Levels*

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) on **floors** of interior or exterior living areas or on any horizontal surface other than a window sill or trough
- 250  $\mu\text{g}/\text{ft}^2$  on interior **window sills** or exterior living area window sills
- 400  $\mu\text{g}/\text{ft}^2$  for **window troughs**

### *Lead Soil Hazard Levels*

- 400  $\mu\text{g}/\text{g}$  (ppm or parts per million) for bare soil in **play areas** or
- 1200 ppm (composite or average) in bare soil in **non-play areas**

### *Water Hazard Level*

- 15 parts per billion (ppb or  $\mu\text{g}/\text{L}$ ) for lead in **drinking water**

*If the results are equal to or higher than the levels noted above, a lead hazard is present.*

## **LEAD HAZARD CONTROL METHODS**

When lead hazards have been identified as contributing to a child's lead poisoning, rule 3701-30-10 of the Ohio Administrative Code requires that the lead hazards be controlled through one or more of the following methods by a **licensed lead abatement contractor**. Any lead hazard control method that requires a written ongoing maintenance and monitoring schedule shall also pass an annual clearance examination to determine that the lead hazard control method has been maintained.

An updated list of licensed lead abatement contractors can be obtained by calling the Ohio Department of Health at 1-877-668-5323 or from the Ohio Department of Health web site: <http://www.odh.state.oh.us>, click on 'ODH Programs', find 'Lead Poisoning Prevention' and choose 'Lists'.

**The methods of controlling lead hazards are listed below:**

**(1) Deteriorated Lead-Based Paint on Non-friction or Non-impact Surfaces:**

Examples include interior or exterior walls, ceilings, trim, casings, baseboards, etc.

- a) **Removal** of the lead-based painted component **and replacement** with a lead-free component;
- b) **Paint removal** by separation of the lead-based paint from the substrate using heat guns (operated below eleven hundred degrees Fahrenheit), chemicals, or certain abrasive measures either onsite or offsite;
- c) **Enclosure** of the lead-based painted component with durable materials. Durable materials include wallboard, drywall, paneling, siding, coil stock and the sealing or caulking of edges and joints so as to prevent or control chalking, flaking, peeling, scaling or loose lead-containing substances from becoming part of house dust or otherwise accessible to children;
- d) **Encapsulation** of the lead-based painted component by coating and sealing of the component with a durable surface coating approved in rule 3701-32-13 of the Administrative Code;
- e) **Paint stabilization** as defined in rule 3701-32-01 of the Administrative Code and a written ongoing maintenance and monitoring schedule; or
- f) Any other lead-safe method of permanently removing the lead hazard.

**(2) Deteriorated Lead-Based Paint on Friction or Impact Surfaces:**

Examples include window systems, doors, floors, etc.

- a) **Removal** of the lead-based painted component and replacement with lead-free components;