



SaLUT

Soil and Land Use Technology, Inc.

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October 15, 2020

Department of General Services
Office of Safety and Health, Facilities Division
2000 14th Street NW, 5th Floor
Washington, DC 20009

Subject: Lead-In-Paint Survey (Revised on October 15, 2020)
Peabody Elementary School
425 C St. NE
Washington, DC 20002

To Whom It May Concern:

On October 6 and 15, 2020, Soil and Land Use Technology, Inc (SaLUT) arrived onsite to perform a lead in paint XRF survey at Peabody Elementary School located at 425 C St. NE, Washington, DC 20002. Mr. Kenneth Long, a licensed lead inspector, conducted interior XRF testing of painted surfaces of the school building.

Lead Sampling

SaLUT performed non-destructive lead testing on one hundred twenty-one (121) suspect surfaces throughout the survey at Peabody Elementary School. Another 49 surfaces were tested on October 15 for quality assurance purposes. Under the EPA definition, as well as that of the District of Columbia, lead painted surfaces contain greater than or equal to 1.0 mg/cm² of lead. SaLUT used a NITON XLp XRF-type analyzer for non-destructive LBP sampling at Peabody Elementary School. Prior to the XRF analysis, the instrument was calibrated against reference standards of known concentrations. To conduct the inspection, the XRF analyzer was placed against painted surfaces to be tested.

Prior to the testing of each surface, the lead inspector determined the building substrate (e.g., wood, metal, etc.) and logged the information into the XRF analyzer. The NITON XLp automatically performs a substrate correction to ensure that this factor did not result in false negative readings. At the completion of XRF analysis each day, an instrument calibration re-check was made. This re-check is to ensure the instrument has maintained accuracy during the measurement period. The instrument also self-calibrates each time it is turned off/on and typically at four-hour intervals. The data collected by the XRF analyzer was downloaded directly to a computer to generate a report detailing the time/date of analysis, in addition to materials sampled, location, substrate and lead content.

For the XRF survey, the four sides of each room were identified by the letters A, B, C and D. The facility's front entrance was Side A. Sides B, C and D are identified clockwise from Side A.

Lead Sample Results

XRF analysis indicates that fourteen (14) surfaces tested with the XLp contain greater than 1.0% lead, the action level for lead paint in the District of Columbia (DC). A summary of all lead positive tested lead-based paint surfaces is given in Table 2.

Table 2: Summary of Lead Positive Paint Sample Results

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm ²)
28	Wall	Concrete	B	Deteriorating	Beige	First	Lobby Stair 1	Positive	8.0
49	Window Sill	Wood	C	Intact	Beige	First	106	Positive	12.0
50	Window Frame	Wood	C	Intact	Beige	First	106	Positive	10.7
51	Window Frame	Wood	B	Intact	Beige	First	103	Positive	18.5
52	Window Sill	Wood	B	Intact	Beige	First	103	Positive	13.9
62	Door Frame	Wood	A	Intact	Beige	First	Lobby	Positive	15.8
63	Door Frame	Wood	A	Intact	Beige	First	Lobby	Positive	20.9
76	Wall	Concrete	B	Intact	Beige	Second	Lobby	Positive	4.6
77	Wall	Concrete	B	Deteriorating	Beige	Second	Lobby	Positive	6.2
79	Wall	Concrete	B	Intact	Beige	Second	Lobby	Positive	3.8
94	Window Frame	Wood	B	Intact	Beige	Second	204	Positive	12.9

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
95	Window Frame	Wood	D	Intact	Beige	Third	Stair 1	Positive	15.2
98	Floor	Concrete	B	Intact	Gray	Third	Stair 1	Positive	1.9
117	Floor	Concrete	A	Intact	Gray	Fourth	Stair 1	Positive	3.9

SaLUT appreciates the opportunity to provide these services to the Department of General Services. If you have any questions regarding these results, please feel free to contact me at (301) 595-3783.

Best regards,



Dilan Mack
Operations Manager
Soil and Land Use Technology, Inc. (SaLUT)

Attachments:

Appendix A: Lead Positive Photo Documentation
Appendix B: All XRF Surface Analysis Results

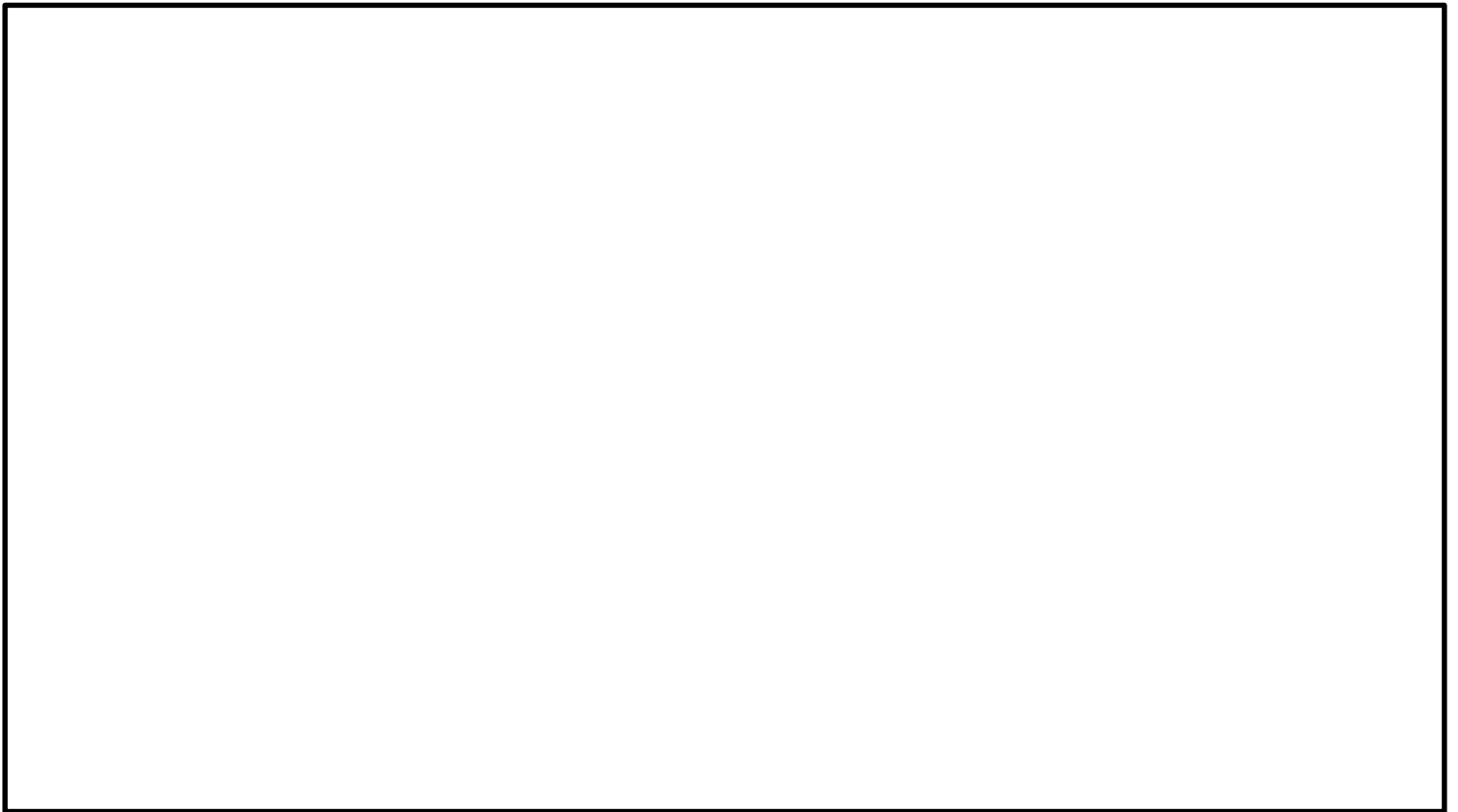
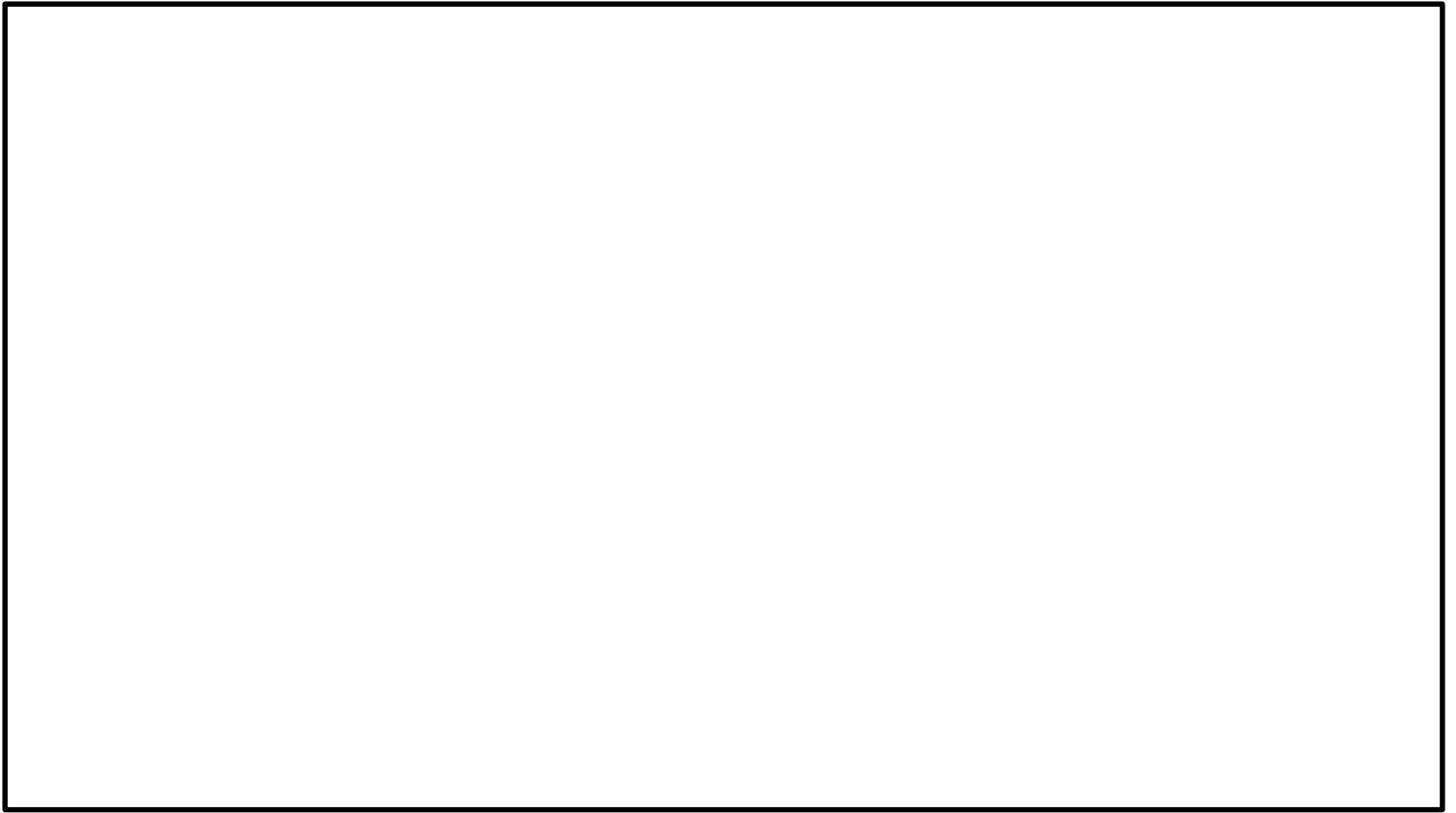
Appendix A: **Lead Positive Photo Documentation**

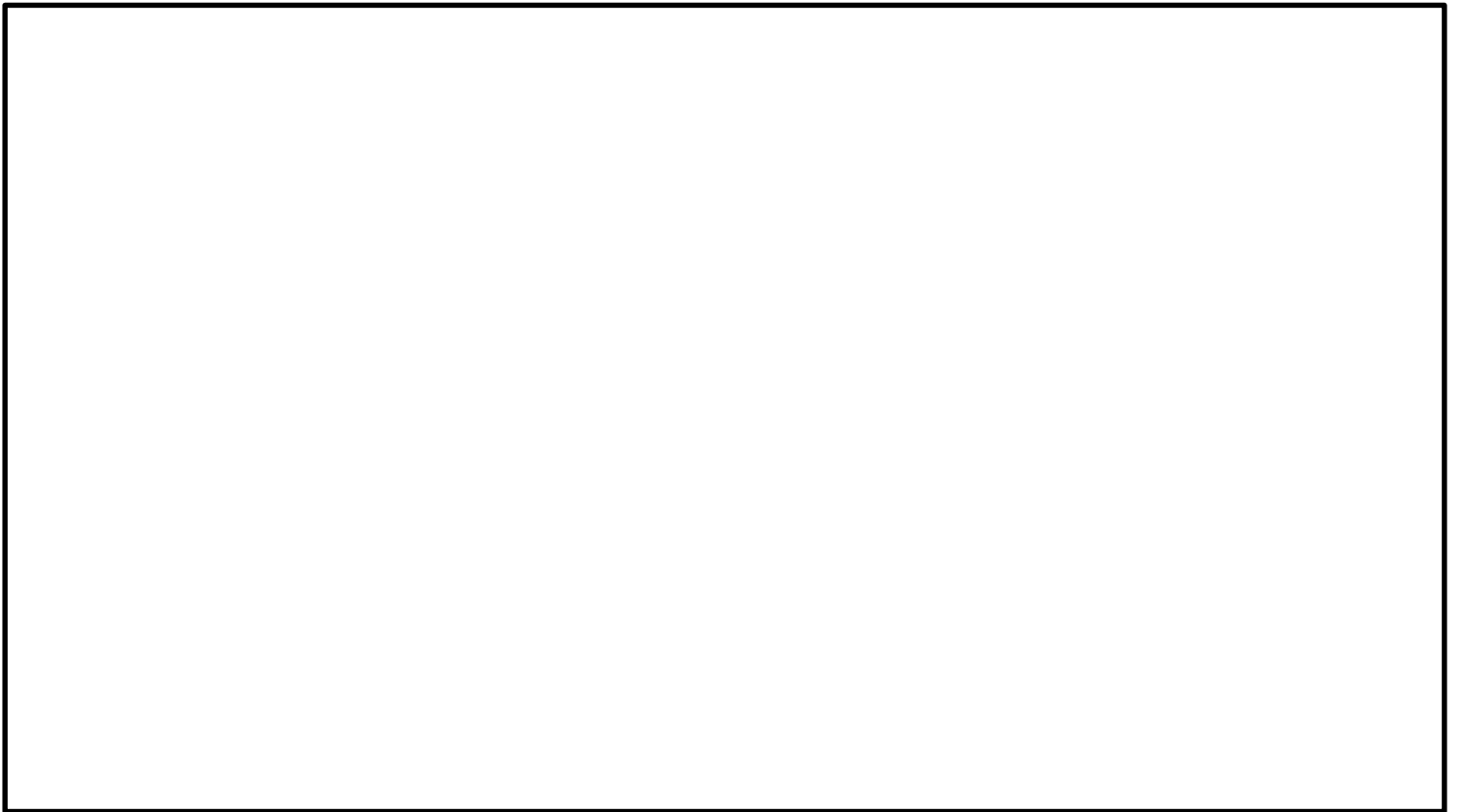
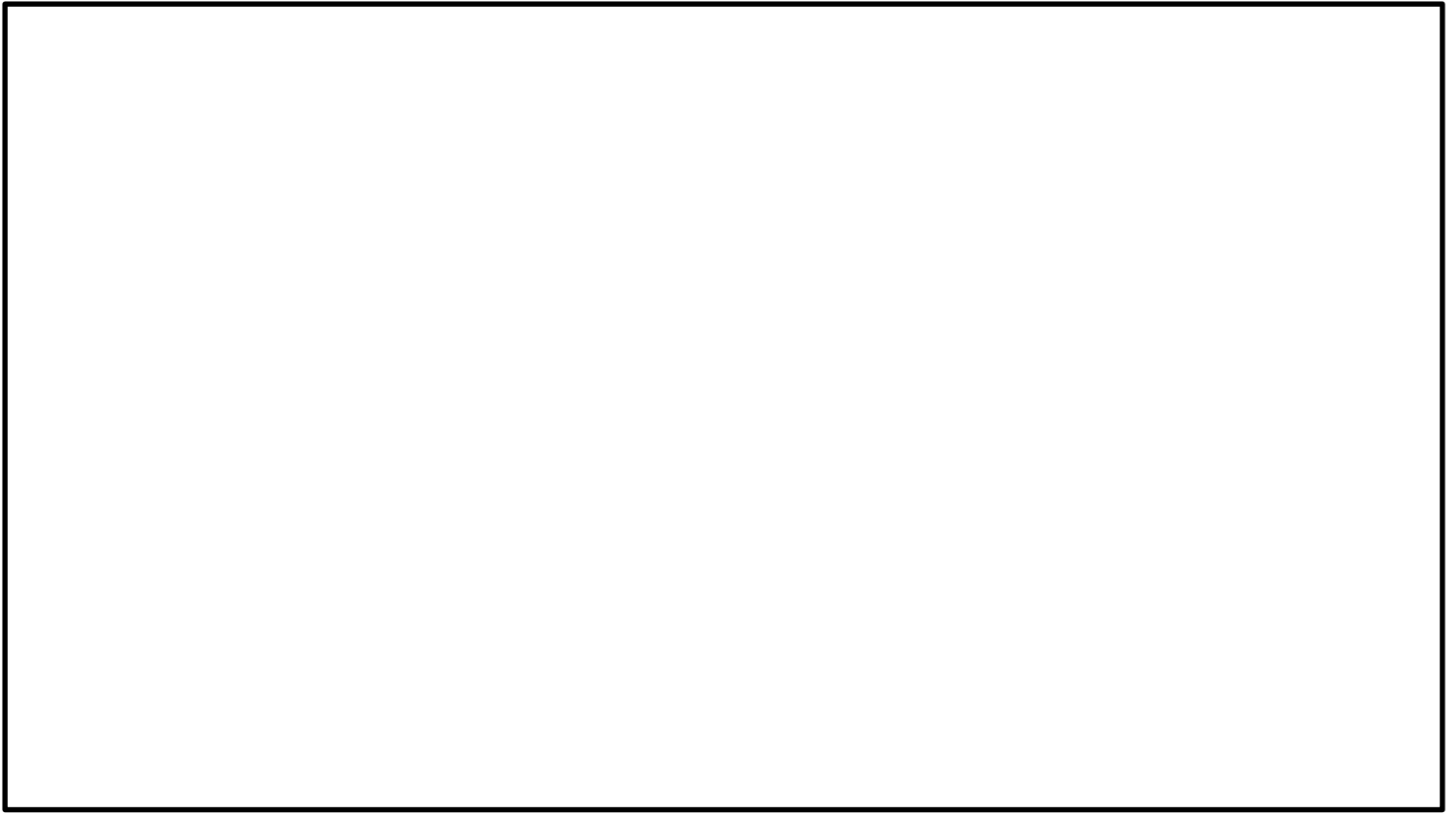


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Appendix B:
All XRF Surface Analysis Results

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
October 6 2020									
1	CALIBRATION							Positive	1.2
2	CALIBRATION							Positive	1.1
3	CALIBRATION							Positive	1.1
4	FLOOR	CONCRETE	A	DETERIORATING	GRAY	BASEMENT	LOBBY	Negative	0
5	WALL	CONCRETE	A	INTACT	BEIGE	BASEMENT	LOBBY	Negative	0
6	WALL	CONCRETE	B	INTACT	BEIGE	BASEMENT	LOBBY	Negative	0
7	WALL	CONCRETE	C	INTACT	BEIGE	BASEMENT	LOBBY	Negative	0
8	WALL	CONCRETE	A	DETERIORATING	BEIGE	BASEMENT	LOBBY	Negative	0
9	WALL	CONCRETE	D	INTACT	BEIGE	BASEMENT	LOBBY	Negative	0
10	CEILING	DRYWALL	A	INTACT	WHITE	BASEMENT	LOBBY	Negative	0
11	CEILING	DRYWALL	A	INTACT	WHITE	BASEMENT	KITCHEN	Negative	0
12	WALL	DRYWALL	A	INTACT	BEIGE	BASEMENT	KITCHEN	Negative	0
13	WALL	DRYWALL	B	INTACT	BEIGE	BASEMENT	KITCHEN	Negative	0
14	WALL	DRYWALL	C	DETERIORATING	BEIGE	BASEMENT	KITCHEN	Negative	0
15	WALL	DRYWALL	D	INTACT	BEIGE	BASEMENT	KITCHEN	Negative	0
16	CEILING	DRYWALL	A	DETERIORATING	WHITE	BASEMENT	KITCHEN	Negative	0
17	WINDOW SILL	WOOD	A	INTACT	BEIGE	BASEMENT	KITCHEN	Negative	0
18	WINDOW FRAME	WOOD	A	INTACT	BEIGE	BASEMENT	KITCHEN	Negative	0
19	WALL	DRYWALL	A	INTACT	BEIGE	BASEMENT	003B	Negative	0
20	WALL	DRYWALL	B	INTACT	BEIGE	BASEMENT	003B	Negative	0
21	WALL	CONCRETE	C	INTACT	BEIGE	BASEMENT	003B	Negative	0
22	WALL	DRYWALL	D	INTACT	BEIGE	BASEMENT	003B	Negative	0
23	CEILING	DRYWALL	C	INTACT	WHITE	BASEMENT	003B	Negative	0
24	FLOOR	CONCRETE	A	DETERIORATING	GRAY	BASEMENT	003B	Negative	0
25	DOOR FRAME	METAL	B	INTACT	BEIGE	BASEMENT	003B	Negative	0
26	FLOOR	CONCRETE	B	DETERIORATING	GRAY	FIRST	LOBBY STAIR 1	Negative	0.15
27	WALL	CONCRETE	A	DETERIORATING	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
28	WALL	CONCRETE	B	DETERIORATING	BEIGE	FIRST	LOBBY STAIR 1	Positive	8
29	WALL	DRYWALL	B	DETERIORATING	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
30	WALL	CONCRETE	C	INTACT	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
31	HAND RAIL	METAL	D	DETERIORATING	BLACK	FIRST	LOBBY STAIR 1	Negative	0

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
32	RISER	CONCRETE	D	DETERIORATING	GRAY	FIRST	LOBBY STAIR 1	Negative	0.24
33	CEILING	PLASTER	D	DETERIORATING	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
34	WALL	CONCRETE	A	INTACT	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
35	WALL	CONCRETE	C	INTACT	LAVENDER	FIRST	LOBBY STAIR 1	Negative	0
36	WALL	CONCRETE	D	INTACT	BEIGE	FIRST	LOBBY STAIR 1	Negative	0
37	WALL	CONCRETE	A	INTACT	BEIGE	FIRST	LOBBY 01 STAIR 2	Negative	0
38	WALL	CONCRETE	B	INTACT	BEIGE	FIRST	LOBBY 01 STAIR 2	Negative	0
39	WALL	CONCRETE	C	INTACT	LAVENDER	FIRST	LOBBY 01 STAIR 2	Negative	0
40	CEILING	PLASTER	A	DETERIORATING	BEIGE	FIRST	LOBBY 01 STAIR 2	Negative	0
41	HAND RAIL	METAL	A	DETERIORATING	BLACK	FIRST	LOBBY 01 STAIR 2	Negative	0
42	FLOOR	CONCRETE	D	DETERIORATING	GRAY	FIRST	LOBBY 01 STAIR 2	Negative	0
43	RISER	CONCRETE	D	DETERIORATING	GRAY	FIRST	LOBBY 01 STAIR 2	Negative	0.13
44	WALL	DRYWALL	A	INTACT	BEIGE	FIRST	106	Negative	0
45	WALL	DRYWALL	B	INTACT	BEIGE	FIRST	106	Negative	0
46	WALL	DRYWALL	C	INTACT	BEIGE	FIRST	106	Negative	0
47	WALL	DRYWALL	D	INTACT	BEIGE	FIRST	106	Negative	0
48	CEILING	CONCRETE	A	DETERIORATING	BEIGE	FIRST	106	Negative	0
49	WINDOW SILL	WOOD	C	INTACT	BEIGE	FIRST	106	Positive	12
50	WINDOW FRAME	WOOD	C	INTACT	BEIGE	FIRST	106	Positive	10.7
51	WINDOW FRAME	WOOD	B	INTACT	BEIGE	FIRST	103	Positive	18.5
52	WINDOW SILL	WOOD	B	INTACT	BEIGE	FIRST	103	Positive	13.9
53	WALL	CONCRETE	A	INTACT	BEIGE	FIRST	103	Negative	0
54	WALL	CONCRETE	B	INTACT	BEIGE	FIRST	103	Negative	0
55	WALL	CONCRETE	C	INTACT	BEIGE	FIRST	103	Negative	0
56	WALL	CONCRETE	D	INTACT	BEIGE	FIRST	103	Negative	0
57	DOOR FRAME	METAL	D	INTACT	BEIGE	FIRST	103	Negative	0.01
58	WALL	CONCRETE	A	INTACT	BEIGE	FIRST	LOBBY	Negative	0
59	WALL	CONCRETE	B	INTACT	BEIGE	FIRST	LOBBY	Negative	0
60	WALL	CONCRETE	C	INTACT	BEIGE	FIRST	LOBBY	Negative	0
61	WALL	CONCRETE	D	INTACT	BEIGE	FIRST	LOBBY	Negative	0
62	DOOR FRAME	WOOD	A	INTACT	BEIGE	FIRST	LOBBY	Positive	15.8
63	DOOR FRAME	WOOD	A	INTACT	BEIGE	FIRST	LOBBY	Positive	20.9

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
64	BASEBOARD	WOOD	A	INTACT	BEIGE	FIRST	LOBBY	Negative	0
65	FLOOR	WOOD	A	INTACT	RED	SECOND	STAIR 2	Negative	0
66	WALL	CONCRETE	A	INTACT	BEIGE	SECOND	STAIR 2	Negative	0
67	WALL	DRYWALL	B	INTACT	BEIGE	SECOND	STAIR 2	Negative	0
68	WALL	CONCRETE	C	INTACT	ORANGE	SECOND	STAIR 2	Negative	0
69	WALL	CONCRETE	D	INTACT	BEIGE	SECOND	STAIR 2	Negative	0.03
70	CEILING	CONCRETE	A	INTACT	BEIGE	SECOND	STAIR 2	Negative	0
71	RISER	CONCRETE	D	INTACT	GRAY	SECOND	STAIR 2	Negative	0.25
72	HAND RAIL	METAL	D	DETERIORATING	BLACK	SECOND	STAIR 2	Negative	0
73	DOOR FRAME	METAL	B	INTACT	BEIGE	SECOND	STAIR 2	Negative	0
74	WALL	CONCRETE	A	INTACT	BEIGE	SECOND	LOBBY	Negative	0
75	WALL	CONCRETE	B	INTACT	BEIGE	SECOND	LOBBY	Negative	0
76	WALL	CONCRETE	B	INTACT	BEIGE	SECOND	LOBBY	Positive	4.6
77	WALL	CONCRETE	B	DETERIORATING	BEIGE	SECOND	LOBBY	Positive	6.2
78	WALL	CONCRETE	D	INTACT	BEIGE	SECOND	LOBBY	Negative	0
79	WALL	CONCRETE	B	INTACT	BEIGE	SECOND	LOBBY	Positive	3.8
80	WALL	CONCRETE	B	INTACT	ORANGE	SECOND	LOBBY	Negative	0
81	WALL	CONCRETE	C	INTACT	ORANGE	SECOND	LOBBY	Negative	0
82	WALL	CONCRETE	C	INTACT	BEIGE	SECOND	LOBBY	Negative	0
83	WALL	CONCRETE	C	INTACT	BEIGE	SECOND	LOBBY	Negative	0
84	CEILING	CONCRETE	B	DETERIORATING	BEIGE	SECOND	LOBBY	Negative	0.01
85	DOOR FRAME	METAL	B	INTACT	BEIGE	SECOND	LOBBY	Negative	0
86	BASEBOARD	WOOD	B	INTACT	BEIGE	SECOND	LOBBY	Negative	0
87	BASEBOARD	WOOD	B	INTACT	BEIGE	SECOND	204	Negative	0
88	CEILING	PLASTER	A	INTACT	BEIGE	SECOND	204	Negative	0
89	CEILING	DRYWALL	A	INTACT	ORANGE	SECOND	204	Negative	0
90	WALL	DRYWALL	A	INTACT	BEIGE	SECOND	204	Negative	0
91	WALL	DRYWALL	B	INTACT	BEIGE	SECOND	204	Negative	0
92	WALL	DRYWALL	C	INTACT	BEIGE	SECOND	204	Negative	0
93	WALL	DRYWALL	D	INTACT	BEIGE	SECOND	204	Negative	0
94	WINDOW FRAME	WOOD	B	INTACT	BEIGE	SECOND	204	Positive	12.9
95	WINDOW FRAME	WOOD	D	INTACT	BEIGE	THIRD	STAIR 1	Positive	15.2

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
96	RISER	CONCRETE	B	INTACT	GRAY	THIRD	STAIR 1	Negative	0.3
97	HAND RAIL	METAL	B	INTACT	BLACK	THIRD	STAIR 1	Negative	0.3
98	FLOOR	CONCRETE	B	INTACT	GRAY	THIRD	STAIR 1	Positive	1.9
99	WALL	CONCRETE	A	INTACT	BEIGE	THIRD	STAIR 1	Negative	0
100	WALL	CONCRETE	B	INTACT	BEIGE	THIRD	STAIR 1	Negative	0
101	WALL	CONCRETE	C	INTACT	GREEN	THIRD	STAIR 1	Negative	0
102	WALL	CONCRETE	D	DETERIORATING	BEIGE	THIRD	STAIR 1	Negative	0
103	DOOR FRAME	METAL	D	INTACT	BEIGE	THIRD	STAIR 1	Negative	0
104	CEILING	PLASTER	A	DETERIORATING	BEIGE	THIRD	STAIR 1	Negative	0
105	CEILING	PLASTER	A	DETERIORATING	WHITE	THIRD	STAIR 1	Negative	0
106	CEILING	PLASTER	A	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0
107	WALL	DRYWALL	A	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0
108	WALL	DRYWALL	B	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0
109	WALL	DRYWALL	C	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0
110	WALL	DRYWALL	D	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0.02
111	DOOR FRAME	METAL	D	INTACT	BEIGE	FOURTH	STAIR 1	Negative	0
112	WALL	CONCRETE	A	INTACT	BEIGE	FOURTH	LIBRARY	Negative	0.02
113	WALL	CONCRETE	B	INTACT	BEIGE	FOURTH	LIBRARY	Negative	0
114	WALL	CONCRETE	C	INTACT	BEIGE	FOURTH	LIBRARY	Negative	0
115	WALL	DRYWALL	D	INTACT	BEIGE	FOURTH	LIBRARY	Negative	0
116	CEILING	PLASTER	D	DETERIORATING	BEIGE	FOURTH	LIBRARY	Negative	0
117	FLOOR	CONCRETE	A	INTACT	GRAY	FOURTH	STAIR 1	Positive	3.9
118	FLOOR	CONCRETE	A	INTACT	GRAY	FIRST	STAIR 1	Negative	0.23
119	CALIBRATION							Positive	1.1
120	CALIBRATION							Positive	1.2
121	CALIBRATION							Positive	1
October 15 2020									
122	CALIBRATION							Positive	1.1
123	CALIBRATION							Positive	1
124	CALIBRATION							Positive	1
125	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0.17
126	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0

XRF Reading	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Lead (mg/cm2)
127	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0
128	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0
129	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0
130	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0.01
131	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 1	Negative	0
132	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 2	Negative	0
133	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 3	Negative	0
134	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	STAIR 4	Negative	0
135	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
136	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
137	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
138	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
139	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
140	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
141	Ceiling	Plaster	UPPER	PEELING	BEIGE	FIRST	103	Negative	0
142	Ceiling	Plaster	UPPER	PEELING	WHITE	SECOND	207	Negative	0
143	Ceiling	Plaster	UPPER	PEELING	WHITE	SECOND	207	Negative	0
144	Ceiling	Plaster	UPPER	PEELING	WHITE	SECOND	207	Negative	0
145	Ceiling	Plaster	UPPER	PEELING	WHITE	SECOND	207	Negative	0
146	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	CORRIDOR	Negative	0
147	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	CORRIDOR	Negative	0
148	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	CORRIDOR	Negative	0
149	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	CORRIDOR	Negative	0
150	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	203	Negative	0
151	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	203	Negative	0
152	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	206	Negative	0
153	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	206	Negative	0
154	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	206	Negative	0
155	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	207	Negative	0
156	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	207	Negative	0
157	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	207	Negative	0
158	Ceiling	Plaster	UPPER	PEELING	BEIGE	SECOND	202	Negative	0

[illegible]