January 9, 2015

Mr. James Hodges
GSA Safety Environment and Fire Protection Branch
301 7th Street, S.W., Room 2080
Washington, D.C. 20407

RE: Agricultural Annex (Cotton Annex) (DC0004ZZ)
Indoor Air Quality Screening & Paint Chip Sampling – Limited Portions of 1st and 7th Floors
TTL-Arc Environmental Project Number: 11199.53/038-4

Dear Mr. Hodges:

In accordance with our Industrial Hygiene Services contract with the General Services Administration (GSA), TTL-Arc Environmental, JV LLC (TTL-Arc) performed an airborne fungal particulate screening of limited portions of the 1st and 7th floors of the Agricultural Annex (Cotton Annex) and collected bulk paint chip samples from drywall and plaster components on the 1st floor to determine lead content. The Cotton Annex is located at 300 12th Street, S.W. in Washington, D.C. The Cotton Annex has been reportedly vacant for over eight years; GSA is in the process of relocating tenants to the property where they will have access and use to portions of the 1st and 7th Floors. The sampling was performed on November 21, 2014.

SECTION 1: Methodology

Indoor Air Quality Screening
TTL-Arc’s Indoor Air Quality (IAQ) specialist, Mr. Stephen Kelly, performed the fungal screening and visual assessment of accessible portions of the 1st and 7th Floors which are anticipated to be utilized by future occupants/tenants. Ambient environmental condition parameters, including temperature and relative humidity, were measured using a TSI IAQ-CALC Indoor Air Quality Meter. During the assessment, a thorough visual inspection was conducted to identify signs of water damage, moisture infiltration, and suspect fungal growth.

Non-viable Air sampling was conducted using an AeroTrap Portable Sampler containing an impaction slide across which air is drawn by an internal calibrated pump at 15 liters per minute for five minutes per sample. Each sample was labeled with a unique identification number and were shipped to Aerobiology Laboratory Associates, Inc. (Aerobiology) for analysis via direct visual enumeration and identification by optical microscopy. Aerobiology, located in Dulles, Virginia, prepared slides from the samples and performed counts and identification of mold spores and other particulate via optical microscopy. Aerobiology is accredited in the American Industrial Hygiene Association (AIHA) Environmental Microbiology Laboratory Accreditation Program (EMLAP #102977).

Paint Chip Sampling
TTL-Arc’s licensed D.C. Lead Risk Assessor, Mr. Gordy Chapline, collected eight paint chip samples from the plaster and drywall walls on the first floor of the building. The paint chip samples were collected from deteriorated paint that had separated from the substrate. Each sample was placed in an individual plastic sample container and labeled with a unique identifying number.

Collected paint chip samples were then shipped to Schneider Laboratories Global, Inc. (Schneider) for analysis of lead content. Schneider is accredited for lead-in-paint analysis through the American Industrial Hygiene Association’s Environmental Lead Laboratory Accreditation Program (ELLAP).
SECTION 2: Findings & Results

Indoor Air Quality Screening

The following observations were made during the visual inspection performed on November 21, 2014:

1st Floor
- Water stained carpets were observed throughout the offices;
- Visible water staining and discoloration was observed at plaster and wooden window sills throughout the offices;
- Water staining was observed on several ceiling tiles;
- Suspect visible microbial growth was observed on metal supply vent diffusers in several offices; and
- No visible fungal growth was observed on drywall, ceiling tile, or other building materials.

7th Floor
- Water stained ceiling tile and carpet within the Food Service Room;
- Water stained and damaged plaster and drywall walls were observed in the Food Service Room;
- Suspect microbial growth was observed on moisture damaged ceiling tiles within the Food Service Room;
- Evidence of a roof leak were observed above the ceiling plenum in the Food Service Room;
- The 7th Floor HVAC Room consisted of concrete construction; evidence of previous leaks were observed, but no visible microbial growth was identified within the room; and
- No evidence of water staining or visible microbial growth was observed in the fresh-air supply unit in the 7th Floor HVAC Room.

Photographs of the areas surveyed are attached in Appendix A.

The results of the ambient environmental condition measurements during the site visit are presented in Table 1, below.

<table>
<thead>
<tr>
<th>Location</th>
<th>Relative Humidity (%)</th>
<th>Temperature (deg. F)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>18.4</td>
<td>40.5</td>
</tr>
<tr>
<td>Office 113</td>
<td>21.0</td>
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<tr>
<td>Office 110</td>
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<td>50.3</td>
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<tr>
<td>Office 108</td>
<td>20.9</td>
<td>50.5</td>
</tr>
<tr>
<td>Office 104</td>
<td>21.2</td>
<td>50.7</td>
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<td>Office 107</td>
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<td>49.7</td>
</tr>
<tr>
<td>Office 102</td>
<td>22.0</td>
<td>49.0</td>
</tr>
<tr>
<td>1st Floor Hallway – South</td>
<td>21.2</td>
<td>49.7</td>
</tr>
<tr>
<td>1st Floor Hallway – Entrance</td>
<td>22.8</td>
<td>49.0</td>
</tr>
<tr>
<td>7th Floor – Food Service Room</td>
<td>21.9</td>
<td>52.3</td>
</tr>
</tbody>
</table>
The building was not conditioned at the time of the assessment; the property has been vacant for approximately eight years.

Relative humidity should be maintained at less than 60% with the range of 30%-50% preferred for occupant comfort and prevention of fungal growth (U.S. Environmental Protection Agency); the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) recommends an indoor relative humidity of less than 65% in occupied areas (ASHRAE 62.1-2013). If relative humidity is not controlled, mold growth may be encouraged. Relative humidity within the inspected areas was found to be below the USEPA and ASHRAE recommended upper thresholds for occupant comfort; low, indoor relative humidity during winter months is typical due to lower moisture content of outdoor, supply air.

ASHRAE Standard 55-2013 recommends that indoor that winter (September through May) temperatures range between 68° F and 74° F for occupant comfort. Each of the ambient readings collected from within the inspected areas were below the applicable ASHRAE recommended range for winter months, however, the assessed portions of the building were vacant at the time of sampling.

The results of the air sampling and analysis for total fungal particulate are presented in Table 2 on the following page. The analytical data sheets are attached in Appendix B.
TABLE 2: Spore Trap Air Sampling Results (spores/m³)

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<tr>
<th>Fungal Particle Type</th>
<th>Office 113</th>
<th>Office 110</th>
<th>Office 108</th>
<th>Office 104</th>
<th>Office 107</th>
<th>Office 102</th>
<th>7th Floor, Food Service</th>
<th>7th Floor, HVAC Room</th>
<th>Exterior</th>
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<td>93</td>
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<td>160</td>
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<td>1067</td>
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<td>133</td>
<td>213</td>
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<td>-</td>
<td>-</td>
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<tr>
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<td>907</td>
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<td>80</td>
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<td>--</td>
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<td>11947</td>
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<td>6507</td>
<td>1600</td>
<td>3040</td>
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<td>53</td>
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<td>80</td>
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<td>Smuts, Periconia, Myxomycetes</td>
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<tr>
<td><strong>TOTAL FUNGAL COUNTS</strong></td>
<td><strong>6560</strong></td>
<td><strong>6733</strong></td>
<td><strong>18560</strong></td>
<td><strong>6520</strong></td>
<td><strong>11867</strong></td>
<td><strong>6960</strong></td>
<td><strong>6373</strong></td>
<td><strong>827</strong></td>
<td><strong>707</strong></td>
</tr>
</tbody>
</table>

Analytical results for non-viable spore trap sampling are provided in Appendix B.
The total measured fungal particulate concentrations for each sampled area within the building were elevated above the outdoor measured concentrations. Indicator species (i.e., Chaetomium), which are identified in indoor air when moisture damaged building materials are present, were identified in seven of the eight collected samples. Elevated concentrations of Penicillium/Aspergillus group were also identified, which can be an indicator of active indoor fungal growth.

**Paint Chip Sampling**

The eight collected samples were analyzed by Flame Atomic Absorption Spectrophotometry (FAAS) in accordance with EPA method SW-846 3050B/700B. The results of the analytical analysis are summarized in Table 3, below.

<table>
<thead>
<tr>
<th>Sample Number</th>
<th>Sample Location</th>
<th>Sample Color</th>
<th>Analytical Result</th>
<th>% by weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>First Floor – Hallway – Wall C</td>
<td>Cream / White</td>
<td></td>
<td>0.0881</td>
</tr>
<tr>
<td>02</td>
<td>First Floor – Hallway – Wall C</td>
<td>Cream / White</td>
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<td>03</td>
<td>First Floor – Hallway – Wall A</td>
<td>Cream / White</td>
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<td>First Floor – Hallway – Wall A</td>
<td>Cream / White</td>
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<td>First Floor – Hallway – Wall A</td>
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<td>06</td>
<td>First Floor – Room 108 – Wall D</td>
<td>Cream / White</td>
<td></td>
<td>3.80</td>
</tr>
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<td>07</td>
<td>First Floor – Room 108 – Wall D</td>
<td>Cream / White</td>
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<td>08</td>
<td>First Floor – Room 105 – Wall B</td>
<td>Cream / White</td>
<td></td>
<td>0.0200</td>
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</table>

Seven of the eight paint chip samples were determined to contain lead in concentrations below the District of Columbia regulatory limit of 0.5% by weight. The white/cream paint on Wall D in Room 108 was reported by the laboratory as containing 3.80% lead, which is above the District of Columbia regulatory limit. The laboratory results are provided in Appendix C.

**SECTION 3: CONCLUSIONS**

**Indoor Air Quality Screening**

The visual inspection did not reveal evidence of visible water damaged drywall or plaster on the 1st floor of the building. However, suspect discoloration and potential mold growth was observed on plaster/wooden window sills, metal supply diffuser vents, and carpeting throughout the 1st floor. Visible moisture damage was observed on plaster and drywall within the 7th floor Food Service Room; the wall cavity within this area may be impacted by fungal growth. Water stained ceiling tiles and carpeting in this area may also be a source of fungal growth.

Measured relative humidity and temperature ranges within the inspected portions of the building were found to be below recommended EPA and/or ASHRAE standards. Low relative humidity indoors during winter months is typical.
Non-viable spore trap sampling on the 1st and 7th Floors indicated that fungal concentrations within most of the sampled areas were elevated above outdoor concentrations and that mold growth reservoirs are likely present within these areas.

**Paint Chip Sampling**

Lead-based paint is present on coated drywall surfaces within the first floor of the building. The painted surfaces throughout the first floor of the Cotton Annex were observed to be in a deteriorated condition.

**SECTION 4: RECOMMENDATIONS**

**Indoor Air Quality**

Based on the analytical data and field observations, the following recommendations are made:

- Water stained ceiling tiles and carpeting throughout the 1st floor and within the 7th floor Food Service Room should be removed and replaced;
- The metal supply diffuser vents should be cleaned with an anti-microbial solution. A general cleaning of the building’s HVAC system may be warranted prior to occupancy; and
- Stained plaster and wooden surfaces around windows on the 1st floor should be cleaned with an anti-microbial solution. Repairs to or restoration of moisture damaged plaster may be necessary.

**Lead-based Paint**

While this facility is not regulated under current District Department of the Environment (DDOE) regulations regarding the abatement of lead-based paint, renovation activities that impact the lead paint are regulated under the U.S. Occupational Safety and Health Administration (OSHA) Lead in Construction rule (29 CFR 1926.62). Certain renovation activities have the potential to produce hazardous waste if lead-based paint is dry scraped, dry sanded, or heated. Lead Safe Work Practices should be enforced at all times during renovation or demolition activities if these painted surfaces are to be disturbed due to the presence of lead-based paint within the first floor of the building.

TTL-Arc Environmental is pleased to have performed this sampling and analysis for GSA. If you have any questions please call us at (410) 659-9971.

Sincerely,

**TTL-Arc Environmental JV, LLC**

Stephen Kelly  
IAQ Specialist

Christopher Younger, CIH  
Certified Industrial Hygienist
Appendix A:

Photographic Log
Photo 1: Discoloration and suspect microbial growth on metal supply diffuser vent in Office 101.

Photo 2: Water stained ceiling tile in Office 102.

Photo 3: Discoloration was observed at plaster / wooden window sills throughout the first floor of the building.

Photo 4: Visibly stained carpet was observed throughout the first floor offices.

Photo 5: Moisture damaged plaster was observed within the Food Service Room on the 7th Floor.

Photo 6: Suspect microbial growth was observed on a water stained ceiling tile in the Food Service Room.
Appendix B:

Laboratory Analytical Report - Mold
<table>
<thead>
<tr>
<th>Client Sample Number</th>
<th>112114-300-02</th>
<th>112114-300-01</th>
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<tbody>
<tr>
<td>Sample Location</td>
<td>1st Floor-Office 113</td>
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</tr>
<tr>
<td>Sample Volume (L)</td>
<td>75</td>
<td>75</td>
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<td>Lab Sample Number</td>
<td>14024663-002</td>
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<table>
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<tr>
<th>Spore Identification</th>
<th>Raw Ct</th>
<th>spr/m³</th>
<th>% Ttl</th>
<th>In/Out</th>
<th>Raw Ct</th>
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<th>% Ttl</th>
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<td>-</td>
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<tr>
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Debris Rating: 3

Analytical Sensitivity: 13 spr/m³

Comments:

Total *See Footnotes 150 6560 ~100% 9/1 53 707 ~100% -
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Debris Rating 3

Analytical Sensitivity: 13 spr/m³

Comments: Large amount of particulate and fibers seen.

Total *See Footnotes

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Debris Rating 3

Analytical Sensitivity

Analytical Sensitivity: 13 spr/m³

Comments

Large amount of particulate and fibers seen.

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Debris Rating: 3

| Analytical Sensitivity | Analytical Sensitivity: 13 spr/m³ | Analytical Sensitivity: 13 spr/m³ |

Comments: Large amount of particulate and fibers seen.

Total *See Footnotes: 219 | 6520 ~100% | 9/1 | 53 | 707 ~100% | -
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Debris Rating 4 Debris Rating 3

Analytical Sensitivity
Analytical Sensitivity: **13 spr/m³**

Analytical Sensitivity: **13 spr/m³**

Comments
Large amount of particulate seen.

Total *See Footnotes
214 11867 −100% 17/1 53 707 −100% -
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### Debris Rating
- Debris Rating 4
- Debris Rating 3

### Analytical Sensitivity
- Analytical Sensitivity: **13 spr/m³**
- Analytical Sensitivity: **13 spr/m³**

### Comments
- Large amount of particulate seen.
- Few insect parts seen.

### Total *See Footnotes
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Debris Rating 3
Debris Rating 3

Analytical Sensitivity: 13 spr/m³
Analytical Sensitivity: 13 spr/m³

Comments

Total *See Footnotes 62 827 ~100% 1/1 53 707 ~100% -
Debris Rating Table

<table>
<thead>
<tr>
<th></th>
<th>Minimal (&lt;5%) particulate present</th>
<th>Reported values are minimally affected by particulate load.</th>
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<tr>
<td>2</td>
<td>5% to 25% of the trace occluded with particulate</td>
<td>Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.</td>
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<tr>
<td>3</td>
<td>26% to 75% of the trace occluded with particulate</td>
<td>Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.</td>
</tr>
<tr>
<td>4</td>
<td>75% to 90% of the trace occluded with particulate</td>
<td>Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.</td>
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<tr>
<td>5</td>
<td>Greater than 90% of the trace occluded with particulate</td>
<td>Quantification not possible due to large negative bias. A new sample should be collected at a shorter time interval or other measures taken to reduce particulate load.</td>
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</tbody>
</table>

1. Penicillium/Aspergillus group spores are characterized by their small size, round to ovoid shape, being unicellular, and usually colorless to lightly pigmented. There are numerous genera of fungi whose spore morphology is similar to that of the Penicillium/Aspergillus type. Two common examples would be Paecilomyces and Acremonium. Although the majority of spores placed in this group are Penicillium, Aspergillus, or a combination of both. Keep in mind that these are not the only two possibilities.

2. Ascospores are sexually produced fungal spores formed within an ascus. An ascus is a sac-like structure designed to discharge the ascospores into the environment, e.g. Ascobolus.

3. Basidiospores are typically blown indoors from outdoors and rarely have an indoor source. However, in certain situations a high basidiospore count indoors may be indicative of a wood decay problem or wet soil.

4. The Smut, Periconia, Myxomycete group is composed of three different groups whose spores have similar morphologies. Smuts are plant pathogens, Periconia is a relatively uncommon mold indoors, and Myxomycetes are not fungi but slime molds. Although these organisms do not typically proliferate indoors, their spores are potentially allergenic.

5. The colorless group contains colorless spores which were unidentifiable to a specific genus. Examples of this group include Acremonium, Aphanocladium, Beauveria, Chrysosporium, Engyodontium microconidia, yeast, some arthropores, as well as many others.

6. Hyphae are the vegetative mode of fungi. Hyphal elements are fragments of individual Hyphae. They can break apart and become airborne much like spores and are potentially allergenic. A mass of hyphal elements is termed the mycelium. Hyphae in high concentration may be indicative of colonization.

7. Dash (-) in this report, under raw count column means ‘not detected (ND)’; otherwise ‘not applicable’ (NA).

8. The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; for this reason the sum of the calculated counts may be less than the positive hole corrected total.

9. Due to rounding totals may not equal 100%.

10. Minimum Reporting Limits (MRL) for BULKS, DUSTS, SWABS, and WATER samples are a calculation based on the sample size and the dilution plate on which the organism was counted. Results are a compilation of counts taken from multiple dilutions and multiple medias. This means that every genus of fungi or bacteria recovered can be counted on the plate on which it is best represented.

11. If the final quantitative result is corrected for contamination based on the blank, the blank correction is stated in the sample comments section of the report.

12. Analysis conducted on non-viable spore traps is completed using Indoor Environmental Standards Organization (IESO) Standard 2210.

13. The results in this report are related to this project and these samples only.

14. For samples with an air volume of < 100L, the number of significant figures in the result should be considered (2) two. For samples with air volumes between 100-999L, the number of significant figures in the result should considered (3) three. For example, a sample with a result of 55,443 spr/m3 from a 75L sample using significant figures should be considered 55,000. The same result of 55,443 from a 150L sample using significant figures should be considered 55,400 spr/m3.

15. If the In/Out ratio is greater than 100 times it is indicated >100/1, rather than showing the real value.

Terminology Used in Direct Exam Reporting

Conidiophores are a type of modified hyphae from which spores are born. When seen on a surface sample in moderate to numerous concentrations they may be indicative of fungal growth.

Suzanne S. Blevins, B.S., SM (ASCP)
Laboratory Director

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### Aerobiology Client
Arc Environmental, Inc.

#### Field Contact
Stephen Kelly

#### Address
1311 Haubert Street
Baltimore, MD 21230

#### Phone/Fax
410-659-9971

#### Email
skelly@arcenvironmental.com

#### Sample Information

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<td>112114-300-09</td>
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### Test Codes

- **1054**: Direct, Non-viable Spore Trap
- **1051**: Direct, Qualitative - Swab/Tape
- **1050**: Direct, Qualitative - Bulk
- **1005**: AIR Culture - Bacterial Count w/ ID's
- **1030**: AIR Culture - Fungal Count w/ ID's
- **1006**: SWAB Culture - Bacterial Count w/ ID's
- **1031**: SWAB Culture - Fungal Count w/ ID's
- **1008**: BULK Culture - Bacterial Count w/ ID's
- **1003**: BULK Culture - Fungal Count w/ ID's
- **1007**: WATER Culture - Bacterial Count w/ ID's

### Sample Locations

- **Exterior**
- **1st Floor - Office**
- **7th Floor - Food Service Room**
- **7th Floor - HVAC Room**
- **Culture - WATER Legionella**
- **Culture - SWAB Legionella**
- **WATER - Potable - E. coli/total coliforms**
- **SWAB - E. coli/total coliforms**
- **Heterotrophic Plate Count**
- **ASBESTOS - Point count**
- **ASBESTOS - PLM Analysis**
- **ASBESTOS - Particle characterization**
- **ASBESTOS - PCM Analysis**
Appendix C:

Laboratory Analytical Report - Lead
## Analysis Report

### Customer:
Arc Environmental Inc (2791)

### Address:
1311 Haubert St
Baltimore, MD  21230-5219

### Attn:

### Project:
GSA-300 12th Street SW

### Location:
300 12th Street SW

### Number:

## Order #:
115266

### Received:
11/24/14

### Analyzed:
11/24/14

### Reported:
11/24/14

### Matrix #:
Paint

### PO Number:

### Sample ID | Cust. Sample ID | Location Method | Sample Date | Weight Total (µg) | Conc. % by Wt | RL (mg/kg) | Conc. (mg/kg) |
--- | --- | --- | --- | --- | --- | --- | --- |
115266-001 | 1 | Hallway Wall C | 11/21/14 | 329 mg | 0.0881 % | 30.4 mg/kg | 881 mg/kg |
115266-002 | 2 | Hallway Wall C | 11/21/14 | 327 mg | 0.0783 % | 30.6 mg/kg | 783 mg/kg |
115266-003 | 3 | Hallway Wall A | 11/21/14 | 317 mg | 0.185 % | 63.1 mg/kg | 1850 mg/kg |
115266-004 | 4 | Hallway Wall A | 11/21/14 | 337 mg | 0.0961 % | 29.7 mg/kg | 961 mg/kg |
115266-005 | 5 | Hallway Wall A | 11/21/14 | 322 mg | 0.103 % | 31.1 mg/kg | 1030 mg/kg |
115266-006 | 6 | Room 108 Wall D | 11/21/14 | 339 mg | 3.80 % | 1470 mg/kg | 38000 mg/kg |
115266-007 | 7 | Room 108 Wall D | 11/21/14 | 334 mg | 0.0213 % | 29.9 mg/kg | 213 mg/kg |
115266-008 | 8 | Room 105 Wall B | 11/21/14 | 321 mg | 0.0200 % | 31.2 mg/kg | 200 mg/kg |

### Analyst:
MHB

### Review Date:
115266-11/24/14 05:08 PM

### Reviewed By:
Abisola Kasali
Metals Supervisor

---

Minimum reporting limit: 10.0 µg. Lead Based Paint contains 0.5% lead by weight per Federal statute. The OSHA Lead in Construction Standard, 29 CFR 1926.62, is invoked if any lead is present in the sample. Concentration and Reporting Limit (RL) based on weights provided by client. All internal QC parameters were met. Unusual sample conditions, if any, are described. Values are reported to three significant figures. PPM = mg/kg | PPB = µg/kg. The analysis data reported relates only to the samples as submitted.

Accrediting bodies: AIHA-LAP, LLC 100527, VELAP/NELAC 460135 - Call laboratory for current national and state certifications.