Lead Hazard Screen Report (Pre-1978 Historic Bungalow)

EPA 40 CFR 745.227(c) • 2026 EPA Final Dust Rules (89 FR 89416: DLRL >0 / DLAL 5–40–100 µg/ft²) • TX DSHS 25 TAC 295.212

LEAD HAZARDS DETECTED

LBP DETERIORATED	FLOOR DUST (2026 RULE)	SILL DUST (2026 RULE)	YEAR CONSTRUCTED
6 Positive XRF	**18.4 µg/ft²**	**142 µg/ft²**	**1924**
Up to 4.8 mg/cm² (≥1.0 cutoff)	Exceeds 5 µg/ft² DLAL (>0 DLRL)	Exceeds 40 µg/ft² sill DLAL	Original wood sashes & trim

CLIENT & HISTORIC PROPERTY (FICTITIOUS SPECIMEN)

Client Account	**Historic Galveston Preservation Trust**
Contact	trust@example.com • (555) 011-1128
Target Residence	**1128 Ball Avenue, Galveston, TX 77550**
Child-Occupied Status	**Target Housing • Ages <6 Prospective**

ASSESSOR, NLLAP LAB & 2026 FEDERAL RULE BASIS

Lead Risk Assessor	**S. Alvarez, LRA (SPECIMEN-LRA-0000)**
NLLAP Laboratory	**Envirogyn Partner (SPECIMEN-NLLAP-0000)**
2026 DLRL / DLAL	Any Reportable / 5 Flr • 40 Sill • 100 Trgh
Inspection Date	2026-04-09 • ASTM E2115 / E1728

SEC 01 2026 Federal EPA Dust-Lead Benchmark Update (89 FR 89416) vs Texas Paint Law

Environmental Medium	Legacy Standard (Prior)	2026 Active EPA / TX Standard	Screen Trigger Result
Interior Floor Dust	10 µg/ft² hazard / 10 clearance	**DLRL >0 Reportable / 5 µg/ft² DLAL**	18.4 µg/ft² HAZ
Window Sill Dust	100 µg/ft² hazard / 100 clearance	**DLRL >0 Reportable / 40 µg/ft² DLAL**	142 µg/ft² HAZ
Window Trough Dust	400 µg/ft² clearance	**100 µg/ft² DLAL (Post-Abatement)**	CHECK POST-CLEAN
Lead-Based Paint (XRF)	1.0 mg/cm² (HUD / TX 25 TAC 295)	**≥ 1.0 mg/cm² or 0.5% wt (ASTM E2115)**	UP TO 4.8 mg/cm²

SCREEN DETERMINATION & FULL ASSESSMENT REFERRAL: Under 40 CFR 745.227(c), a Lead Hazard Screen fails when deteriorated paint exceeds 1.0 mg/cm² or dust levels breach active DLAL benchmarks. Because sunroom window sashes tested at **4.8 mg/cm²** (Poor/Friction condition) and floor/sill wipes exceeded **5 / 40 µg/ft²**, a full Lead Risk Assessment or direct EPA RRP / TX DSHS Lead Abatement remediation is required prior to occupancy by children under age 6.



PB-COVER Calibrated XRF reading on peeling pre-1978 Side A sunroom sash measuring **4.8 mg/cm²** Positive.



DUST-2026 12x12-inch ASTM E1728 GhostWipe dust assay verifying **18.4 µg/ft²** (>5 µg/ft² 2026 EPA DLAL).

SEC 02 Calibrated XRF Field Log (Heuresis Viken Pb200i • ASTM E2115-26a)

Shot #	Room & Component Tested (HUD Side A-D)	Substrate / Condition	Reading (mg/cm²)	TX / EPA Status
NIST CAL-1	NIST SRM 2573 Standard Verification Block (Pre-Run)	NIST Green Film	1.02 mg/cm²	PASS (0.8-1.2)
004	Side A Sunroom Double-Hung Window Sash (Exterior)	Painted Pine / Poor	**4.8 mg/cm²**	POSITIVE HAZARD
007	Side A Front Porch Vertical Turned Balustrade	Painted Cypress / Fair	**3.4 mg/cm²**	POSITIVE
011	Side B Living Room Lower Baseboard Molding	Painted Pine / Fair	**2.1 mg/cm²**	POSITIVE
015	Side C Sunroom Interior Window Sill Apron	Painted Pine / Poor	**3.9 mg/cm²**	POSITIVE HAZARD
019	Side D Kitchen Exterior Door Frame Jamb	Painted Pine / Poor	**1.8 mg/cm²**	POSITIVE FRICTION
024	Side A Porch Ceiling Tongue-and-Groove Soffit	Painted Wood / Intact	**1.3 mg/cm²**	POSITIVE INTACT
029	Primary Bath Wallboard (2012 Remodel Gypsum)	Latex Drywall / Intact	0.0 mg/cm²	NEGATIVE
034	Kitchen Cabinet Doors (2018 Oak Reface)	Stained Oak / Intact	0.1 mg/cm²	NEGATIVE
039	Hallway Plaster Upper Field (Side B)	Painted Plaster / Intact	0.3 mg/cm²	NEGATIVE
NIST CAL-2	NIST SRM 2573 Verification Block (Post-Run)	NIST Green Film	0.98 mg/cm²	PASS (0.8-1.2)

Calibration & Substrate Bias Note: Calibrated pre- and post-run on NIST SRM 2573 (1.04 mg/cm² nominal) within PCS tolerance (0.8–1.2 mg/cm²). Painted wood window sashes exhibit chalking, flaking, and frictional abrasion generating lead-bearing dust onto adjacent floor/sill surfaces.

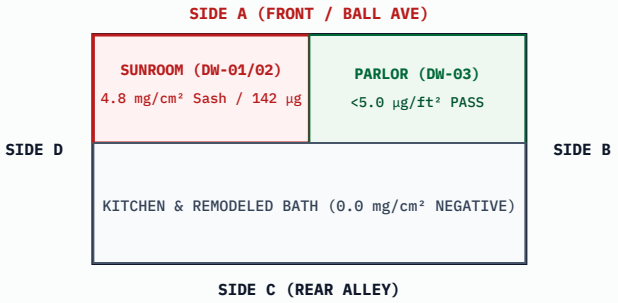


KIT-PB Portable XRF spectrometer paired with ASTM E1792 GhostWipe pouches, centrifuge digestion tubes, and powder-free nitrile PPE.



NLLAP-6010 NLLAP hot-block acid digestion & ICP-OES verification achieving sub-microgram reporting limits for 2026 DLRL/DLAL rules.

Sec 03 • HUD Wall Orientation (Sides A/B/C/D) & Dust Wipe Stations — 1128 Ball Ave



NLLAP DUST WIPE ASSAY SUMMARY (EPA 6010D)

DW-01 Floor (Sunroom): 18.4 µg/ft² [>5 DLAL]

DW-02 Window Sill: 142.0 µg/ft² [>40 DLAL]

DW-03 Parlor Floor: <5.0 µg/ft² [ND/Clean]

Media: ASTM E1792 GhostWipes • Method EPA 6010D

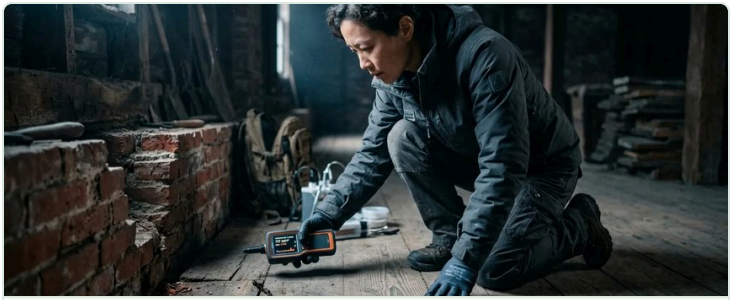
SEC 04 Inspection Evidence & Lead Sampling Field Photography



PB-01 Shot #004: Portable XRF analyzer pressed flush on peeling Side A exterior window sash (**4.8 mg/cm² Positive**).



PB-02 Interior woodwork substrate XRF scanning showing layered historic coatings along friction door jamb (#019).



PB-03 ASTM E1728 disposable 12x12-inch (1.0 ft²) floor template setup for DW-01 GhostWipe dust collection (**18.4 µg/ft²**).



PB-04 Alligatoring & flaking historic paint layers collected within Side A sunroom window trough above DW-02 sill hazard.

SEC 05 Abatement vs EPA RRP Interim Control Recommendations

Priority & Location	Identified Lead Hazard	Recommended Engineering Control (2026 Clearances Apply)
P1 • Side A/C Sunroom Sashes	4.8 mg/cm² peeling friction sash + 142 µg sill	**Window Replacement or Wet-Plane Restoration** by TX DSHS Lead Abatement Contractor
P2 • Interior Floors & Sills	18.4 µg/ft² floor dust (>5 µg/ft² DLAL)	**3-Pass HEPA Vac & Detergent Wet Wash** + Post-Work Clearance ≤5 / 40 / 100 µg/ft²
P3 • Exterior Porch & Soffit	1.3–3.4 mg/cm² Fair/Intact trim	Stabilize peeling flakes under EPA RRP 40 CFR 745 Subpart E + encapsulate w/ elastomeric primer

SEC 06 Mandatory 40 CFR 745.107 Federal Owner Disclosure Notice

FEDERAL LEAD DISCLOSURE RULE (TITLE X • 40 CFR 745.107): Property sellers and lessors of target housing constructed prior to 1978 MUST provide buyers and tenants with a copy of this Lead Hazard Screen Report and any full Lead Risk Assessment findings prior to ratifying a contract for sale or lease. Failure to disclose known lead-based paint or dust hazards incurs treble statutory damages and EPA civil penalties.

Specimen Attribution Notice: NLLAP laboratory results, property address, NIST serials, and XRF assay values in this report are 100% fictitious examples prepared for digital specimen viewing.

Sofia Alvarez, LRA

Texas Licensed Lead Risk Assessor
Spec ID: SPECIMEN-LRA-0000 • EPA Certified Assessor

C. A. Lehnhoff, MLS

QA Director & Laboratory Liaison
Board-Certified ASCP MLS(ASCP)CM #246841 • SPECIMEN-NLLAP-0000