ENVIROGYN®
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SPECIMEN • 100% FICTITIOUS CLIENT & DATA

Sphaerus LLC dba Envirogyn® • Lead Inspection & Clearance
617 8th Ave N, Texas City, TX 77590 • (281) 694-5742 • www.envirogyn.com
Texas DSHS Certified Lead Inspector / Risk Assessor • ISO/IEC 17025 Firm

SKU LRA-101 + CLR-201 • COMBINED SPECIMEN REPORT (40 CFR § 745.227)

Full XRF Inspection & Post-Abatement Clearance Report

1962 Single-Family Target Housing • 1418 Magnolia Terrace, Galveston, TX 77550 (Harborview Family Trust)

CLEARANCE STATUS
PASSED • 2026 DLAL

XRF COMPONENTS	VISUAL GATE 1	2026 EPA FLOOR / SILL	REFERENCE LAB
18 Tested	**PASSED**	**<5 / <40**	**EPA NLLAP**
3 Abated / 15 Negative (<1.0)	Zero Dust or Paint Chips	µg/ft² (Max 2.1 / 6.4 µg/ft²)	COC # GC-26-4418 (LQSR 4.0)

1. PROPERTY, REGULATORY & REFERENCE LABORATORY SUMMARY

89 FR 89416 • HUD CH. 7/15

Subject Property Address	1418 Magnolia Terrace, Galveston, TX 77550	**Client / Property Owner**	Harborview Family Trust (Fictitious)
Construction Year & Type	1962 Single-Family Residence (1,840 SF)	**XRF Inspection / Clearance**	Apr 03, 2026 / Clearance: Apr 14, 2026
XRF Analyzer & PCS	Viken Pb200e • S/N 4198 (PCS #1032-44)	**TX DSHS Lead Assessor**	Charles Aaron Lehnhoff • Envirogyn®
NLLAP Reference Lab	Gulf Coast Analytical Reference Lab (NLLAP #094128)	**Reference Lab COC #**	GC-26-4418 (Ref. Lab Custody Used)

2026 EPA Final Dust Rule & Reference Lab Disclosure: Dust-lead clearance thresholds strictly apply the EPA Final Rule (**89 FR 89416**): **5 µg/ft² Floors**, **40 µg/ft² Window Sills**, and **100 µg/ft² Window Troughs**. Per Envirogyn® laboratory policy, our Texas City bench (TDLR LAB #1050) performs in-house mold analysis only; **all lead dust-wipe samples are analyzed by an independent EPA NLLAP-recognized reference laboratory under that reference lab's own Chain of Custody**.

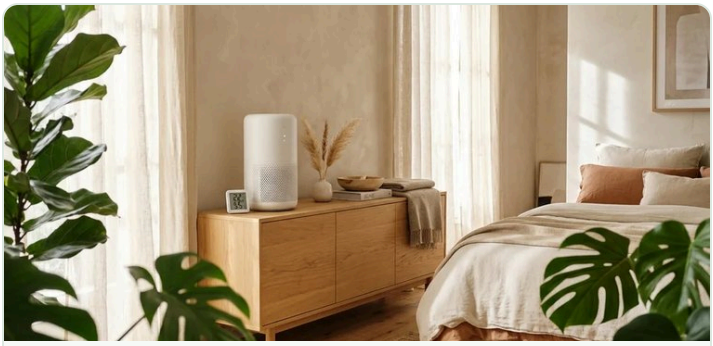
2. NIST SRM 2573 XRF CALIBRATION VERIFICATION LOG (1.04 MG/CM²)

PRE / MID / POST QA

CALIBRATION CHECK EVENT	READING 1	READING 2	READING 3	MEAN (MG/CM²)	PCS TOLERANCE
Pre-Inspection Check (08:40)	1.0	1.1	1.0	**1.03**	PASS (±0.3)
Post-Inspection Check (11:25)	1.1	1.0	1.0	**1.03**	PASS (±0.3)



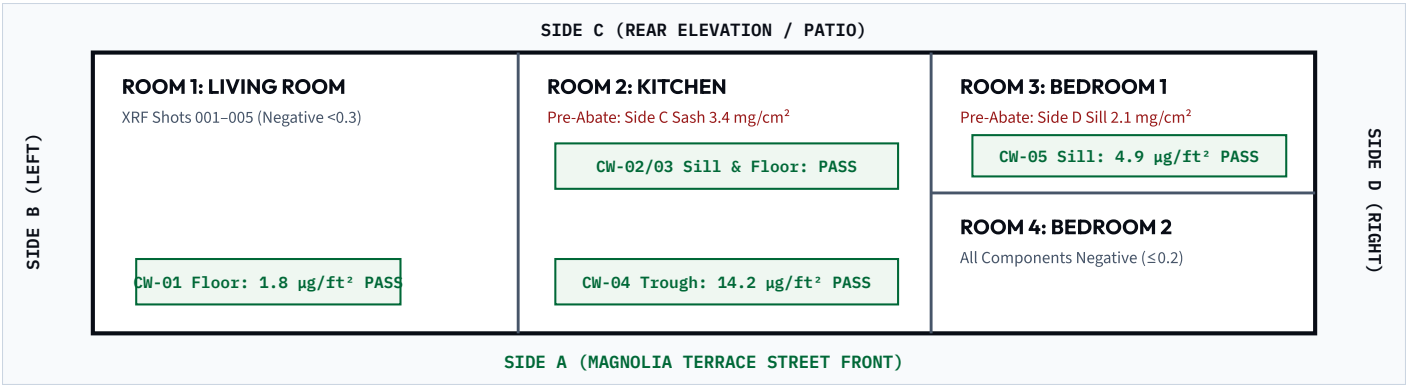
XRF-01: Non-destructive HUD Ch. 7 component-by-component XRF assay across Side C/D wood window sashes & trim.



CLR-01: Post-abatement HEPA-cleaned interior verified <5 µg/ft² floor dust (89 FR 89416) prior to re-occupancy.

3. HUD CHAPTER 7 ROOM-EQUIVALENT SIDE A–D MAP & CLEARANCE LOCATIONS

HUD SIDES A–D



HUD orientation looking toward Side A (street front), progressing clockwise B–C–D. Positive components in Rooms 2 & 3 underwent window replacement & encapsulation prior to clearance.

4. REPRESENTATIVE COMPONENT-BY-COMPONENT XRF SHOT LOG (≥1.0 MG/CM² POSITIVE)

18 SHOTS LOGGED

SHOT	ROOM EQUIVALENT	SIDE	COMPONENT / SUBSTRATE	CONDITION	XRF (MG/CM²)	DETERMINATION
001	Room 1 — Living	A	Window Sill / Wood	Intact	0.2	NEGATIVE
002	Room 1 — Living	B	Baseboard / Wood	Intact	0.0	NEGATIVE
003	Room 1 — Living	C	Interior Wall / Drywall	Intact	0.1	NEGATIVE
004	Room 1 — Living	D	Entry Door / Wood	Intact	0.2	NEGATIVE
006	Room 2 — Kitchen	C	Window Sash / Wood	Deteriorated	**3.4**	POSITIVE → ABATED
007	Room 2 — Kitchen	C	Window Trough / Wood	Deteriorated	**2.9**	POSITIVE → ABATED
008	Room 2 — Kitchen	A	Door Casing / Wood	Intact	0.1	NEGATIVE
009	Room 2 — Kitchen	B	Baseboard / Wood	Intact	0.1	NEGATIVE
011	Room 3 — Bedroom 1	D	Window Sill / Wood	Peeling	**2.1**	POSITIVE → ABATED
012	Room 3 — Bedroom 1	D	Closet Trim / Wood	Intact	0.2	NEGATIVE
013	Room 3 — Bedroom 1	A	Door Frame / Wood	Intact	0.1	NEGATIVE
015	Room 4 — Bedroom 2	A	Window Frame / Wood	Intact	0.2	NEGATIVE
016	Hallway Corridor	B	Trim & Crown / Wood	Intact	0.0	NEGATIVE
018	Exterior Entry Porch	A	Fascia Trim / Wood	Intact	0.3	NEGATIVE

Lead-Free Exemption Note (40 CFR § 745.227(b)): Because 3 components originally exceeded 1.0 mg/cm², this dwelling is **NOT** exempt under § 35.86 unless all remaining LBP is permanently abated. Once replaced/abated and cleared below, remaining negative components are documented for HUD/EPA records.

5. GATE 1 — MANDATORY POST-ABATEMENT VISUAL ASSESSMENT

ABATEMENT VERIFICATION

CLEARED WORK AREA	ELAPSED POST-CLEAN WAIT	VISIBLE DUST / DEBRIS / PAINT CHIPS	VISUAL GATE RESULT
Room 2 — Kitchen Containment	1 hr 45 min (≥1 hr req.)	None Observed (HEPA-cleaned floor & sill)	GATE 1 PASSED
Room 3 — Bedroom 1 Containment	1 hr 45 min (≥1 hr req.)	None Observed (Window replaced & sealed)	GATE 1 PASSED
Shared Entry / Waste Pathway	1 hr 45 min (≥1 hr req.)	None Observed (6-mil poly cleanly folded)	GATE 1 PASSED

6. GATE 2 — EPA NLLAP REFERENCE LAB DUST-WIPE CLEARANCE MATRIX (89 FR 89416)

COC # GC-26-4418

SAMPLE ID	ROOM & EXACT SAMPLE LOCATION	SURFACE	WIPE AREA	2026 DLAL	RESULT	STATUS
CW-01	Room 1 (Adjacent) — Threshold Floor	Floor	144 in^2	**< 5 µg/ft²**	1.8 µg/ft^2	PASS
CW-02	Room 2 (Kitchen) — Window Sill C1	Window Sill	54 in^2	**< 40 µg/ft²**	6.4 µg/ft^2	PASS
CW-03	Room 2 (Kitchen) — Center Floor	Floor	144 in^2	**< 5 µg/ft²**	2.1 µg/ft^2	PASS
CW-04	Room 2 (Kitchen) — Exterior Trough C1	Trough	48 in^2	**< 100 µg/ft²**	14.2 µg/ft^2	PASS
CW-05	Room 3 (Bedroom 1) — Window Sill D1	Window Sill	52 in^2	**< 40 µg/ft²**	4.9 µg/ft^2	PASS
CW-06	Room 3 (Bedroom 1) — Perimeter Floor	Floor	144 in^2	**< 5 µg/ft²**	< 1.2 µg/ft^2	PASS
CW-FB	ASTM E1728 GhostWipe™ Field Blank	QA Blank	N/A	< Reporting	< 1.0 µg	QA PASS

CLEARANCE DETERMINATION — CLEARED FOR RE-OCCUPANCY: 100% of containment zones passed Gate 1 visual inspection and all NLLAP reference-lab dust-wipe results are strictly below the 2026 EPA Dust-Lead Action Levels (**5 / 40 / 100 µg/ft²**) under 40 CFR § 745.227(e)(8).

7. FEDERAL TITLE X DISCLOSURE & RECORD-RETENTION GATES

40 CFR § 745.227(I)

[VERIFIED] Contractor Independence: Third-party TX DSHS Lead Abatement Firm performed window replacement; zero financial affiliation with Envirogyn®.

[VERIFIED] 3-Year Retention Rule: Certified copies of XRF logs, NLLAP COC # GC-26-4418, & Clearance Notice must be archived ≥3 years per § 745.227(i).

[VERIFIED] Title X Sale / Lease Disclosure: Attach this Report summary to any prospective buyer/tenant lead disclosure packet under 24 CFR Part 35.

[VERIFIED] 2026 Final Rule Parity: Evaluated against strict 89 FR 89416 benchmarks (5 / 40 / 100 µg/ft^2 DLAL; >0 reportable DLRL).

CERTIFIED LEAD INSPECTOR / RISK ASSESSOR

[ELECTRONIC SIGNATURE ON FILE — SPECIMEN ONLY]

Inspector: Charles Aaron Lehnhoff, MLS(ASCP)^{CM} #246841
Firm: Sphaerus LLC dba Envirogyn® • Texas City, TX
Clearance Date: April 14, 2026 (Specimen)

INDEPENDENT NLLAP LABORATORY RECORD

EPA NLLAP #094128 • REF LAB COC # GC-26-4418

Lab: Gulf Coast Analytical Reference Lab LLC (Fictitious)
Method: ASTM E1728 Wipe / EPA 3050B / ICP-AES (LQSR 4.0)
Lab Report Date: April 14, 2026 (Specimen)