



December 9, 2004

Douglas Paulino  
11 Orange Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106

RE: 11 Orange Street, 2<sup>nd</sup> Floor, Hartford

Dear Mr. Paulino:

The LAMPP Project arranged for a risk assessment for lead-based paint hazards at the above property on November 24, 2004. As you may be aware, a child living in this unit has an elevated blood-lead level. TRC Consultants conducted the assessment. Their report is enclosed.

The risk assessment shows that lead-based paint hazards exist at this unit. I would direct your attention to Section 2 of the report. This section lists the work needed to reduce the hazards. Directions on how to do the work in a lead-safe manner follow the list.

The plan uses low-cost, interim methods to keep costs for you to a minimum. While interim controls are not permanent solutions to the problem, they can be effective in reducing the child's home exposure to lead and in preventing further rise of lead in their blood. Furthermore, your liability as a property owner will be reduced as long as the child's blood-lead level remains low.

The LAMPP Project can provide financial help in reducing lead hazards. A brief description and application are enclosed. If you have any questions, please contact Rudy Roca at the Hartford Regional Lead Treatment Center at (860) 524-1834 Ext 23. We can direct you to free training in lead-safe work practices.

The Home Solutions program is another possible resource that you can explore for financial aid. They may be reached at (860) 347-4465 Ext 238. We would be happy to assist you in exploring these sources for potential aid.

Sincerely,

Ronald Kraatz  
LAMPP Project Director

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD."

<sup>01-860-610-4241</sup>  
**LAMPP Project • Connecticut Children's Medical Center**  
282 Washington Street • Hartford, CT 06106 • Tel 860. ~~545.8564~~ • Fax 860.545.8892  
Email rkraatz@ccmckids.org • ddimock@ccmckids.org • lmayorg@ccmckids.org

524-1834



**Lead Action for Medicaid Primary Prevention  
LAMPP PROGRAM  
for  
PROPERTY OWNERS**

**LAMPP will provide to the following:**

- Financial assistance to address lead hazards, forgiven over 3 years.
- Average \$6,500 per unit assistance.
- Inspections and plans for lead hazard removal.
- Relocation assistance during hazard control work.
- Education for owners and tenants.
- Professional guidance and technical assistance throughout entire process.

**Property Owner/ Landlord agrees to the following:**

- Contribute \$600.00 per unit at time of contract signing.
- Assist with temporary relocation of occupants.

**For period of 3 years owner agrees to:**

- Give priority to families with children under age 6 when renting lead safe units.
- Maintain the units in accordance with the federal Housing Quality Standard
- Maintain affordable rent levels. (HUD Existing Fair Market Rent)
- Rent units to low-income households as defined by HUD

LAMPP works in the following communities:  
**Stamford, Norwalk, Danbury, New Haven, Bridgeport, West Haven,  
Waterbury, Hartford, Enfield, Meriden, New Britain.**

LAMPP Project, Connecticut Children's Medical Center  
282 Washington St., Hartford, CT 06106 (860) 545-9564

**LAMPP PROJECT - HARTFORD**

**OWNER PRE-APPLICATION**

Office Location: Hartford Square West, 146 Wyllys Street, 3<sup>rd</sup> Floor, Suite 323  
 Mailing address: 282 Washington Street, Hartford, CT 06106 Phone number: (860) 545-9564 Fax (860) 545-8892

Name of Owner/Applicant(s): \_\_\_\_\_ S.S. or Tax ID No. \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 E mail: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Name of Authorized Signatory(s): \_\_\_\_\_  
 Mailing Address of Owner: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Year Built: \_\_\_\_\_

Number and Street or Box Number \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_  
 No. Of Dwelling Units: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_

Please photocopy for more units

Unit Identity	Occupant Information	No. Of People in Household	Meets Income Eligibility *	Rent Per month	What Utilities Are Included?	No. of Bedrooms in unit
	Name: _____ Phone: _____ Cell: _____		Yes ___ No ___ Section 8 _____		Heat ___ Water ___ Electric ___ None ___	
	Name: _____ Phone: _____ Cell: _____		Yes ___ No ___ Section 8 _____		Heat ___ Water ___ Electric ___ None ___	
	Name: _____ Phone: _____ Cell: _____		Yes ___ No ___ Section 8 _____		Heat ___ Water ___ Electric ___ None ___	
	Name: _____ Phone: _____ Cell: _____		Yes ___ No ___ Section 8 _____		Heat ___ Water ___ Electric ___ None ___	

How many children under six years of age live in the building? \_\_\_\_\_  
 Have any of the resident children (under age 6) been found with lead levels of 10 µg/dL or above? ( ) YES; ( ) NO; ( ) Unknown.  
 \* See attached for town acceptable income levels for LAMPP.



Eligible Housing Units  
City of Hartford

Occupant income must be below limits shown below.  
All Medicaid and Section 8 recipients automatically meet income limits.

Rents must be within HUD Fair Market  
Section 8 rents automatically qualify

Hartford

Occupant Income Limits

Family Size							
1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$40,250	\$46,000	\$51,750	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900

Fair Market Rental Rates including utilities

Number of Bedrooms			
1	2	3	4
\$710	\$873	\$1,053	\$1,214



*Customer-Focused Solutions*

**VISUAL RISK ASSESSMENT AND  
SCOPE OF SERVICES TO REDUCE  
POTENTIAL LEAD HAZARDS**

**11 ORANGE STREET (SECOND FLOOR)  
HARTFORD, CONNECTICUT**

*Presented to*

**Lead Action for Medicaid Primary Prevention  
(LAMPP)**

Hartford, Connecticut

*Prepared by*

**TRC Environmental Corporation**

Windsor, Connecticut

December 2004

## SECTION 1.0 RISK ASSESSMENT

### 1.1 **Introduction:**

TRC Environmental Corporation (TRC) has been retained by the Lead Action for Medicaid Primary Prevention (LAMPP) Project to perform visual lead based paint (LBP) risk assessments and develop scopes of services to reduce potential lead hazards at residential dwelling units located throughout the state. At each of these dwelling units resides a child under the age of six with a blood lead level above the Center for Disease Control (CDC) level of concern (10 ug/dl), yet below the HUD/USEPA/CTDPH defined elevated blood lead level (EBLL) (20 ug/dl) where local health department epidemiological investigations would be triggered. The risk assessments include the individual dwelling unit as well as common areas and the exterior of the building.

The risk assessments are designed to identify the presence of potential LBP hazards and provide appropriate hazard control techniques to be implemented, which are timely, cost effective and reduce the potential lead hazards identified. Each risk assessment includes a visual assessment of the painted surfaces, a visual assessment of the soil conditions and dust wipe sampling conducted by a certified lead inspector/risk assessor and an assessment of the data and recommendations of hazard control options by a certified lead planner/project designer.

Recommended hazard control options are generally intended to be easily implemented, cost effective strategies such as interim controls, paint stabilization, standard treatments, and specialized cleaning, which are intended to immediately reduce the potential lead exposure and/or make dwelling units lead safe and are not intended as permanent abatement techniques.

The visual LBP risk assessment at 11 Orange Street (Second Floor), Hartford, Connecticut was performed by Mr. Erik Plimpton, P.E., CHMM, a certified lead inspector/risk assessor (#001206) on November 24, 2004. Subsequently the scope of services recommended to provide lead hazard control was developed under the direction of Mr. Erik Plimpton, P.E., CHMM, a certified lead planner/project designer (#001866).

### 1.2 **Project Contacts:**

The LAMPP Project representative is:

Mr. Ronald Kraatz  
Project Director

SECTION 1.0  
RISK ASSESSMENT

LAMPP Project  
CT Children's Medical Center  
282 Washington Street  
Hartford, CT 06106  
(860) 545-9564

The TRC Project representative is:

Mr. Erik R. Plimpton, P.E., CHMM  
Principal Consulting Engineer  
TRC Environmental Corporation  
5 Waterside Crossing  
Windsor, CT 06095  
(860) 298-6280

**1.3 Site:**

The site consisted of a multi-family residential apartment building. The risk assessment was conducted on the second floor dwelling unit including common areas, entrys and exterior surfaces. The exterior of the structure was unpainted brick, with a painted concrete block foundation, painted upper trim on the street-side and painted exterior wood window sills, headers and casings throughout. There was a covered front entry and a flat roof. There is a garage located behind the apartment building, however the C and D sides of the garage were not accessible. Most of the windows were painted wood double-hung window units with aluminum or wood storms window units. Some of the windows had vinyl replacement sashes (Bath #2, Kitchen #5, Living Room #6, Bedroom #7). There is not adequate ventilation in Bath #2. The thermostat in Living Room #6 is missing its cover and the mercury ampoule is exposed. The door to the basement located in the Stair/Front Entry Hall #8 and was locked. The door to the basement from the exterior located on the Back Porch #9 was unlocked. There was some evidence of paint stabilization on the Back Porch #9.

The subject dwelling unit is occupied by tenants with children under the age of six, at least one of which was identified with a blood lead level above the CDC level of concern (>10 ug/dl), but below the HUD/EPA/CTDPH EBLL (>20 ug/dl). TRC's inspector/risk assessor was notified by the tenants that the child/(children) with the blood lead level(s) of concern resides in Bedroom #3.

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RISK ASSESSMENT

**1.4 Visual Paint Assessment Protocols:**

Painted surfaces throughout the dwelling unit, common areas and building exterior were assessed for condition to identify areas where the paint/coating may be defective, may be on a friction surface, and/or may be on an impact surface, any of which may present a potential lead hazard. In addition, areas of substrate damage were noted and underlying conditions which likely led to the deterioration of the painted surface were noted, such as broken window panes, roof damage, missing door stops, etc. Note: no paint testing was conducted as part of the LAMPP risk assessment protocols, and all coated surfaces were presumed to be lead based.

**1.5 Visual Soil Assessment Protocols:**

Soil areas surrounding the dwelling and at child play areas were assessed for ground cover quality and bare soil areas which may be contaminated with lead, or where visible paint chips were present were noted. Such bare soil areas represent a potential lead exposure hazard. Note: no soil sampling was conducted as part of the LAMPP risk assessment protocols.

**1.6 Dust Wipe Sampling Protocols:**

Dust wipe sampling was conducted following HUD risk assessment protocols. Sample locations include floors and window sill surfaces from the rooms most frequently occupied by the child/(children) with blood lead level(s) of concern. Typical locations include the child's bedroom, the kitchen and the television/living/play room areas. The samples are collected utilizing wipe media which meet ASTM Standard E1792 following the collection techniques specified in the CTDPH Lead Poisoning Prevention and Control Regulations.

**1.7 Results:**

Visual Paint Assessment:

The visual assessment identified the following areas of defective paint, paint on friction surfaces, and/or paint on impact surfaces, which pose a potential lead based paint exposure hazard. All paint is assumed to be lead based in accordance with LAMPP risk assessment protocols.



SECTION 1.0  
RISK ASSESSMENT

Room	Side	Component/Surface	Lead Hazard/Condition
Second Floor Dwelling Unit			
Bedroom #1	C	Door threshold to hall	Defective paint
Bedroom #1	D	Interior wood window sash	Friction surface, defective stain
Bedroom #1	D	Interior wood window sills (vinyl sash unit)	Defective paint
Bath #2	---	Radiator	Defective paint
Bath #2	B	Door/door jamb/stop/door threshold	Friction surface (rubs @ top jamb), defective paint
Bath #2	D	Interior wood window sill/casing/stops (vinyl sash unit)	Defective paint
Bath #2	D	Baseboard trim @ bathtub	Defective paint
Bedroom #3	A	Door/door jamb/stop/door threshold	Friction surface (rubs @ threshold), defective paint
Bedroom #3	A	Closet door/door jamb/stop	Friction surface, defective paint
Hall #4	A	Door/door jamb/stop to stair/entry	Friction surface, defective paint
Hall #4	A	Door casing	Defective paint
Kitchen #5	A	Door/door jamb/stop to closet	Friction surface, defective paint
Kitchen #5	A	Door casing to closet	Defective paint
Kitchen #5	C	Door threshold to porch (new wood door is unpainted)	Friction surface (rubs @ threshold), defective paint
Kitchen #5	---	Built-in pantry shelves/drawers/doors	Friction surface, defective paint (nicks)
Kitchen #5	B	Door casing to living room	Defective paint (nicks)
Kitchen #5	B	Interior wood window sill (vinyl sash unit)	Defective paint
Living Room #6	D	Door/door jamb/stop to kitchen	Friction surface, defective paint

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Room	Side	Component/Surface	Lead Hazard/Condition
Living Room #6	---	Mantle	Defective paint (nicks)
Living Room #6	---	Radiator	Defective paint
Living Room #6	B	Interior wood window sills	Defective paint
Living Room #6	D	Door/door jamb/stop to closet	Friction surface (rubs @ jamb), defective paint
Living Room #6	A	Door/door casing to bedroom	Defective paint
Bedroom #7	---	Hardwood floor (stain)	Friction surface, defective/worn stain @ door
Bedroom #7	---	Radiator	Defective paint
Bedroom #7	D	Door threshold (stain)	Friction surface, defective stain
<b>Common Areas</b>			
Front Entry Foyer	A	Walls/ceilings	Damaged, defective paint
Front Entry Foyer	A	Ceramic wall tiles	Tiles failing, defective paint
Stair/Front Entry Hall #8 (all floors)	---	Stair steps/landings (carpet stair treads over stained wood)	Carpet stair treads too small and worn out, friction surface @ edges, defective stain
Stair/Front Entry Hall #8 (all floors)	All	Walls (especially at 3rd floor)	Damaged, defective paint in spots
Stair/Front Entry Hall #8 (3 <sup>rd</sup> floor)	A	Interior wood window sill in stairs	Defective paint
<b>Exterior</b>			
Back Porch #9	A	Door to basement	Unlocked
Back Porch #9 (1 <sup>st</sup> floor)	A	Door to 1 <sup>st</sup> floor unit	Defective paint
Back Porch #9 (2 <sup>nd</sup> floor)	---	Exterior wood porch post at top of stairs	Defective paint

SECTION 1.0  
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Room	Side	Component/Surface	Lead Hazard/Condition
Back Porch #9 (2 <sup>nd</sup> floor)	A	Door threshold to 2 <sup>nd</sup> floor unit	Friction surface, defective paint
Back Porch #9 (2 <sup>nd</sup> floor)	A	Storm window missing to Bedroom #3	Exposed window components deteriorating
Back Porch #9 (all floors)	All	Stairwell wall areas	Defective paint in spots
Back Porch #9 (all floors)	---	Wood floor	Friction surface, defective paint
Back Porch #9 (all floors)	---	Wood stair steps	Friction surface, defective paint
Throughout Exterior Apartment Building	All	Exterior basement wood window sills/casings	Defective paint
Throughout Exterior Apartment Building	All	Exterior basement wood window sashes/jambs	Broken sash, friction surface, defective paint
Throughout Exterior Apartment Building	All	Exterior wood window cases/headers/sills/wells (double-hung windows, vinyl replacement windows, aluminum storm windows)	Defective paint
Throughout Exterior Apartment Building	All	Exterior wood window sashes/jambs/stops/parting beads (double-hung windows)	Friction surface, defective paint
Throughout Exterior Apartment Building	All	Exterior wood storm window sashes	Defective paint
Garage	B	Exterior wood siding	Defective paint

*Note: Side A is the street side; Sides B, C & D follow clockwise*

Visual Soil Assessment:

The visual assessment identified the following areas of bare soil and/or soil with visible paint chip accumulations which pose a potential lead exposure hazard. Bare soil is assumed to be contaminated with lead in accordance with LAMPP risk assessment protocols.

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Structure	Side	Lead Hazard/Condition
Apartment building	A	Bare soil areas
Apartment building	B	Bare soil

*Note: Side A is the street side; Sides B, C & D follow clockwise*

**Dust Sampling:**

Dust wipe sampling identified the following lead concentrations in surface dust in the dwelling unit. Dust wipe samples greater than 40 ug/sf on floors and 250 ug/sf on window sills are considered a lead hazard in accordance with CTDPH, EPA and HUD standards.

Sample Number	Room	Wipe Location	Result (ug/sf)	Lead Hazard (Y/N)
460-01	Kitchen #5	Floor-vinyl	BDL	N
460-02	Bedroom #3	Floor-carpet	BDL	N
460-03	Living Room #6	Floor-vinyl	BDL	N
460-04	Bedroom #7	Floor-hardwood	BDL	N
460-05	Kitchen #5	Window sill-wood	24.8	N
460-06	Bedroom #3	Window sill-wood	152.1	N
460-07	Living Room #6	Window sill-wood	51.9	N
460-08	Bedroom #7	Window sill-wood	102.9	N
460-09	Field Blank	---	BDL	---
460-10	Field Blank	---	BDL	---

**1.8 Recommendations:**

Data gathered during the risk assessment identified areas of potential lead exposure hazards. TRC recommends the following lead hazard control plan be implemented to reduce the potential exposure to lead hazards. Careful implementation of control strategies such as these will generally result in decreased occupant lead exposure and lead to a reduction in childhood lead poisoning.