

R&O Properties LLC
PO Box 555
Henderson, NC 27536
252-431-4297

To: Will Bullock, Environmental Health Specialist
Granville-Vance District Health Department

From: Randy Owen, R&O Properties

A handwritten signature in black ink, appearing to be 'RO' inside a circle, with a horizontal line through the middle.

Reference: 404 Cherry St. Oxford, NC

Date: 7/24/24

This letter is written to inform you that the residence located at 404 Cherry St. Oxford, NC was vacated on June 28 and will remain vacated until it is sold or the repairs are made to the expectations of your office. Once one of these options are made, I will contact you to let you know the outcome.

Thank you for your time in this matter.



GRANVILLE VANCE

public health

Date: February 28, 2024

Environmental Investigation for Lead Poisoning Hazards

Investigation Date:

January 10, 2024

January 12, 2024

Address Investigated:

404 Cherry St.

Oxford, NC

Property Owner:

R & O Properties LLC

1200 Hedrick Dr.

Henderson, NC 27537

Year Built:

1940

Investigators:

Robert Hunt, REHS

Children's Environmental Health

NC DHHS Environmental Health Section

Will Bullock, REHS

Environmental Health Specialist

Granville-Vance District Health Department

Background:

This is a single-family home constructed in 1940 (EYB) according to Granville County records. The home has wood siding with modern replacement front and rear entry doors. Window sashes units have been replaced, but original interior and exterior frames remain. An area now enclosed on the back of the home appears to have been exterior space originally. The home has deteriorated paint conditions on exterior and interior surfaces. The back entry porch/stoop is recent unpainted construction. The front porch floor is unpainted wood. There is a shed behind the home. The shed is in poor condition and appears to be abandoned.

Purpose of Investigation

An environmental investigation was conducted to determine the presence of lead poisoning hazards in accordance with North Carolina General Statute 130A-131.9A.

Investigation Methods Used

- X-Ray Fluorescence Analyzer, (XRF) (to test painted surfaces)
- Dust Sampling
- Soil Sampling
- Water Sampling

FINDINGS:

During the investigation, an XRF analyzer was used to test for the presence of lead-based paint or other substances that contain lead. An XRF reading of 1.0 milligrams per square centimeter (mg/cm²) or above indicates lead poisoning hazards on any readily accessible substance or chewable surface on which there is evidence of teeth marks or mouthing, or on any other deteriorated or otherwise damaged interior or exterior surface.

Locations identified as positive for lead- based paint are listed below:

Exterior:

- Front porch columns, ceiling, soffit, headers and related trim
- Exterior siding, soffit and related trim
- Window frame components
- Front door frame and threshold remaining after installation of new door unit

Interior

- Interior door and door components including frames, stops
- Wood walls including chair rail
- Interior thresholds
- Wood and Celotex ceilings (except kitchen, front right room and back left room)
- Window frames and sills
- Mantles
- Baseboards
- Floor moldings
- Header of enclosed back porch

**** Not all surfaces were tested with the XRF analyzer. However, if a surface tests positive, homogeneous or like components in the same area with similar paint histories are also considered positive.**

♦ Areas where lead-based paint is presently intact should be maintained intact or these areas could become lead poisoning hazards in the future. ♦

ENVIRONMENTAL SAMPLING RESULTS

Environmental samples were collected and submitted to the State Laboratory of Public Health for analysis. The standards listed in the table below are the levels established by N.C. State Law and are considered to be lead poisoning hazards. The following **bold-typed** samples exceeded the standard:

SAMPLE No.	DESCRIPTION	RESULTS (Pb)	STANDARD (Pb)
1	Dust – front porch floor	24 ug/ft²	10 ug/ft ²
2	Dust – front entry interior floor	9.2 ug/ft ²	10 ug/ft ²
3	Dust – dust (blank)	<5 ug	N/A
4	Dust – windowsill	315 ug/ft²	100 ug/ft ²
5	Dust – rear entry interior floor	14 ug/ft²	10 ug/ft ²
6	Dust – rear entry exterior floor	<5 ug/ft ²	10 ug/ft ²
9	Soil - composite drip-line	11,000 ppm	400 ppm
1	Water – kitchen faucet (first draw)	<3 ppb	10ppb

Lead level in the soil of the dripline of the home was 11,000 ppm, 27 times the standard of 400 ppm. It is recommended that access to the dripline be restricted until remediation can be performed.

REQUIRED REMEDIATION OF LEAD POISONING HAZARDS

Lead poisoning hazards were identified at **404 Cherry St., Oxford, NC** and **shall** be remediated in accordance with North Carolina General Statutes 130A-131.5 et seq. and Title 15A North Carolina Administrative Code 18A .3100.

There are two primary methods used to control lead poisoning hazards:

1. **Maintenance Standard activities** - using lead-safe work practices to repair and repaint all surfaces identified as lead-based paint hazards. Maintenance Standard activities are measures performed to reduce possible lead exposure to young children such as specialized cleaning to remove lead dust, paint stabilization, reducing friction and impact on lead painted surfaces; and renovation, repair and painting activities. This method of remediation requires an annual monitoring inspection by the Department. There is no charge for annual monitoring. Renovation activities performed under the Maintenance Standard may also require certification by a **North Carolina Certified Lead Renovator and North Carolina Certified Lead Renovation Firm**. For more information visit the Health Hazards Control Unit (HHCU) web site at <https://epi.dph.ncdhhs.gov/lead/lhmp.html>
2. **Abatement** – is any measure designed to permanently eliminate lead-based paint hazards. Abatement methods include enclosure, encapsulation, replacement, paint removal and permanent covering of soil. **North Carolina Certified Lead individuals and North Carolina Certified Lead Firms are required to perform lead abatement activities. When performing lead abatement activities, a lead abatement permit is required to be submitted to the HHCU.** For more information visit the HHCU web site at <https://epi.dph.ncdhhs.gov/lead/lhmp.html>

◆ Please note that abatement does not include renovation, remodeling, landscaping, or other activities, when such activities are not designed to permanently eliminate lead-based paint hazards, but instead are designed to repair, restore, or remodel a given structure or dwelling, even though these activities may incidentally result in a reduction or elimination of lead poisoning hazards.

Maintenance Standard Methods: Maintenance activities may involve using certified contractors (see Notice below).

- 1) **Interior Doors and Door Components including doors, frames, jambs, stops and thresholds, front door remaining old frame:**
Using lead-safe work practices, repair and repaint these components. Minimum friction/impact treatment is required. Conditions in which painted surfaces are rubbing, binding, or being damaged shall be corrected to keep paint intact and prevent the generation of lead dust. Or, use an approved method of abatement.
- 2) **Exterior and Interior Windows and Window Components including window frames, sills and stops:**
Using lead-safe work practices, repair and repaint these components. Minimum friction/impact treatment is required. Conditions in which painted surfaces are rubbing, binding, or being damaged shall be corrected to keep paint intact and prevent the generation of lead dust. Or, use an approved method of abatement.
- 3) **Exterior Components including front porch columns, ceiling, soffit, headers and related trim; siding, soffit and related trim:**
Using lead-safe work practices, repair and repaint these components. Conditions in which painted surfaces are rubbing, binding, or being damaged shall be corrected to keep paint intact and prevent the generation of lead dust. Or, use an approved method of abatement.
- 4) **Interior Components wood walls including chair rail; wood and Celotex ceilings (except kitchen, front right room and back left room); mantles; baseboards; floor moldings and header of enclosed back porch:**
Using lead-safe work practices, repair and repaint these components. Conditions in which painted surfaces are rubbing, binding, or being damaged shall be corrected to keep paint intact and prevent the generation of lead dust. Or, use an approved method of abatement.
- 5) **For lead-contaminated soil,** an approved covering (e.g., mulch, sod, or other vegetative cover) of four to six inches must be established and maintained in areas of bare soil within three feet of the dwelling and any other area of bare soil identified as a lead poisoning hazard.
- 6) Using lead-safe work practices, remove **dust** by using measures to clean window components, the interior of the dwelling and the exterior porch area. Components must be made smooth and easily cleanable to reduce lead dust levels and to prevent the accumulation of lead dust. In addition, the interior of the facility including the window components should be vacuumed with a high efficiency particulate air (HEPA) vacuum to reduce lead dust levels within the facility. A HEPA vacuum cleaner is designed so that all the air drawn into the machine is filtered through the HEPA filter with none of the air leaking past it. The HEPA vacuum must be operated and maintained according to the manufacturer's instructions.

Abatement Methods: Methods of abatement involve using certified lead abatement contractor (see * Notice * below).

- 1) **Exterior Doors and Door Components including doors, frames, jambs, stops and thresholds, front door remaining old frame:**

Methods of abatement include the removal of all lead-based paint down to the substrate and repainting of the components, or enclosure of the components using approved materials and methods or replacing components with new material including all friction/impact surfaces.

- 2) **Exterior and Interior Windows and Window Components including window frames, sills and stops:**
Methods of abatement include the removal of all lead-based paint down to the substrate and repainting, replacement of components or enclosure of the components using approved materials and methods.
- 3) **Exterior Components including front porch columns, ceiling, soffit, headers and related trim; siding, soffit and related trim:**
Methods of abatement include the removal of all lead-based paint down to the substrate and repainting, replacement of components, encapsulation, or enclosure of the components using approved materials and methods. Encapsulants are not acceptable for use on friction impact surfaces.
- 4) **Interior Components wood walls including chair rail; wood and Celotex ceilings (except kitchen, front right room and back left room); mantles; baseboards; floor moldings and header of enclosed back porch:**
Methods of abatement include the removal of all lead-based paint down to the substrate and repainting, replacement of components, encapsulation, or enclosure of the components using approved materials and methods. Encapsulants are not acceptable for use on friction impact surfaces.
- 5) For **lead-contaminated soil**, areas of bare soil should be (a) physically restricted by a permanent barrier, (b) removed; or (c) paved over with concrete or asphalt.
- 6) Using lead-safe work practices, remove **dust** by using measures to clean window components, the interior of the dwelling and the exterior porch area. Components must be made smooth and easily cleanable to reduce lead dust levels and to prevent the accumulation of lead dust. In addition, the interior of the facility including the window components should be vacuumed with a high efficiency particulate air (HEPA) vacuum to reduce lead dust levels within the facility. A HEPA vacuum cleaner is designed so that all the air drawn into the machine is filtered through the HEPA filter with none of the air leaking past it. The HEPA vacuum must be operated and maintained according to the manufacturer's instructions.

Components to be Monitored:

There were surfaces that tested positive for lead but due to the intact condition are not deemed to be a hazard at this time. Remediation of these components will be required if surfaces are allowed to deteriorate and become a hazard in the future. Condition of the surfaces should be monitored, and care should be taken to maintain those surfaces intact. These include many interior ceiling, wall and window frame surfaces.

Conduct **Specialized Cleaning** to remove dust that may contain lead. Follow the enclosed guidance: "Cleaning to Remove Lead Dust", "Examples of Lead-Safe Work Practices" and "Cleaning Up Take-Home Lead Dust in Your Home and Car".

In lieu of using the Maintenance Standard or Abatement described above, there are additional available options for remediation:

- ❖ Permanently abandon, vacate, or demolish the building in accordance with local zoning and building code. Re-occupancy of an abandoned property will require approved remediation of lead hazards. The health department recommends remediation be completed before allowing re-occupancy (including a visual inspection and lead dust clearance testing).

- ❖ Change the use of this building from a residential housing unit; excluding use as a child-occupied facility.

Additional Recommendations

Children's activities should be closely monitored to prevent access to paint chips, lead-contaminated dust and soil. Thorough and routine cleaning of the window components and floors along with frequent hand washing will help reduce lead exposure. Follow the enclosed guidance: "Short-term Actions to Prevent Exposure to Lead."

Notices and Other Important Information

In accordance with § 130A-131.9B. Notification. Upon determination that a lead poisoning hazard exists, the Department shall give written notice of the lead poisoning hazard to the owner or managing agent of the residential housing unit or child-occupied facility and to all persons residing in, attending, or regularly visiting the unit or facility.

Important disclosure information: Federal law requires that the seller or landlord make this report available to any potential buyer or tenant of the property addressed in this report when purchase or lease agreements are signed.

To find NC certified lead firms who can perform renovation, repair and painting activities or lead abatement activities, visit the Health Hazards Control Unit (HHCU) web site at <https://epi.dph.ncdhhs.gov/lead/lhmp.html> and select "Find Lead Professionals". For more information, contact the NC Department of Health and Human Services, Health Hazards Control Unit (HHCU) by calling (919) 707-5950.

For more information about the NC Childhood Lead Poisoning Prevention Program, please contact the Raleigh office (919) 707-5950. If you have any questions about the material in this report or if you want a copy of the laboratory and XRF data, please contact Will Bullock, Granville County Health Department at 919-693-2688.

Report Prepared by:

Robert Hunt, REHS
Children's Environmental Health
NC DHHS Environmental Health Section

Enclosures

Date

4/24/24

NOTICE OF LEAD POISONING HAZARDS

Dear R&D Properties LLC. :
Owner/Managing Agent

An inspection of your property at 404 Cherry St. revealed the presence of lead poisoning hazards. The *(paint/soil/dust)* has been identified as a source of lead exposure to a child less than six years of age. Elevated blood lead levels in young children are associated with reduced intelligence, learning difficulties, decreased growth and, in extreme cases, death.

The lead poisoning hazard(s) identified on your property must be remediated in accordance with a Remediation Plan approved by this Department. You must submit a plan to remediate the hazard(s), in writing, to this Department within **14 days** of receipt of this Notice. Continued use of the property at 404 Cherry St. as a *(residential housing unit or child-occupied facility)* without first remediating the lead hazard(s) identified is a violation of the laws of the State of North Carolina.

A list of possible methods for remediating the lead poisoning hazard(s) is attached and is considered a part of this Notice by reference. North Carolina law requires that the lead hazard(s) be remediated within **60 days** once this Department has approved your plan and that you notify the Department and the occupants of the dates when this work will occur at least **3 days** prior to beginning the remediation activities.

The following methods of lead-based paint REMEDIATION are **prohibited** by law:

1. stripping paint on-site with methylene chloride-based solutions;
2. torch or flame burning;
3. heating paint with a heat gun above 1100 degrees Fahrenheit;
4. covering with new paint, or wallpaper unless all readily accessible lead-based paint has been removed;
5. uncontrolled abrasive blasting;
6. uncontrolled waterblasting; or
7. dry scraping, unless used in conjunction with heat guns, or around electrical outlets (see attached).

Enclosed is a copy of the environmental investigation report identifying the lead poisoning hazard(s) found on your property. Questions about this Notice or requests for assistance in complying with this Notice should be directed to me at the address listed above.

Sincerely,



Authorized Agent