



**LEAD-BASED PAINT SURVEY  
OF  
HEALTH HAVEN (FORMER GILA COUNTY GENERAL HOSPITAL)  
FUNDED BY: COPPER CORRIDOR BLIGHT BUSTERS BROWNFIELDS  
COALITION ASSESSMENT GRANT**



**621 SOUTH FIFTH STREET  
GLOBE, GILA COUNTY, ARIZONA 85501  
APN: 208-05-322H**

**ATLAS PROJECT NO. 1052000242, PHASE 12**

**REPORT DATE: FEBRUARY 8, 2024**

<b>TESTING SUMMARY</b>	
Testing Combinations	1,491
Positives	19
Buildings Tested	1

Prepared by:

Atlas Technical Consultants LLC  
9185 South Farmer Avenue, Suite 111  
Tempe, Arizona 85284  
Phone: (480) 894-2056  
Fax: (480) 894-2497

Prepared for:

Copper Corridor Blight Busters  
Brownfields Coalition  
1400 East Ash Street  
Globe, Gila County, Arizona 85501  
Phone: (928) 402-4392

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## 1.0 EXECUTIVE SUMMARY

A Lead-Based Paint (LBP) Survey was conducted on the single building that makes-up the Health Haven site (the “subject property” or “property”) located at 621 South Fifth Street in Globe, Arizona for the Copper Corridor Blight Busters Brownfields Coalition (CCBB Brownfields Coalition) from January 16 to 22, 2024. The Health Haven building is approximately 33,800 square feet and is a two-story former general hospital building with a basement; it was constructed prior to 1929 with an addition in 1951. The LBP Survey was conducted by Atlas Technical Consultants LLC (Atlas), located at 9185 South Farmer Avenue, Suite 111, in Tempe, Arizona 85284.

The purpose of the LBP Survey was to identify the presence of LBP inside and outside the property, as well as to identify which components contain LBP.

The LBP Survey was performed according to the United States Department of Housing and Urban Development’s (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (HUD Guidelines)*, dated 2012. This report was prepared by Atlas lead-based paint inspectors and/or risk assessors.

The building and its paint conditions were generally intact during the LBP Survey. However, paints in a deteriorated condition were observed throughout the property. LBP is defined as paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter (mg/cm<sup>2</sup>). The results from the paint that was tested showed **19 LBP hazards exist in the Health Haven building** located on the property, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register.

TESTING SUMMARY	
Testing Combinations	1,491
Positives	19
Buildings Tested	1

### Disclosure Status:

Based on the results of the LBP Survey, Atlas has provided interim control options, abatement options, and recommended hazard control options in the LBP Hazards Summary (Appendix D).

Additionally, Atlas provides the following recommendations:

- **Disclosure Requirements** – A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of the property building under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X-found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this Site. Appendix F includes a copy of the EPA Lead Disclosure. As applicable, Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled “Protect Your Family From Lead in Your Home” (Appendix G) and include standard warning language in their leases or sales contract to ensure that parents have the information they need to protect their children from LBP hazards.
- **Future Remodeling Precautions** – The LBP Survey conducted on the property building will help the Client and owner to ensure the health and safety of the occupants. Details

concerning lead-safe work techniques and approved hazard control methods can be found in the HUD publication entitled: "Guidelines for the Evaluation and Control of LBP Hazards in Housing" ([www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)). Future remodeling, repair, renovation and painting at the structure beyond the scale of minor repair and maintenance activities must be conducted in accordance with the EPA's website on the Renovation, Repair and Painting (RRP) Rule at <http://www.epa.gov/lead/pubs/renovation.htm> for the scope and requirements of the Rule. Future LBP abatement or LBP hazard abatement at the structure must be conducted in accordance with the EPA's Lead Abatement Rule (also within 40 CFR 745); see the EPA's website for Lead Abatement Professionals.

## 1.1 Certification of Results and Signatures

This report has been prepared for the exclusive use of the CC BB Brownfields Coalition. Atlas acknowledges that the CC BB Brownfields Coalition may rely on this report in the management of the property. Photocopying of this document, in part or whole, by parties other than those designated by the CC BB Brownfields Coalition, or use of this document for purposes other than it is intended, is prohibited.

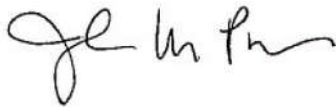
Respectfully submitted this 8<sup>th</sup> day of February 2024.

**Atlas Technical Consultants LLC**



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Chad Wells, Industrial Hygiene Technician  
EPA Lead Risk Assessor # LBP-R-80-2



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Julie M. Powers, Environmental Department Manager  
EPA Lead Risk Assessor # LBP-R-13956-2

## **2.0 IDENTIFYING INFORMATION AND PURPOSE OF LBP SURVEY**

A LBP Survey was conducted at the property known as the Health Haven building located at 621 South Fifth Street in Globe, Arizona for the CC BB Brownfields Coalition from January 16 to 22, 2024. The LBP Survey was conducted by Atlas located at 9185 South Farmer Avenue, Suite 111, Tempe, Arizona 85284.

The purpose of the LBP Survey was to identify the presence of LBP inside and outside the building, as well as to identify which components contain LBP.

### **3.0 SCOPE OF WORK**

Atlas was retained by the CC BB Brownfields Coalition to perform a LBP Survey in accordance with the United States Department of HUD “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing” (HUD Guidelines), dated 2012.

The purpose of this report is to present the lead paint testing results and to assist the CC BB Brownfields Coalition in its compliance with the EPA and HUD final rule titled “Lead; Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing” (24 CFR 35 Subpart H) herein referred to as the “Disclosure Rule,” and managing any LBP hazards identified. Atlas has also provided, in Appendix A, definitions of key regulatory terms and component pictures used or referenced in this report.

#### 4.0 PROPERTY DESCRIPTION

The property tested is classified as a former general hospital building relative to the requirements of the HUD/EPA Disclosure Rule. The following property building description information was obtained from the property building contact and from on-site observations by Atlas:

<b>Classification:</b>	Former hospital and former senior nursing center
<b>Property Owner:</b>	Globe Office Building Partners LLC
<b>Property Identification:</b>	Health Haven
<b>Construction Date:</b>	Prior to 1929 with an addition in 1951
<b>Number of Buildings:</b>	One
<b>Type of Construction:</b>	Stucco, concrete, and ceramic tile exteriors; painted wood and metal trims and finishes; plaster, ceramic tile, brick and mortar, and concrete wall systems; acoustical ceiling tile, acoustical ceiling panel, plaster, popcorn texture, and corrugated cementitious material ceiling systems; vinyl floor tile, carpet, vinyl sheet flooring, concrete-like terrazzo, ceramic tile, and epoxy floor coating floor systems.
<b>Representative Testing:</b>	Testing was conducted on the interior and exterior of the property building.



## 5.0 IDENTIFIED LEAD HAZARDS

The building and its paint conditions were generally intact during the LBP Survey. However, paints in a deteriorated condition were observed throughout the property. LBP was identified in the Health Haven building.

The results from the paint that was tested showed **LBP exists** in the Health Haven building, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the EPA regulation published in the January 5, 2001 Federal Register. LBP is defined as paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ). LCP is defined as paint or other surface coatings that contain lead less than 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ).

Nineteen (19) X-Ray Fluorescence readings were detected as positive from components on the interior of the Health Haven building, which were equal to or exceeded  $1.0 \text{ mg}/\text{cm}^2$  for lead in paint. One-thousand two-hundred and five (1,205) XRF readings were detected as LCP components on the exterior and interior of the Health Haven building, which were less to  $1 \text{ mg}/\text{cm}^2$  for lead in paint. Two-hundred and sixty-seven (267) XRF readings had no detection of LBP or LCP for components on the exterior and interior of the Health Haven building, which were equal to  $0 \text{ mg}/\text{cm}^2$  for lead in paint.

The XRF Positive Summary Report (Table D-1) is included in Appendix D. The LBP Hazard Summary (Table D-2) is included in Appendix D. Lead Containing Paint Hazards Summary (Table D-3) is included in Appendix D.

Figure 1 in Appendix E includes a site vicinity map. Figures 2, 3, and 4 in Appendix E include a site plan of the first, second, and basement floors in the building surveyed. Figures 5, 6, and 7 in Appendix E include the LBP locations on the first, second, and basement floors of the Health Haven building.

## 6.0 LEAD-BASED PAINT SURVEY METHODS

Atlas subcontracted with Fiberquant Analytical Services (Fiberquant) to perform the XRF survey for the LBP Survey. Fiberquant utilized the representative testing and sampling procedures identified in the 2012 HUD Guidelines as the representative testing methodology. As part of this testing procedure, X-Ray Fluorescence (XRF) testing instruments must be utilized according to the procedures of the manufacturer-specific *Performance Characteristic Sheet* (PCS). This document, included in Appendix B, defines acceptable operating specifications and procedures for each model of XRF analyzer.

The following sections identify the personnel who performed these testing services, the methodology utilized, and technical information on the XRF data interpretation and laboratory analysis.

### 6.1 Survey Personnel

The XRF survey was conducted from January 16 to 22, 2024, by Fiberquant experienced and licensed inspectors, Mr. Michael Breu, Mr. Uwe Steimle, Mr. Martin Esquer, and Mr. Mark Jefferson. The work was performed under the direction of Atlas personnel Mr. Chad Wells.

The following table 6.1 summarizes the inspector's training and certification to perform lead paint Surveys. Certifications for Fiberquant and the Fiberquant staff are provided in Appendix C.

Table 6.1 Atlas Subcontracted Project Personnel	
Name	EPA Certification Number
Mr. Michael Breu	LBP-R-4219-3
Mr. Uwe Steimle	LBP-R-4375-3
Mr. Martin Esquer	LBP-R-3739-2
Mr. Mark Jefferson	LBP-R-I180947-3

### 6.2 Testing Procedures – Viken Detection Corporation Model Pb200e

Viken Detection Corporation Model Pb200e (Viken Pb200e), serial number 3355 (cobalt 57 source assay date 02/02/2023) XRF analyzer was used during the LBP Survey by Fiberquant.

The Viken Pb200e is a complete lead paint analysis system, which quickly, accurately, and non-destructively measures the concentration of LBP on surfaces. The LPA-1 relies on the measurement of the K-shell X-rays to determine the amount of lead present in the painted surface. K-shell X-rays can penetrate many layers of paint and allow a good measurement of the lead content of paint to be made without being significantly affected by the thickness or number of layers of paint on the surface of the sample.

The Viken Pb200e has the ability to analyze and compute corrections for the differences in the energy spectrums relating to different substrates. This analysis of the energy spectrum means that the lead paint reading displayed on the instrument already accounts for any substrate effects and no correction is required by the operator. The Viken Pb200e's field of view is limited to a depth of 3/8", deep enough to handle virtually all painted surfaces, but not prone to detect lead objects located behind the surface.

There are two measurement modes of operation in the Viken Pb200e analyzer namely the "Standard Mode" and the "Quick Mode." In the "Standard" mode, the operator selects a fixed measurement time which remains constant irrespective of the lead signal. In the "Quick" mode, the analyzer automatically adjusts the measurement time to be the least time that is needed to make a definitive measurement with a 95% confidence level (2 sigma). The Viken Pb200e analyzer will finish a measurement once the 2 sigma confidence level is achieved, and the data is statistically meaningful. This time period for conclusive measurements is typically between 1 to 5 seconds, but can extend to a measurement of 60 seconds depending on the action level for abatement. Fiberquant utilized the Viken Pb200e in the "Quick" mode for the testing performed.

Upon arrival at the job the Subject Property and after the day's Survey work was completed, a "validation test" was performed to assure that the instrument was operating properly. A series of three test measurements using the nominal time which was used during the Survey were taken on the National Institute of Standards and Technology (NIST) Paint Film Standard (SRM No. 2579) as required by the instrument's Performance Characteristic Sheet (PCS). The individual readings and an average of the three readings were recorded and compared to the standards.

In all cases the instrument was functioning within the standard deviation as defined by the manufacturer and the PCS. All validation readings were recorded in a log book which accompanies the instrument. If for any reason the XRF does not pass the quality control procedures, it is Atlas' policy to replace that instrument with an XRF that passes the above criteria for calibration.

## 6.3 Interpretation of XRF Sampling Data

### 6.3.1 Classification of XRF Data

The parameters used to interpret XRF results are outlined in the HUD Guidelines and the PCS in Appendix F. According to the PCS, each XRF result is classified as **positive**, **negative**, or **inconclusive** as follows:

- Positive:** A positive classification indicates that lead is present on the testing combination at or above the HUD/EPA standard of 1.0 milligrams per square centimeter ( $\text{mg}/\text{cm}^2$ ). A positive XRF result is any value greater than or equal to the threshold, as specified on the applicable XRF PCS.
- Negative:** A negative classification indicates that lead is not present on the testing combination at or above the HUD/EPA standard. A negative XRF result is any value less than the threshold specified on the PCS.
- Inconclusive:** Per the PCS, there is no inconclusive range for the Viken Pb200e.

Table 6.3 indicates the thresholds for the Viken Pb200e when using the Quick Mode for testing:

Table 6.3 Viken Pb200e	
SUBSTRATE	THRESHOLD (mg/cm <sup>2</sup> )
Brick	1.0
Concrete	1.0
Drywall	1.0
Metal	1.0
Plaster	1.0
Wood	1.0

### 6.3.2 Classification for Disclosure

Atlas has reviewed the XRF sampling data provided by Fiberquant for each building component to identify positive, negative, and inconclusive readings.

The building and its paint were generally in intact condition during the LBP Survey. The results from the paint that was tested showed **LBP exists** in the Health Haven building, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the EPA regulation published in the January 5, 2001 Federal Register. LBP is defined as paint or other surface coatings that contain lead equal to or exceeding 1.0 mg/cm<sup>2</sup>.

The XRF Positive Summary Report (Table D-1) is included in Appendix D. The LBP Hazard Summary (Table D-2) is included in Appendix D.

### 6.4 Confirmatory Paint Chip Analysis

As required by the HUD Guidelines, high inconclusive XRF readings must be verified with Atomic Absorption Spectrometry (AAS) analysis. However, there is no inconclusive range for the Viken Pb200e.

### 6.5 Interpretation of Field Survey Reports

Atlas reviewed the following Fiberquant report:

- *Survey of Commercial Building for Lead-Based Paint: Health Haven Senior Center, 1100 Monroe Street, Globe, AZ dated February 5, 2024*

This report is included in Appendix D, which specify surfaces that were tested and XRF results for each surface.

For exterior and interior surfaces, when facing the main entrance of the property, the front entrance side is 'A', and, proceeding clockwise, the left side is 'B', the rear side is 'C', and the right side is 'D'. The property Site Plan is included in Appendix E as Figure 1.

Within the building, the sides of each room are assigned letters in the same way as the interior as a whole. That is, when standing in any interior room, with the main entrance of the property behind where one is standing, the side which is parallel to the main entrance is designated side 'A', and, again proceeding clockwise, the side on the left is 'B', the side one is facing (parallel to the rear side of the building) is 'C', and the right side is 'D'.

Finally, each room within the building was assigned a number or name. The name and number assigned each room are indicated on the Site Plan shown on the first page of the Survey reports.

## **6.6 Paint Chip Sampling**

According to the Fiberquant XRF, no inconclusive XRF readings were detected (there is no inconclusive range for the XRF device utilized by Fiberquant for this Survey); therefore, no paint chip samples were collected or analyzed.

## 7.0 SUMMARY OF FINDINGS

### 7.1 Testing Results

As a result, of the lead Survey conducted from January 16 to 22, 2024, **19 LBP surface coatings** were identified on the Health Haven building on the property as of the date of the survey. The **XRF Positive Summary Report** is located in Appendix D.

## 8.0 RECOMMENDATIONS

Based on the results of the LBP Survey, Atlas has provided interim control options, abatement options and recommended hazard control options in the LBP Hazards Summary (Appendix D).

Additionally, Atlas provides the following recommendations:

- **Disclosure Requirements** – A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this Subject Property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X- found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this Site. Appendix F includes a copy of the EPA Lead Disclosure. As applicable, Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled “Protect Your Family From Lead in Your Home” (Appendix G) and include standard warning language in their leases or sales contract to ensure that parents have the information they need to protect their children from LBP hazards.
- **Future Remodelling Precautions** – The LBP Survey conducted on this Subject Property will help the Client and owner to ensure the health and safety of the occupants and the neighbourhood. Details concerning lead-safe work techniques and approved hazard control methods can be found in the HUD publication entitled: “Guidelines for the Evaluation and Control of LBP Hazards in Housing” ([www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)). Future remodelling, repair, renovation and painting at the structure beyond the scale of minor repair and maintenance activities must be conducted in accordance with the EPA’s website on the Renovation, Repair and Painting (RRP) Rule at <http://www.epa.gov/lead/pubs/renovation.htm> for the scope and requirements of the Rule. Future LBP abatement or LBP hazard abatement at the structure must be conducted in accordance with the EPA’s Lead Abatement Rule (also within 40 CFR 745); see the EPA’s website for Lead Abatement Professionals.

## **APPENDIX A**

### DEFINITIONS OF KEY REGULATORY TERMS AND COMPONENT PICTURES



## DEFINITIONS OF KEY REGULATORY TERMS

1. *Abatement*: A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead-contaminated dust, and removal of lead-contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures.) All of these strategies require preparation; cleanup; waste disposal; post abatement clearance testing; recordkeeping; and, if applicable, monitoring. (For full EPA definition, see 40 CFR 745.223.)
2. *Available* means in the possession of or reasonably obtainable by the seller or lessor at the time of the disclosure.
3. *Bare Soil*: Soil not covered with grass, sod, some other similar vegetation or paving, including the sand in sandboxes.
4. *Chewable surface*: An interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an “accessible surface” as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.
5. *Deteriorated paint*: Any paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligating, cracking, or otherwise becoming separated from the substrate.
6. *Dripline/foundation area*: The area within 3 feet out from the building wall and surrounding the perimeter of the building.
7. *Dust-lead hazard*: Surface dust in residence that contains an area or mass concentration of lead equal to or in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for dust-lead hazards, which are based on wipe samples, are published at 40 CFR 745.65(b); as of the publication of this edition of these Guidelines, these are 40 µg/ft<sup>2</sup> on floors and 250 µg/ft<sup>2</sup> on interior window sills. Also, called lead-contaminated dust.
8. *Evaluation* means a risk assessment and/or Survey.
9. *Friction surface*: Any interior or exterior surface, such as window or stair tread, subject to abrasion or friction.
10. *Garden Area*: An area where plants are cultivated for human consumption or for decorative purposes.
11. *Impact surface*: An interior or exterior surface, such as surfaces on doors, subject to damage by repeated impact or contact.
12. *Survey* means: A surface-by-surface investigation to determine the presence of lead-based paint as provided in Section 302(c) of the Lead-Based Paint Poisoning and Prevention Act [42 U.S.C. 4822], and the provision of a report explaining the results of the investigation.
13. *Interim Controls*: A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include, but are not limited to, specialized cleaning, repairs, maintenance, painting, temporary containment, and the establishment and operation of management and resident education programs. Monitoring, conducted by the owners, and reevaluations, conducted by professionals, are integral elements of interim control. Interior controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land use controls. Interim controls that disturb painted surfaces are renovation activities under EPA’s Renovation, Repair and Repainting Rule.

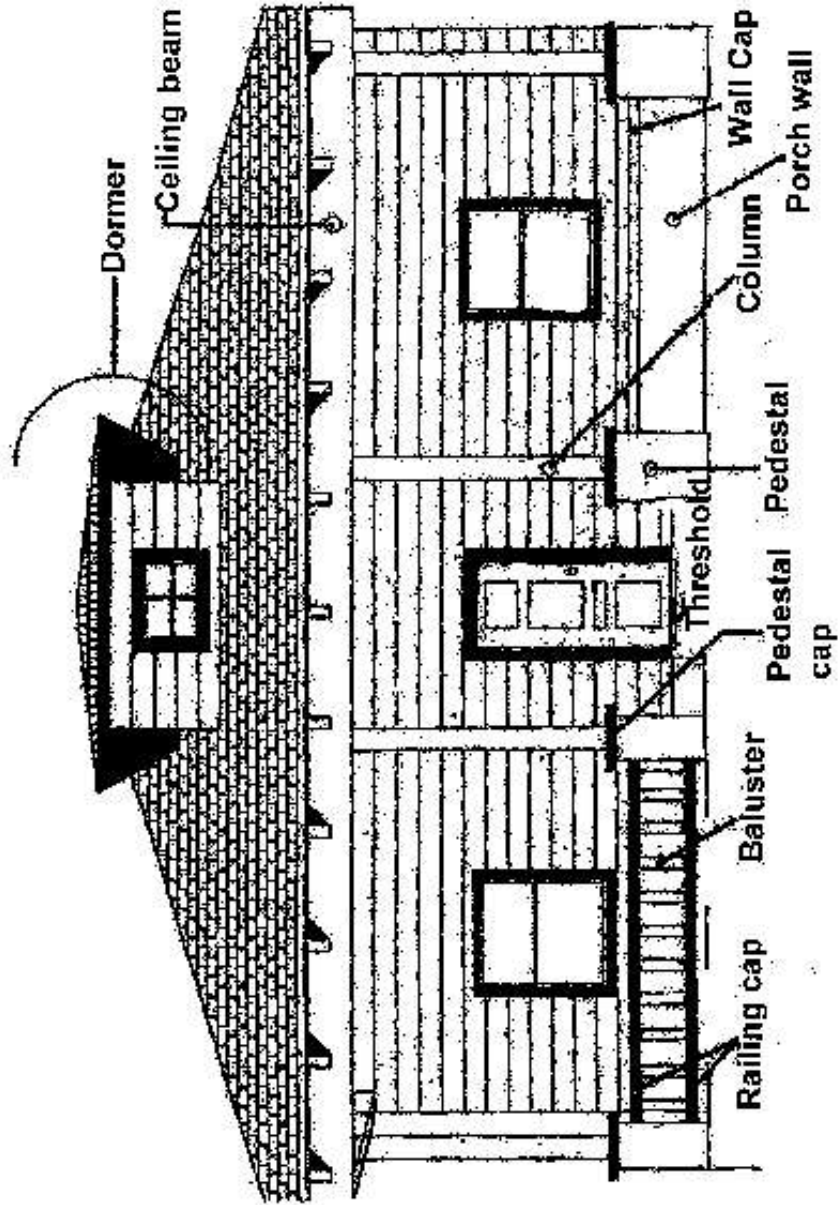
14. *Lead-based paint* means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter or 0.5 percent by weight.
15. *Lead-based paint free housing* means target housing that has been found to be free of paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter or 0.5 percent by weight.
16. *Lead-based paint hazard*: A condition in which exposure to lead from lead-contaminated dust, lead-contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act.) Lead-based paint hazards include, for example, paint-lead hazards, dust-lead hazards, and soil-lead hazards.
17. *Owner* means any entity that has legal title to target housing, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations, except where a mortgagee holds legal title to property serving as collateral for a mortgage loan, in which case the Owner would be the mortgagor.
18. *Paint-lead hazard*: Lead-based paint on a friction surface that is subject to abrasion and where a dust-lead hazard is present on the nearest horizontal surface underneath the friction surface (e.g. the window sill, or from a related building component; a chewable lead-based painted surface on which there is evidence of teeth marks; or any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.
19. *Play Area*: An area or frequent soil contact by children under the age of 6 as indicated by, but not limited to, such factors including the following: the presences of outdoor play equipment (e.g., sandboxes, swing sets, and sliding boards), toys or other children's possessions, observation of play patterns, or information provided by parents, residents, caregivers, or property owners.
20. *Soil-lead hazard*: Bare soil on residential property that contains lead in excess of the standard established by the EPA under Title IV of the Toxic Substance Control Act. EPA standards for soil-lead hazards, published at 40 CFR 745.65(c), as part of the publication of this edition of these Guidelines, is 400 µg/g in play areas and 1,200 µg/g in the rest of the yard. Also referred to as lead-contaminated soil.
21. *Target housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

Lead-Based Paint Inspection  
Health Haven  
621 South Fifth Street  
Globe, Arizona 85501

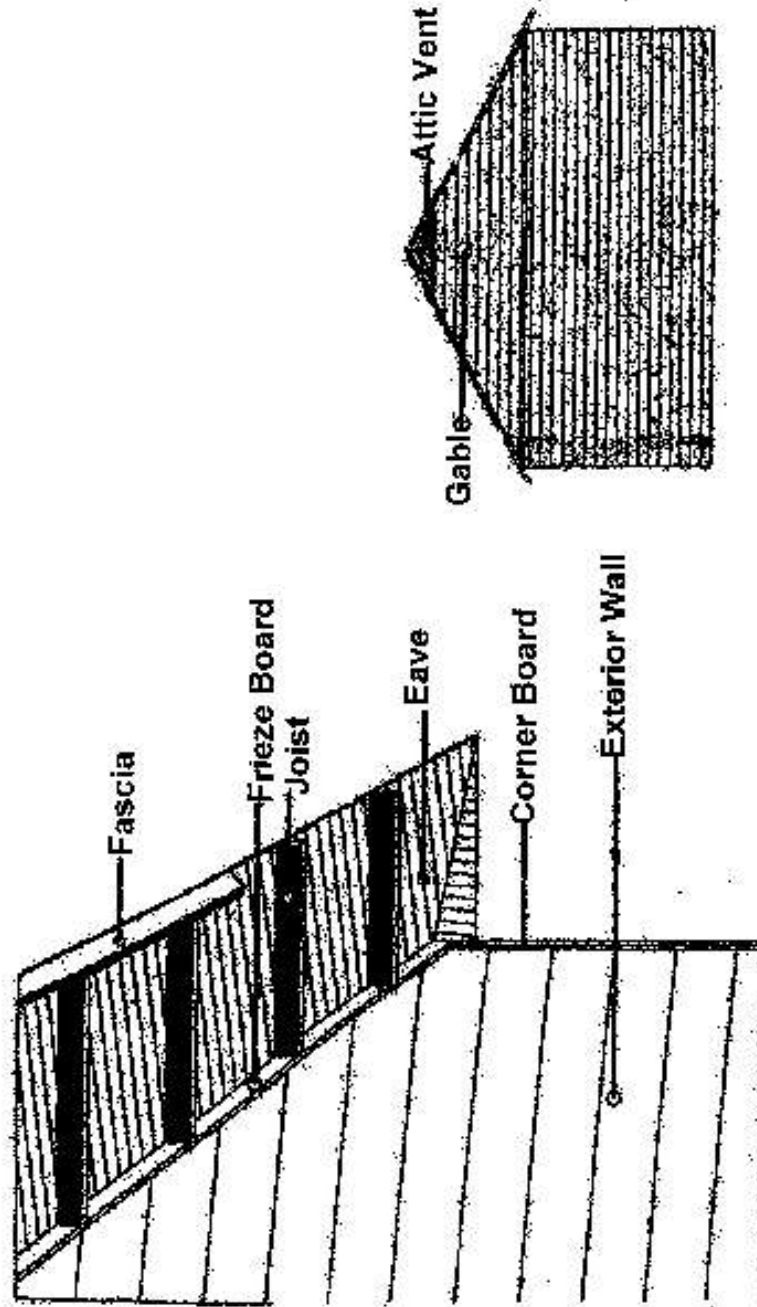
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**COMPONENT PICTURES**

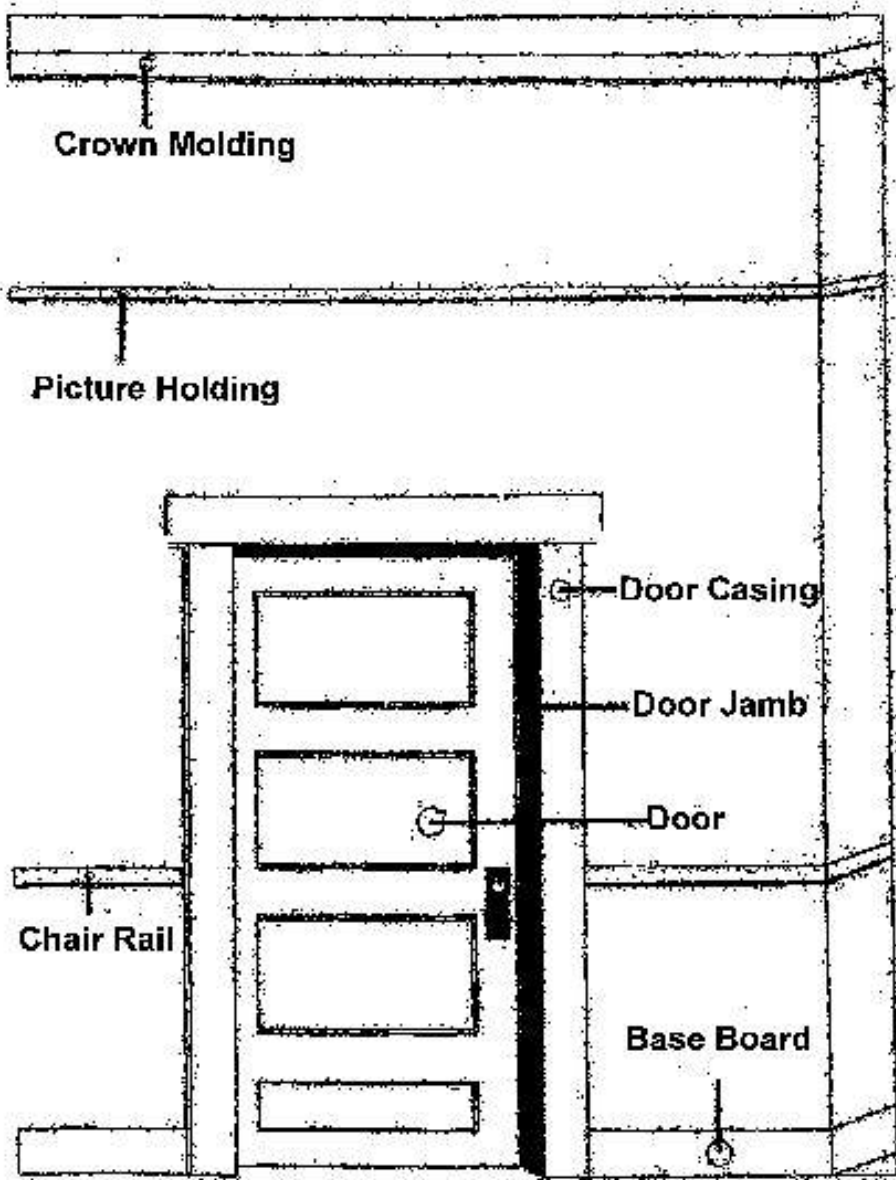
**Drawing # 1**



**Drawing # 2**



### Drawing # 3



# Drawing # 4

