



The Stokes Group

REAL ESTATE



Disclosure Packet

**1270 OWEN PLACE NE
WASHINGTON, DC 20002**

Anslie Stokes Milligan, GRI
McEneaney Associates, Inc., REALTORS
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016
202-552-5600 - TheStokesGroup.com - 202-270-1081



We Sell Where You Want to Live

Sellers:

Joseph Libera, Chelsea Libera

Legal Information:

Lot:0086 **Block:**4060

Legal Address: 1270 Owen Place NE Washington, DC 20002

Contract Requirements:

- Copy of bank statements proving EMD and down payment funds
- Lender approval letter from a local, reputable lender
- GCAAR Sales Contract
- Jurisdictional Disclosure and Addendum to the Sale Contract for Washington, DC
- Addendum of Clauses (if needed)
- Complete Seller Disclosure Packet

Contract Preferences:

- Sellers will give great weight to a strong (at least 10%) Earnest Money Deposit to be held by **Federal Title and Escrow**
- Sellers will give great weight to offers with few, if any contingencies
- Sellers welcome home inspections, but they must be coordinated with listing agent
- Agent prefers to use **Federal Title and Escrow** as the settlement company (Fully Independent with no Joint Venture affiliations) **BUYER AGENTS-** if you have a JV with the title company in your offer, please note that in your email and/or offer summary in addition to providing the proper disclosure as such to the seller

Federal Title & Escrow
5335 Wisconsin Ave. NW #700
Washington, DC 20015
www.federaltitle.com
202.362.1500

Listing Agent Information:

Anslie Stokes Milligan
McEneaney Associates, Inc.
4910 Massachusetts Ave. NW Suite 119

Office Code: MCE7
MRIS ID: 99699
License: DC SP98361041
Broker License # DC-94076





Jurisdictional Disclosure and Addendum to the Sales Contract for District of Columbia

(Required for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated _____, between _____
 Buyer and **Joseph Libera, Chelsea Libera** (Seller)
 for the purchase of the real property located at Address **1270 Owen Place NE**
 Unit # _____ City **Washington** State **DC** Zip Code **20002**, Parking Space(s) # _____
 Storage Unit # _____ with the legal description of Lot **86** Block/Square **4060**
 Section _____ Subdivision/Project Name **Trinidad** Tax Account # **4060/0086**

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this contract.

PART I. SELLER DISCLOSURE - AT TIME OF LISTING:

The information contained in this Disclosure was completed by Seller, is based on the Seller's actual knowledge and belief, and is current as of the date hereof.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1301, Seller is exempt from property condition disclosure.

☐ Yes ☒ No

2. HERITAGE TREES: Pursuant to DC Code § 8-651.02(3A), a heritage tree is a tree with a circumference of 100 inches or more. Pursuant to D.C. Code § 8-651.04a there are restrictions, penalties and/or fines that may be levied for removal of Heritage Trees. Seller discloses there ☐ IS, OR ☒ IS NOT, a Heritage Tree, or trees, on the property.

3. TENANCY: Seller represents that property ☐ is/was OR ☒ is not/was not subject to an existing residential lease or tenancy at the time Seller decided to sell. District of Columbia broadly defines a tenant as "a tenant, subtenant, lessee, sublessee, or other person entitled to the possession, occupancy, or the benefits of any rental unit within a housing accommodation." If applicable, the following required Addendum shall be incorporated into the Contract.

- ☐ Tenancy Addendum for District of Columbia (Single-Family Accommodation)
☐ Tenancy Addendum for District of Columbia (2 to 4 Rental Units)
☐ Multi-Unit or Non-Residential Addendum

4. CONDOMINIUM/CO-OPERATIVE/HOMEOWNERS ASSOCIATION: Seller represents that this Property ☐ is OR ☒ is not subject to a condominium, co-operative or homeowners association. If applicable, the following required addendum is attached:

- ☐ Condominium Seller Disclosure/Resale Addendum for District of Columbia,
☐ Co-operative Seller Disclosure/Resale Addendum for Maryland and District of Columbia, or HOA
☐ Seller Disclosure/Resale Addendum for District of Columbia

5. UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family home sales only)

In accordance with the requirements of the District of Columbia Underground Storage Tank Management Act of 1990 [D.C. Code §8-113.02(g)], as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Buyer that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tanks as that term is defined in the Act and the Regulations, except as follows: _____

6. PROPERTY TAXES: Future property taxes may change. To determine the applicable rate, see https://www.taxpayerservicecenter.com/RP_Search.jsp?search_type=Assessment. Additional information regarding property tax relief and tax credit information (tax reductions for seniors, homestead exemptions, property tax abatements and others) can be found at: <http://otr.cfo.dc.gov/page/real-property-tax-credits-frequently-asked-questions-faqs>.

DocuSigned by:
 Joseph Libera

5/14/2024

Date

Joseph Libera

DocuSigned by:
 Chelsea Libera

5/16/2024

Date

Chelsea Libera

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Previous editions of this Form should be destroyed.

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller **Joseph Libera, Chelsea Libera** and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1302, prior to the submission of the offer, Buyer is entitled to a Seller's Disclosure Statement (if Seller is not exempt) and hereby acknowledges receipt of same. ☐ Yes ☐ No ☐ Not applicable

2. RECORDATION AND TRANSFER TAXES: Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/service/recorder-deeds-frequently-asked-questions-faqs>. In limited circumstances, an exemption from Recordation Tax may be available to Buyer, if Buyer meets the requirements for the Lower Income Home Ownership Exemption Program ("Tax Abatement Program"). See below for additional information. Unless otherwise negotiated, the following will apply:

A. Real Property: Recordation Tax will be paid by Buyer and Transfer Tax will be paid by Seller.

B. Co-operatives: The Economic Interest Deed Recordation Tax will be split equally between Buyer and Seller. There is no Transfer Tax for Co-operatives.

C. Tax Abatement Program: Additional information (including the required Application Form) for the Tax Abatement Program can be obtained at: http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov_20140909_110358.pdf. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer ☐ is OR ☐ is not applying for the Tax Abatement Program.

D. First-Time Homebuyer Recordation Tax Credit: Buyer ☐ is OR ☐ is not a District of Columbia First-Time Homebuyer and may be eligible for a reduced recordation tax. It is the Buyer's responsibility to confirm their eligibility (See <https://otr.cfo.dc.gov/node/1272871>).

3. The principals to the Contract mutually agree that the provisions hereof shall survive the execution and delivery of the Deed and shall not be merged herein.

Seller (sign only after Buyer)	Date	Buyer	Date
Joseph Libera			

Seller (sign only after Buyer)	Date	Buyer	Date
Chelsea Libera			

LEAD-BASED PAINT DISCLOSURE FORM FOR DC REAL ESTATE SALES



Purpose: Inform potential homebuyers of the presence of lead-based paint and related hazards at this property.

This form is required for properties built before 1978. This form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the purchaser.

- Housing built before 1978 is presumed to contain lead-based paint.
- Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
- Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
- Lead poisoning poses a particular risk to developing fetuses and pregnant women.
DC Law requires the buyer to have this information **before** they decide to rent or purchase the property.

Are you a POTENTIAL BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.

Property owners and managers: keep the signed original of this form on record for at least 6 years from the date of the most recent signature, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see The District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Part 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:

YOU NEED TO:

The property owner



- Complete Sections A and B.
- Provide a copy to the buyer.

The potential buyer

- Carefully review Section B.
- Sign Section C.



SECTION A: PROPERTY OWNER'S SIGNATURE

Property Address: 1270 Owen Place NE	Unit:	Washington, DC	Zip: 20002
I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead reports.			
Owner Name: Joseph Libera	Signature: 	5/14/2024	
Owner Name: Chelsea Libera	Signature: 	5/16/2024	

SECTION B: INFORMATION ABOUT LEAD-BASED PAINT IN THIS PROPERTY

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?

- ☐ Yes, in the following location(s): _____
- ☒ No, I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

- ☒ No ☐ Yes, in the following locations(s): _____
For more space attach a summary

Does DC Government have any pending actions related to lead-based paint for this property?

Check all that apply

- ☐ A notice of violation
☐ A notice of lead-based paint hazards
☐ An administrative order to eliminate lead-based paint hazards
☐ Other notices or orders related to lead-based paint. **Please list:** _____
☒ There are no pending actions related to lead-based paint at this property.

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, common area(s) or other appurtenances)?

This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.

- ☐ No ☒ Yes **and** I understand I must provide a copy of those documents to the buyer if they ask.

SECTION C: BUYER'S ACKNOWLEDGEMENT

I was provided this form and the *Protect Your Family from Lead in Your Home* pamphlet before I signed a lease or purchase agreement.

- ☐ Yes ☐ No, I have already signed a lease or purchase agreement.

I understand I have the right to ask the owner or manager for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances) .

Name:	Signature:	Date:
Name:	Signature:	Date:





Lead Paint -Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 1270 Owen Place NE, Washington, DC 20002

☒ There are parts of the property that still exist that were built prior to 1978 OR ☐ No parts of the property were built prior to 1978 OR ☐ Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

☐ **Known lead-based paint and/or lead-based paint hazards** are present in the housing (explain): _____ **OR**

☒ Seller has **no knowledge of lead-based paint and/or lead-based paint hazards** in the housing.

(B) Records and reports available to the Seller:

☒ Seller **has provided Buyer with all available records** and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Administrative Order, Clearance Examination Report, Notice of Compliance OR

☐ Seller has **no reports or records** pertaining to lead - based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) _____ / _____ Buyer has **read the Lead Warning Statement** above.

(D) _____ / _____ Buyer has **read Paragraph B** and **acknowledges receipt of copies of any information** listed therein, if any.

(E) _____ / _____ Buyer has **received the pamphlet Protect Your Family From Lead in Your Home** (required).

(F) _____ / _____ Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; **OR**

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

DocuSigned by: _____ 5/14/2024
 Seller _____ Date
Joseph Libera

Buyer _____ Date

DocuSigned by: _____ 5/16/2024
 Seller _____ Date
Chelsea Libera

Buyer _____ Date

DocuSigned by: _____ 5/9/2024
 Agent for Seller, if any _____ Date
Anslie Stokes

Agent for Buyer, if any _____ Date

GCAAR # 907A: Federal Lead 2016, The Greater Capital Area Association of REALTORS®, Inc. 2/2016
 Paint Sales Disclosure -MC & This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc.
 DC and is for use by REALTOR members only. Previous editions of this Form should be destroyed.

DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIPS

MCENEARNEY ASSOCIATES, MIDDLEBURG REAL ESTATE AND ATOKA PROPERTIES

This statement is to provide notice of an affiliated business relationship between the following entities doing business as McEneaney Associates, McEneaney Commercial, Middleburg Real Estate, and Atoka Properties. Each of these affiliated entities is wholly owned by a common parent, National Capital Partners, LLC., which is owned by McEneaney Holdings, LLC and Pejacsevich and Buzzelli, LLC.

BUSINESS RELATIONSHIPS WITH SERVICE PROVIDERS

In addition to the business relationships referenced above, McEneaney Associates, Middleburg Real Estate, and Atoka Properties have marketing relationships with other service providers which are listed below. These are contractual agreements that provide marketing opportunities for those service providers through our real estate offices. These opportunities include such things as placing marketing materials in our offices, including information about their services in mailings, broadcast emails, property brochures, company websites, and social media. They are provided with in-office opportunities to sponsor or conduct seminars and to expand their customer base. These service providers pay an appropriate fee for the marketing opportunities provided. There is no fee for any referral of clients or customers to these providers, nor is this disclosure intended to be a referral to those providers.

CONSUMERS AND PROSPECTIVE CONSUMERS ARE NOT REQUIRED TO USE THE SERVICES OF THESE PROVIDERS. THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND RATES FOR THOSE SERVICES.

SERVICE PROVIDERS WITH WHOM WE HAVE CURRENT AGREEMENTS:


Atlantic Coast Mortgage, LLC - Provider of residential mortgages

Movement Mortgage, LLC - Provider of residential mortgages

Vesta Settlements, LLC - Provider of real estate settlement services

I/we have read this disclosure statement and understand and acknowledge the business and financial relationships disclosed herein.

Purchaser/Tenant

DocuSigned by:


5/14/2024

Seller/Landlord
Joseph Libera

Purchaser/Tenant

DocuSigned by:


5/16/2024

Seller/Landlord
Chelsea Libera

THIS NOTICE IS REQUIRED BY LAW AND IS NOT A CONTRACT.

THIS DISCLOSURE DOES NOT CREATE A BROKERAGE RELATIONSHIP.

Disclosure of Brokerage Relationship District of Columbia

Prior to providing specific real estate assistance, District of Columbia law requires that a licensee disclose to any party who the licensee does NOT represent the identity of the party to the proposed transaction which the licensee does represent. Even though a licensee may not represent you, that licensee must still treat you honestly in the transaction.

We, the undersigned ☒ Buyer(s)/Tenant(s) or ☐ Seller(s)/Landlord(s) acknowledge receipt of this Disclosure, and understand we are **NOT** represented by the licensee identified below.

Anslie Stokes SP98361041 and **McEneaney Associates**
 (Licensee & License #) (Brokerage Firm)

The licensee and brokerage firm named above represent the following party in the real estate transaction:

- ☒ **Seller(s)/Landlord(s)** (The licensee has entered into a written listing agreement with the seller(s) or landlord(s) or is acting as a sub-agent of the listing broker.)
- ☐ **Buyer(s)/Tenant(s)** (The licensee has entered into a written agency agreement with the buyer/tenant.)
- ☐ **Designated Agent of the** ☐ **Buyer(s)/Tenant(s) or** ☐ **Seller(s)/Landlord(s)**
 (Both the buyers and sellers have previously consented to "Designated Agency", and the licensee listed above is indicating the parties represented.)

 Acknowledged Date

 Acknowledged Date

Name of Person(s): _____

I certify on this date that I, the real estate agent, have delivered a copy of this disclosure to the person(s) identified above.

 Signed (Licensee) Date

Previous editions of this form should be destroyed.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Lead-Safe and Healthy Housing Division

01-23-2020



ADMINISTRATIVE ORDER AO No. DOEE-20-L-50001959

Issued To:	
<u>Name & Mailing Address</u> Joseph Libera & Chelsea Islin 1270 Owen Place, NE Washington, DC 20002 Telephone:	<u>Name & Mailing Address</u> Telephone:
<u>Business License/Permit Type:</u>	<u>Business License/Permit No:</u>

The Department of Energy and Environment is issuing this Order pursuant to D.C. Code § 8-231.03(c) and 20 DCMR § 3320. The interior and exterior of dwelling units and child-occupied facilities are presumed to contain lead-based paint if constructed prior to 1978, and any paint that is deteriorated, chipping, peeling, or otherwise not intact is considered to be a lead-based paint hazard and is prohibited (20 DCMR § 3301.1).

Department Facts/Findings: Deteriorating lead-based paint conditions were identified on the property exterior front porch railing.

Lead-based paint hazards were identified at 1270 Owen Place, NE in the following areas:	
ROOM	COMPONENT
<ul style="list-style-type: none"> Exterior Front Porch Exterior Front Porch Exterior Front Porch 	<ul style="list-style-type: none"> Railing A Railing B Railing D

Joseph Libera & Chelsea Islin is hereby ORDERED to complete the following actions at 1270 Owen Place, NE:

Authority	Required Action(s)	Complete by Date
20 DCMR § 3318.6	Following the requirements of 20 DCMR § 3318.6, USE INTERIM CONTROLS to repair any deteriorating paint identified as a lead-based paint hazard in this Order, and re-paint the surface, making sure that the paint is now in intact condition. You must also repair any underlying condition contributing to paint failure and must eliminate any dust and/or soil hazards. All work	2/22/2020

INSPECTION RESULTS:

On **October 3, 2019**, in response to a referral brought to the attention of DOEE, I conducted a lead complaint inspection at the Property. I identified myself with a District assigned badge and spoke with Mrs. Chelsea Islin, to discuss the process flow for the complaint inspection. I conducted X-Ray Fluorescence (XRF) testing on deteriorated painted surfaces on the dwelling front porch railing to identify a lead-based paint hazards. I also conducted a visual inspection.

Visual Inspection

On October 3, 2019, I observed deteriorated paint on the front porch railing of the property. Painted surfaces that visually failed were tested with the XRF. The results of all XRF testing can be found in the attachments. Lead-based paint hazards were found on non-intact painted surfaces, as detailed further below. (Please note that the upper case letters in the side column describe the location of the component relative to the front of the building). I conducted a re-inspection at the property located at 1270 Owen Place, NE on January 16, 2020 and the front porch rails remain in deteriorated condition.

Room	Component	Side
FRONT PORCH	RAILING	A
FRONT PORCH	RAILING	B
FRONT PORCH	RAILING	D

Environmental Sampling

There was no environmental sampling conducted as the front porch was wet wiped and HEPA vacuum by contractor.

AREAS OF CONCERN:

In addition to the lead-based paint hazards identified at this property, the peeling paint conditions may be considered code violations. The housing code is regulated by the District of Columbia's Department of Consumer and Regulatory Affairs.

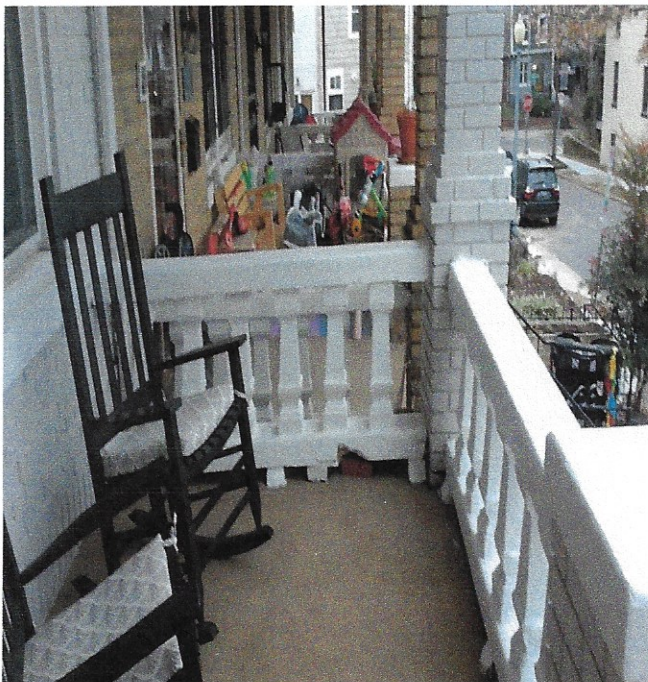
FOLLOW-UP:

In order for a District of Columbia certified contractor to develop a Scope of Work that appropriately addresses each lead-based paint hazard, including deteriorated paint conditions that constitute presumed lead-based paint, the owner *must* give the contractor a copy of this memorandum *and* a copy of any District Order and other official DOEE documentation. It is the responsibility of the owner to ensure that all lead-based paint hazards are appropriately addressed, including deteriorated paint conditions consisting of presumed lead-based paint.

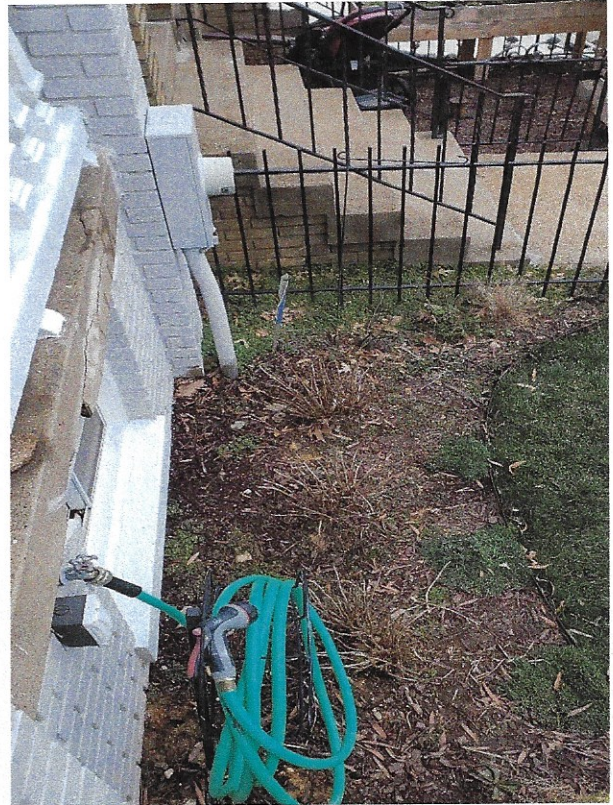
While the Memorandum identifies any existing lead-based paint hazards, it may not have identified all lead-based paint at the property, nor was that the purpose of the memorandum. **Intact lead-based paint is not considered a lead-based paint hazard.** However, ongoing monitoring of paint conditions is a necessary precaution to take in order to ensure that currently intact lead-based paint does not deteriorate in the future and become a lead-based paint hazard. Accordingly, **ongoing maintenance of all paint is a responsibility of the property owner**, in cooperation with the occupant in the case of a non-owner-occupied property.



Porch Side B



Porch Side D



Porch Side A.

**Form 15.1 Visual Assessment –
Lead Hazard Clearance Examination.**

Property address: 1270 OWEN Place NE DC 20002 Page 1 of 1

Name of client: Joseph Libera & Chelsea Islin

Name of clearance examiner: Emmanuel Kungaba Certification No.: DC18-8983 Exp. date: 12/08/2020

Date of visual assessment: 02 / 18 / 2020 Repeat visual assessment? ☐ Yes ☒ No

This form covers: ☐ Dwelling units. (Specify which units) _____

☐ Common areas. (Specify which areas) _____

☒ Exterior areas/outbuildings. (Specify) Front Porch

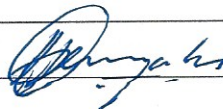
Any deteriorated paint, visible dust, paint chips, or paint-related debris observed? ☐ Yes ☒ No

If "Yes," record observations in the table below:

Room, Area, or Side of Building (if exterior)	Building Component, or Other Surface (such as ground or vegetation)	Additional Notes on Specific Location	Description of Problem (i.e., deteriorated paint, visible dust, paint chips, or paint-related debris)

Notes (include any explanations by the client of why deteriorated paint has not been repaired; also include any instructions to client regarding further cleaning):

Signature of clearance examiner: _____



Form 15.2 Field Sampling Form for Dust-Lead Hazard Clearance Examination (single-surface sampling).

Property address: 1270 Owen Place NE DC 20002 Apt. no. or common area: front porch Page 1 of 1

Name of property owner: Joseph Libera & Chelsea Islin Name of clearance examiner: Emmanuel Kungaba

Certification #: DC18-883 Exp. date: 12/08/2020

Sample Number	Room (if possible, use room names used by the owner or resident)	Surface Type (hard floor, carpeted floor, interior window sill, or window trough) ¹	Exact Location of Wipe Sample	Dimensions of Sample Area (inches x inches) ¹	Area of Sample (sq. ft. ²)	Results of Lab Analysis		Pass ³ (less than standard) or Fail (equal or greater than st'd.)
						µg of Pb in Sample	µg/ft ²	
01	Front porch Side A	Floor	N/A	12 x 12	1.00	979	979	Fail
02	Front Porch Side B	Floor		12 x 12	1.00	5380	5380	Fail
03	Front porch side C	Floor		12 x 12	1.00	88.9	88.9	pass
04	Font Porch side D	Floor		12 x 12	1.00	528	528	pass
05	Front Access stair	Floor		9 x 12	0.75	200	266	pass
06	Blank			x x		<5.00	--	
				x x				
				x x				
				x x				
				x x				
				x x				
				x x				

¹ Measure to the nearest 1/8th or 1/10th of an inch. [1/8 = 0.125; 2/8 = 0.25; 3/8 = 0.375; 4/8 = 0.5; 5/8 = 0.625; 6/8 = 0.75; 7/8 = 0.875]

² Calculate area in square feet as follows: Calculate square inches, then divide by 144.

³ EPA standard: 40 µg/sq. ft. for floors; 250 µg/sq. ft. for interior window sills; and 400 µg/sq. ft. for window troughs.

Total number of samples on this page: 06 Date of sample collection: 02 / 18 / 202 Date shipped to lab: 02 / 18 / 20

Shipped by: Emmanuel Kungaba (signature) Received by: Erika Cardova (signature and date) Reviewed by: (signature and date)

Date results reported by lab: 02 / 19 / 2020 Reviewed by: Melisa Kanode /02-19-2020

**Form 15.1 Visual Assessment –
Lead Hazard Clearance Examination.**

Property address: 1270 OWEN Place NE DC 20002 Page 1 of 1

Name of client: Joseph Libera & Chelsea Islin

Name of clearance examiner: Emmanuel Kungaba Certification No.: DC18-8983 Exp. date: 12/08/2020

Date of visual assessment: 02 / 20 / 20 Repeat visual assessment? ☒ Yes ☐ No

This form covers: ☐ Dwelling units. (Specify which units) _____

☐ Common areas. (Specify which areas) _____

☒ Exterior areas/outbuildings. (Specify) Front Porch

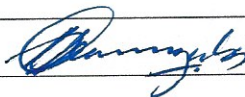
Any deteriorated paint, visible dust, paint chips, or paint-related debris observed? ☐ Yes ☒ No

If "Yes," record observations in the table below:

Room, Area, or Side of Building (if exterior)	Building Component, or Other Surface (such as ground or vegetation)	Additional Notes on Specific Location	Description of Problem (i.e., deteriorated paint, visible dust, paint chips, or paint-related debris)

Notes (include any explanations by the client of why deteriorated paint has not been repaired; also include any instructions to client regarding further cleaning):

Signature of clearance examiner: _____



Form 15.2 Field Sampling Form for Dust-Lead Hazard Clearance Examination (single-surface sampling).

Property address: 1270 Owen Place NE DC 20002 Apt. no. or common area: _____ Front porch _____ Page 1 of 1

Name of property owner:	Joseph Libera & Chelsea Islin	Name of clearance examiner:	Emmanuel Kungaba
-------------------------	-------------------------------	-----------------------------	------------------

Certification #: DC18-883 Exp. date: 12/08/2020

[illegible]

¹ Measure to the nearest 1/8th or 1/10th of an inch. $[1/8 = 0.125; 2/8 = 0.25; 3/8 = 0.375; 4/8 = 0.5; 5/8 = 0.625; 6/8 = 0.75; 7/8 = 0.875]$

²Calculate area in square feet as follows: Calculate square inches, then divide by 144.

³EPA standard: 40 $\mu\text{g}/\text{sq. ft.}$ for floors; 250 $\mu\text{g}/\text{sq. ft.}$ for interior window sills; and 400 $\mu\text{g}/\text{sq. ft.}$ for window troughs.

Total number of samples on this page: 03 Date of sample collection: 02 / 20 / 2020 Date shipped to lab: 02 / 20 / 2020

Shipped by: Emmanuel Kungaba (signature)

Received by: Amy Vejar (signature and date)

Reviewed by: _____ (signature and date)

Date results reported by lab: 02 / 19 / 2020



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 20-02-02989

Client: EKEES Environmental LLC
2404 Dominion Drive
Unit 3A
Frederick, MD 21702

Received Date: 02/21/2020
Analyzed Date: 02/21/2020
Reported Date: 02/21/2020

Project/Test Address: 1270 Owen Plz NE; DC
Collection Date: 02/20/2020

Client Number:
201694

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
20-02-02989-001	220220-01	FRONT PORCH SIDE A	FL	87.2	1.00	87.2	
20-02-02989-002	220220-02	FRONT PORCH SIDE B	FL	99.3	1.00	99.3	
20-02-02989-003	220220-03	BLANK		<5.00	--	---	

Environmental Hazards Services, L.L.C

Client Number: 201694

Report Number: 20-02-02989

Project/Test Address: 1270 Owen Plz NE; DC

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
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Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Missy Kanode

QA/QC Clerk

Lead Hazard and Clearance Standards Table

Description	EPA - Effective 12/18/2019	HUD Grant Programs
Hazard Standard, Floors	$\geq 10 \mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$
Hazard Standard, Sills	$\geq 100 \mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$
Clearance, Floors	$< 40 \mu\text{g}/\text{ft}^2$	$< 10 \mu\text{g}/\text{ft}^2$
Clearance, Sills	$< 250 \mu\text{g}/\text{ft}^2$	$< 100 \mu\text{g}/\text{ft}^2$
Clearance, Troughs	$< 400 \mu\text{g}/\text{ft}^2$	$< 100 \mu\text{g}/\text{ft}^2$
Clearance, Porch Floors	Not Regulated	$< 40 \mu\text{g}/\text{ft}^2$

The Reporting Limit (RL) is 5.00 ug Total Pb. Reported results are not corrected for field blanks. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft² are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. EHS sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Services, L.L.C.

ELLAP Accreditation through AIHA-LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft ² = micrograms per square foot	Pb = lead
	mL = milliliter	ft ² = square foot	

Company Name		EKEES Environmental LLC										Account #																																																									
Company Address		2404 Dominion Drive Unit 3A										City/State/Zip		Frederick MD 21702																																																							
Phone		240 565 9193										Email		ekungaba@ekeeservices.com																																																							
Project Name / Testing Address		1270 Owen PLZ NE DC																																																																			
PO Number												Collected By		Emmanuel Kungaba																																																							
Turn-Around Time		<input type="radio"/> 3 DAY <input type="radio"/> 2 DAY <input checked="" type="radio"/> 1 DAY <input type="radio"/> SAME DAY OR WEEKEND - Must Call																																																																			
Do Submitted Dust Wipe Samples Meet ASTM E1792 Requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																					
<div style="display: flex; justify-content: space-between;"> <div> <p>SAMPLE TYPES</p> <table border="1"> <tr> <td>Dust Wipe</td> <td>DW</td> <td>Air</td> <td>A</td> <td>Family Room</td> <td>FR</td> <td>Front</td> <td>F</td> <td>1st FL</td> <td>1</td> <td>Bath</td> <td>BA</td> <td>Bedroom</td> <td>BR</td> <td>Floor</td> <td>FL</td> <td>Window Well</td> <td>WW</td> </tr> <tr> <td>Paint Chip</td> <td>PC</td> <td>Soil</td> <td>S</td> <td>Living Room</td> <td>LR</td> <td>Rear</td> <td>R</td> <td>2nd FL</td> <td>2</td> <td>Dining</td> <td>DR</td> <td>Basement</td> <td>O</td> <td>Carpet</td> <td>CP</td> <td>Window Sill</td> <td>SL</td> </tr> <tr> <td>Composite Soil</td> <td>CS</td> <td>Composite Wipe</td> <td>CW</td> <td>Den</td> <td>DN</td> <td>Left</td> <td>LT</td> <td>Right</td> <td>RT</td> <td>Kitchen</td> <td>KT</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> </div> <div> <p>SAMPLE LOCATION ABBREVIATIONS</p> </div> <div> <p>SURFACE TYPE FOR DUST WIRES</p> </div> </div>																Dust Wipe	DW	Air	A	Family Room	FR	Front	F	1st FL	1	Bath	BA	Bedroom	BR	Floor	FL	Window Well	WW	Paint Chip	PC	Soil	S	Living Room	LR	Rear	R	2nd FL	2	Dining	DR	Basement	O	Carpet	CP	Window Sill	SL	Composite Soil	CS	Composite Wipe	CW	Den	DN	Left	LT	Right	RT	Kitchen	KT						
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1	230220 - 01	2/20/20 - 440PM	DW	Front Porch Side A	FL	12 X 12																																																															
2	— — 02	— — 442PM	DW	Front Porch Side B	FL	12 X 12																																																															
3	— — 03	— — —	DW	Blank		X																																																															
4						X																																																															
5						X																																																															
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14						X																																																															

AD
 1-3
 2-21-20

Released By:	Emmanuel Kungaba	Date:	2/20/2020	Time:	455 PM
Signature:					

LAB USE ONLY - BELOW THIS LINE

Received By:

Signature: _____

Date: 2, 21, 20 Time: 10:38 ☒ AM ☐ PM

☐ Portal Contact Added

7469 WHITEPINE RD, RICHMOND, VA 23237 (800)-347-4010

RESULTS VIA CLIENT PORTAL AVAILABLE @ www.leadlab.com

20-02-02989



Due Date:
02/21/2020
(Friday)
AE





Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 20-02-02633

Client: EKEES Environmental LLC
2404 Dominion Drive
Unit 3A
Frederick, MD 21702

Received Date: 02/19/2020

Analyzed Date: 02/19/2020

Reported Date: 02/19/2020

Project/Test Address: 1270 Owen PL NE DC

Collection Date: 02/18/2020

Client Number:
201694

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
20-02-02633-001	01	FRONT PORCH SIDE A	FL	979	1.00	979	
20-02-02633-002	02	FRONT PORCH SIDE B	FL	5380	1.00	5380	
20-02-02633-003	03	FRONT PORCH SIDE C DOOR	FL	88.9	1.00	88.9	
20-02-02633-004	04	FRONT PORCH SIDE D	FL	528	1.00	528	
20-02-02633-005	05	FRONT ACCESS STAIR	FL	200	0.750	266	
20-02-02633-006	06	BLANK		<5.00	--	---	

Environmental Hazards Services, L.L.C

Client Number: 201694

Report Number: 20-02-02633

Project/Test Address: 1270 Owen PL NE DC

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
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Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory:

Melissa Kanode

Missy Kanode

QA/QC Clerk

Lead Hazard and Clearance Standards Table

Description	EPA - Effective 12/18/2019	HUD Grant Programs
Hazard Standard, Floors	$\geq 10 \mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$
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Clearance, Floors	$< 40 \mu\text{g}/\text{ft}^2$	$< 10 \mu\text{g}/\text{ft}^2$
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The Reporting Limit (RL) is 5.00 ug Total Pb. Reported results are not corrected for field blanks. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

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ELLAP Accreditation through AIHA-LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft ² = micrograms per square foot	Pb = lead
	mL = milliliter	ft ² = square foot	

ENVIRONMENTAL HAZARDS SERVICES, LLC

Lead Chain of Custody Form

Pg 1 of 1

Company Name	EKEES Environmental LLC		Account #																																																																							
Company Address	2404 Dominion Drive Unit 3A		City/State/Zip	Frederick MD 21702																																																																						
Phone	240 565 9193		Email	ekungaba@ekeeservices.com																																																																						
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Do Submitted Dust Wipe Samples Meet ASTM E1792 Requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																										
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LAB NUMBER	Client Sample ID	Collection Date/Time	Sample Type	Collection Location [LR, KT, BA,]	Surface Type	Area Length X Width In Inches [Provide paint chip area only if results are needed in mg/cm ²]	Paint Chip mg/cm ²	% by weight	Total Time [minutes]	Flow Rate [L/min]	Total Volume [Liters]																																																															
1	01	2/18/20-5PM	DW	Front porch side A	FL	12 X 12																																																																				
2	02	2/18/20-502PM		Front porch side B	FL	12 X 12																																																																				
3	03	2/18/20-503PM		Front porch side C	FL	12 X 12																																																																				
4	04	2/18/20-505PM		Front porch side D	FL	12 X 12																																																																				
5	05	2/18/20-510PM		Front Access Stair	FL	9 X 12																																																																				
6	06	2/18/20		Blank		X																																																																				
7						X																																																																				
8						X																																																																				
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Released By:		Emmanuel Kungaba		Date:	2/18/2020		Time:	5:35pm																																																																		
Signature:																																																																										

LAB USE ONLY - BELOW THIS LINE

Received By: Erika Cordova

Signature:

Date: 2/19/2020 Time: 10:43 ☒ AM ☐ PM

☐ Portal Contact Added

7469 WHITEPINE RD, RICHMOND, VA 23237 (800)-347-4010

RESULTS VIA CLIENT PORTAL AVAILABLE @ www.leadlab.com

20-02-02633



Due Date:
02/19/2020
(Wednesday)
AE

-20



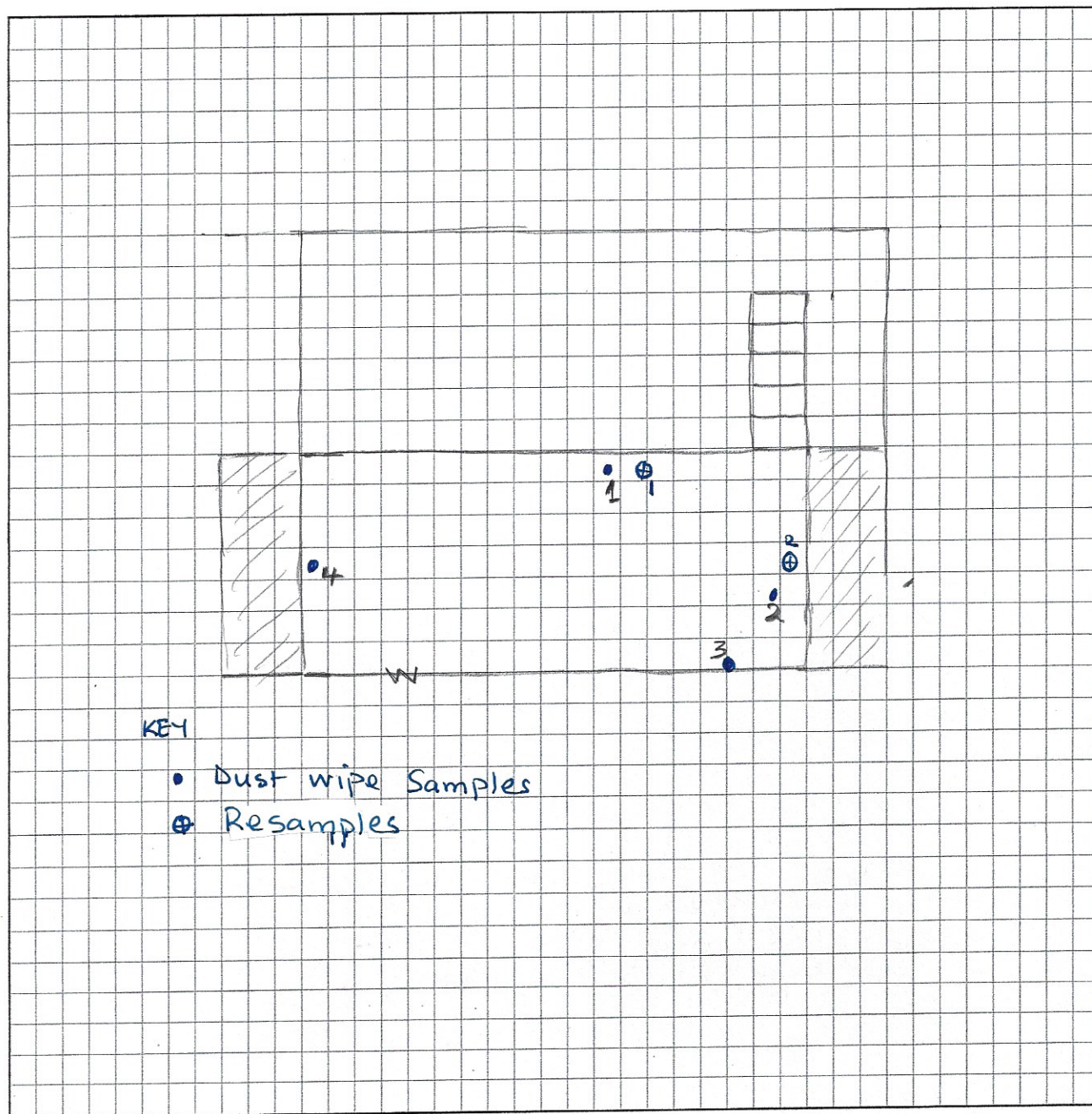
Site Diagram

Project Name: 1270 DWEN PLACE NE DC Inspector: Emmanuel Kung'ab
Client: Joseph & Chelsea Date: 2/18/2020

A

D

B



C

GOVERNMENT OF THE DISTRICT OF COLUMBIA 01821
DEPARTMENT OF ENERGY & ENVIRONMENT ★ ★ ★
LEAD-SAFE AND HEALTHY HOMES DIVISION
LEAD COMPLIANCE & ENFORCEMENT BRANCH



NAME: Emmanuel Kungaba Gwanvala
CLASS CODE: Risk Assessor
EXPIRATION DATE: 12-8-2020
CARD NUMBER: DC18-8983

Tommy Wells
Tommy Wells
Director

GOVERNMENT OF THE DISTRICT OF COLUMBIA 02014
DEPARTMENT OF ENERGY & ENVIRONMENT ★ ★ ★
LEAD-SAFE AND HEALTHY HOMES DIVISION
LEAD COMPLIANCE & ENFORCEMENT BRANCH

COMPANY: EKEES LLC
CLASS CODE: Business Entity
EXPIRATION DATE: 4-3-2024
CARD NUMBER: DC18-8988

Tommy Wells
Tommy Wells
Director

This certification is the property of the District of Columbia Government. The individual or company who appears hereon is authorized to conduct lead-based paint activities within the District of Columbia, under the laws and regulations administered by the Department of Energy & Environment, Lead-Safe and Healthy Housing Division.

Class Codes

I = Inspector W = Worker PD = Project Designer
RA = Risk Assessor S = Supervisor BE = Business Entity
DST = Dust Sampling Technician R = Renovator F = Firm

IDenticard

AEROSOL MONITORING & ANALYSIS, INC.

This is to certify that

EMMANUEL KUNGABA GWANVALA

2404 DOMINION DR
UNIT 3A
FREDERICK, MD 21702

has met the attendance requirements and successfully completed
the course entitled

1-DAY LEAD RISK ASSESSOR REFRESHER

This Training Meets the Certification Requirements for DC, MD & VA

12/17/2019	12/17/2019		
Course Date	Exam Date		
12/17/2021	12/17/2022	12/17/2021	
MD Expiration Date	VA Expiration Date	DC Expiration Date	
108004	VA108004	108004	
Certification No.	VA Certification No.	DC Certification No.	
			E. Rush Barnett
			Course Director

STEVE SIERACKI
Principal Instructor

for J. Sieracki

E. Rush Barnett

DC Lead Training Provider Accreditation No. DC18-001-RA-R

1331 Ashton Road

P.O.Box 646

Hanover, MD 21076

P: 410-684-3327

F: 410-684-3724

www.amatraining.com



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1
DATE (MM/DD/YYYY)
11/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CHUKS INSURANCE 9701 Apollo Dr., STE 291 Largo MD 20774		CONTACT NAME: GEORGE PHONE (A/C, No, Ext): 301 772 0635 FAX (A/C, No): 301 772 7965 E-MAIL ADDRESS: CHUKSINSURANCE@AOL.COM	
INSURED EKEES LLC 2404 DOMINION DR 3A FREDERICK MD 21702		INSURER(S) AFFORDING COVERAGE INSURER A: CAPITOL SPECIALTY INSURANCE INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	<input type="checkbox"/> <input type="checkbox"/>	EV20184192-02	11/14/2019	11/14/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	<input type="checkbox"/> <input type="checkbox"/>				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> <input type="checkbox"/>				EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	POLLUTION LIABILITY	<input type="checkbox"/> <input type="checkbox"/>	EV20184192-02	11/14/2019	11/14/2020	\$1,000,000/ \$2,000,000
C	PROFESSIONAL LIABILITY	<input type="checkbox"/> <input type="checkbox"/>	EV20184192-02	11/14/2019	11/14/2020	\$1,000,000/ \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ENVIRONMENTAL - INSPECTION

CERTIFICATE HOLDER

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DDOE
DISTRICT DEPT OF THE ENVIRONMENT
1200 FIRST ST, NW, NE., 5TH FL
WASHINGTON, DC 20002

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Environmental Hazards Services, LLC

7469 White Pine Road, Richmond, VA 23237

Laboratory ID: 100420

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2005 international standard, *General Requirements for the Competence of Testing and Calibration Laboratories* in the following:

LABORATORY ACCREDITATION PROGRAMS

- ✓ INDUSTRIAL HYGIENE
- ✓ ENVIRONMENTAL LEAD
- ✓ ENVIRONMENTAL MICROBIOLOGY
- ☐ FOOD
- ☐ UNIQUE SCOPES

Accreditation Expires: May 01, 2020

Accreditation Expires: May 01, 2020

Accreditation Expires: May 01, 2020

Accreditation Expires:

Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached **Scope of Accreditation**. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2005 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached **Scope of Accreditation**. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Beth Bair

Elizabeth Bair
Chairperson, Analytical Accreditation Board

Revision 16: 03/21/2018

Cheryl O. Morton

Cheryl O. Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Date Issued: 04/30/2018



April 30, 2018

Laboratory ID: 100420

Julie Dickerson
Environmental Hazards Services, LLC
7469 White Pine Road
Richmond, VA 23237

Dear Ms. Dickerson:

Congratulations! The AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC's Analytical Accreditation Board (AAB) has approved Environmental Hazards Services, LLC as an accredited Industrial Hygiene, Environmental Lead and Environmental Microbiology laboratory.

Accreditation documentation includes the IHLAP, ELLAP and EMLAP accreditation certificate, scope of accreditation document and a copy of the current AIHA-LAP, LLC license agreement (if your completed agreement is not on file at AIHA-LAP, LLC). The accreditation symbol has been designed for use by all AIHA-LAP, LLC accredited laboratories. If your laboratory chooses to use the symbol in its advertising the laboratory's accreditation, you must complete and return the AIHA-LAP, LLC license agreement to a Laboratory Accreditation Specialist. Once submitted, an electronic copy of the accreditation symbol will be sent to you.

Laboratory accreditation shall be maintained by continued compliance with IHLAP, ELLAP and EMLAP requirements (*see Policy Modules 2B, 2C, 2D, and 6*), which includes proficient participation in AIHA-LAP, LLC approved proficiency testing, demonstration of competency, or round robin program as indicated on the AIHA-LAP "Approved PT and Round Robin" webpage, its associated Scope/PT table, and as required in Policy Module 6, for all Fields of Testing (FoTs) for which the laboratory is accredited. An accredited laboratory that wishes to expand into a new FoT must submit an updated accreditation application to AIHA-LAP, LLC for review by the AAB.

Any changes in ownership, laboratory location, personnel, FoTs/Methods, or significant procedural changes shall be reported to AIHA-LAP, LLC in writing within twenty (20) business days of the change.

The accreditation certificate is the property of AIHA-LAP, LLC and must be returned to us should your laboratory withdraw or be removed from the IHLAP, ELLAP and EMLAP.

Again, congratulations. If you have any questions, please contact Lauren Schnack, Laboratory Accreditation Specialist, at (703) 846-0716.

Sincerely,

Cheryl O. Morton
Managing Director

AIHA Laboratory Accreditation Programs, LLC
3141 Fairview Park Drive, Suite 777, Falls Church, VA 22042 USA
main +1 703-846-0736 fax +1 703-207-8558

Twitter: @AIHA_LAP_LLC

R4 01/24/2018

Page 1 of 1



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Environmental Hazards Services, LLC

7469 White Pine Road, Richmond, VA 23237

Laboratory ID: **100420**

Issue Date: 08/15/2018

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 03/01/1990

IHLAP Scope Category	Field of Testing (FoT) (FoTs cover all relevant IH matrices)	Technology sub-type/ Detector	Published Reference Method/Title of In-house Method	Method Description or Analyte (for internal methods only)
Chromatography Core	Gas Chromatography	GC/ECD	NIOSH 5503	
Spectrometry Core	Inductively-Coupled Plasma	ICP/AES	ASTM E1979-17	
			EPA SW-846 6010D	
			NIOSH 7300 Modified	
	Infrared		NIOSH 7602	
Asbestos/Fiber Microscopy Core	Phase Contrast Microscopy (PCM)		NIOSH 7400	
Miscellaneous Core	Gravimetric		NIOSH 0500	
			NIOSH 0600	

A complete listing of currently accredited Industrial Hygiene laboratories is available on the AIHA-LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Environmental Hazards Services, LLC

7469 White Pine Road, Richmond, VA 23237

Laboratory ID: **100420**

Issue Date: 04/30/2018

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA-LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 03/01/1999

Field of Testing (FoT)	Technology sub-type/ Detector	Method	Method Description (for internal methods only)
Paint		ASTM E1979-17	
		EPA SW-846 3050B	
		EPA SW-846 6010D	
		EPA SW-846 7000B	
Soil		ASTM E1979-17	
		EPA SW-846 3050B	
		EPA SW-846 6010D	
		EPA SW-846 7000B	
Settled Dust by Wipe		ASTM E1979-17	
		EPA SW-846 3050B	
		EPA SW-846 6010D	
		EPA SW-846 7000B	
Airborne Dust		ASTM E1979-17	
		EPA SW-846 6010D	
		EPA SW-846 7000B	
		NIOSH 7082	
		NIOSH 7300 Modified	
Composited Wipes		ASTM E1979-17 Modified	
		EPA SW-846 6010D	
		EPA SW-846 7000B	

A complete listing of currently accredited Environmental Lead laboratories is available on the AIHA-LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Environmental Hazards Services, LLC

7469 White Pine Road, Richmond, VA 23237

Laboratory ID: **100420**

Issue Date: 04/30/2018

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 03/01/2005

EMLAP Category	Field of Testing (FoT)	Method	Method Description (for internal methods only)
Fungal	Air - Direct Examination	SOP H	In-House: Analysis of Spore Trap Samples
	Bulk - Direct Examination	SOP H	In-House: Analysis of IAQ Bulk Samples
	Surface - Direct Examination	SOP H	In-House: Analysis of IAQ Surface Samples

A complete listing of currently accredited Environmental Microbiology laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Lead-Safe and Healthy Housing Division



01-23-2020

ADMINISTRATIVE ORDER
AO No. DOEE-20-L-50001959

Issued To:	
<u>Name & Mailing Address</u> Joseph Libera & Chelsea Islin 1270 Owen Place, NE Washington, DC 20002 Telephone:	<u>Name & Mailing Address</u> Telephone:
<u>Business License/Permit Type:</u>	<u>Business License/Permit No:</u>

The Department of Energy and Environment is issuing this Order pursuant to D.C. Code § 8-231.03(c) and 20 DCMR § 3320. The interior and exterior of dwelling units and child-occupied facilities are presumed to contain lead-based paint if constructed prior to 1978, and any paint that is deteriorated, chipping, peeling, or otherwise not intact is considered to be a lead-based paint hazard and is prohibited (20 DCMR § 3301.1).

Department Facts/Findings: Deteriorating lead-based paint conditions were identified on the property exterior front porch railing.

Lead-based paint hazards were identified at 1270 Owen Place, NE in the following areas:	
ROOM	COMPONENT
<ul style="list-style-type: none">• Exterior Front Porch• Exterior Front Porch• Exterior Front Porch	<ul style="list-style-type: none">• Railing A• Railing B• Railing D

Joseph Libera & Chelsea Islin is hereby ORDERED to complete the following actions at 1270 Owen Place, NE:

Authority	Required Action(s)	Complete by Date
20 DCMR § 3318.6	Following the requirements of 20 DCMR § 3318.6, USE INTERIM CONTROLS to repair any deteriorating paint identified as a lead-based paint hazard in this Order, and re-paint the surface, making sure that the paint is now in intact condition. You must also repair any underlying condition contributing to paint failure and must eliminate any dust and/or soil hazards. All work	2/22/2020

Administrative Order AO No. DOEE-20-L-50001959

Authority	Required Action(s)	Complete by Date
	MUST BE PERFORMED BY SOMEONE TRAINED IN LEAD-SAFE WORK PRACTICES pursuant to 20 DCMR § 3302.	
20 DCMR §§ 3315.4, 3315.5, and 3315.8.	OBTAIN A CLEARANCE REPORT that meets the requirements of 20 DCMR § 3318.7 <u>from a DC-certified lead risk assessor</u> , who must verify that all lead-based paint hazards identified were eliminated, along with any identified underlying conditions contributing to paint failure, and who must also specifically confirm that no lead-contaminated dust remains in any work area. If the risk assessor is working on behalf of a firm or business entity, the firm or business entity must also be certified in accordance with 20 DCMR § 3311. Submit the clearance report to DOEE at lead.clearance@dc.gov within 7 business days of its issuance.	2/22/2020
20 DCMR §§ 3315.4(a) and 3315.8.	Have an additional clearance examination conducted between thirty (30) months and thirty-six (36) months, after completion of the interim control activities, and submit the clearance report to DOEE within 7 days of issuance.	See the required action(s) for the complete by timeframes.

☐ If checked, see attachment.

Important: Failure of any order recipient to comply with this Order may result in an enforcement action, including but not limited to permit or certification revocation and a fine of up to \$25,000 per day.

Issued by WRIGHT, SHAWN, Lead-Safe and Healthy Housing Division.

Signature: Shawn Wright Date/Time: 1/23/2020

To discuss this Order or to request an extension, contact the Lead-Safe and Healthy Housing Division at (202) 359-3768.

Administrative Order AO No. DOEE-20-L-50001959



Language
Assistance

Si necesita ayuda en Español, por favor llame al (202) 442-9094 para proporcionarle un intérprete de manera gratuita.
Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi (202) 442-9094 để chúng tôi thu xếp có thông dịch viên đến giúp quý vị miễn phí.

Si vous avez besoin d'aide en Français appelez-le (202) 442-9094 et l'assistance d'un interprète vous sera fournie gratuitement.

በአማርኛ እርዳታ ከረፈለጉ በ (202) 442-9094 ይደውሉ። የ ፕ ፓ አስተርጓሚ ይመድብልዎታል።

한국어로 언어 지원이 필요하신 경우 (202) 442-9094 로 연락을 주시면 무료로 통역이 제공됩니다.

如果您需要用 (中文)接受幫助, 請電洽(202) 442-9094, 將免費向您提供口譯員服務。

You may request a 30-day extension of the deadline(s) in this Order, but it will be granted only if submitted prior to the deadline(s) and if you demonstrate that you are proceeding in good faith. A request for an extension must be submitted in writing to DOEE's Lead-Safe and Healthy Housing Division at 1200 First Street, NE, 5th Floor, Washington, D.C. 20002 or by e-mail to lead.extension@dc.gov. Please address the extension request to the person who issued this Order.

You have the right to appeal this Order by requesting a hearing at the District of Columbia Office of Administrative Hearings. You may file your case using an online form at oah.dc.gov or by mailing or delivering a written request for a hearing to the Office of Administrative Hearings ▪ Attn: Court Clerk ▪ 441 Fourth Street NE, Suite 450N ▪ Washington, DC 20001 ▪ Tel. (202) 442-9094. You have a right to a lawyer at your own expense.

You must request a hearing within 15 days of the date of this Order (20 days if you received the Order by mail) or the Order will become final.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Lead-Safe and Healthy Housing Division
Lead Compliance & Enforcement Branch

January 23, 2020

To:

Joseph Libera & Chelsea Islin
1270 Owen Place, NE
Washington, DC 20002

Invoice for Reimbursement of Complaint Investigation Costs

A Department of Energy and Environment (DOEE) risk assessor conducted a complaint investigation for lead-based paint hazards at the property located at 1270 Owen Place, NE, on **October 3, 2019**. As a result of this complaint investigation, lead-based paint hazards were identified, and an Administrative Order to Eliminate Lead-Based Paint Hazards was issued to the property owner on January 23, 2020.

Pursuant to 20 DCMR §3320.3(d), property owners are required by law to reimburse the District for costs associated with the lead-based paint hazard evaluation that resulted in the identification of lead-based paint hazards. The costs associated with this complaint investigation total **\$325.00**.

Accordingly, please send a check or money order payable to "DC Treasurer" in the amount of **\$325.00** to this office, at the address below, within 30 days of the issue date of this invoice. Include on the check or money order the property address where the DOEE complaint investigation occurred.

Notice: If you do not pay this invoice within the indicated timeframe, additional fines, fees, or penalties may be imposed.

Payments are to be mailed to the following address:

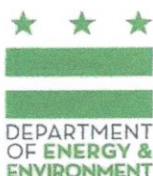
Department of Energy and Environment
1200 First Street, NE / 5th Floor
Washington, DC 20002
Attn: Lead-Safe and Healthy Housing Division

Itemized Expenses for Complaint Reimbursement

Compliant Investigation	175
XRF Usage	75
Travel	25
Report	50
 Total Costs to be Reimbursed	 325

Call 202-535-1934 with any questions.


Amber A. Sturdivant
Branch Chief, Lead Compliance and Enforcement Branch



1200 First St. NE, 5th Floor, Washington, DC 20002 | tel: 202.535.2600 | web: DOEE.dc.gov



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Lead-Safe and Healthy Housing Division
Lead Compliance and Enforcement Branch

January 23, 2020

TO: Joseph Libera & Chelsea Islin

THROUGH: Amber Sturdivant *AS*
Chief, Lead Compliance & Enforcement Branch

FROM: Shawn Wright *SW*
Environmental Protection Specialist

SUBJECT: 1270 Owen Place, NE Washington, DC 20002

Complaint Inspection Memorandum

PURPOSE OF INSPECTION:

X Inspection X Re- Inspection

DATE OF INSPECTION: October 3, 2019

Approximate Arrival Time: 12:30

Approximate Departure Time: 2:30 PM

DATE OF INSPECTION: January 16, 2020

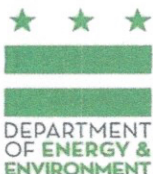
Approximate Arrival Time: 12:00PM

Approximate Arrival Time: 1:00 PM

BACKGROUND:

On **October 2, 2019**, the Department of Energy and Environment's (DOEE) Lead Compliance and Enforcement Branch received a complaint, to conduct a lead compliant inspection at 1270 Owen Place, NE Washington, DC 20002 (the "Property"). According to the Office of Tax and Revenue's Real Property Assessment Database, the Property was built in 1927, and it is owned by Joseph Libera & Chelsea Islin.

The Property is a two (2) story, residential Row Inside dwelling. The Property consists of: three (3) bedrooms; two (2) bathrooms; kitchen; living/dining rooms and basement.



1200 First St. NE, 5th Floor, Washington, DC 20002 | tel: 202.535.2600 | web: DOEE.dc.gov



INSPECTION RESULTS:

On **October 3, 2019**, in response to a referral brought to the attention of DOEE, I conducted a lead complaint inspection at the Property. I identified myself with a District assigned badge and spoke with Mrs. Chelsea Islin, to discuss the process flow for the complaint inspection. I conducted X-Ray Fluorescence (XRF) testing on deteriorated painted surfaces on the dwelling front porch railing to identify a lead-based paint hazards. I also conducted a visual inspection.

Visual Inspection

On October 3, 2019, I observed deteriorated paint on the front porch railing of the property. Painted surfaces that visually failed were tested with the XRF. The results of all XRF testing can be found in the attachments. Lead-based paint hazards were found on non-intact painted surfaces, as detailed further below. (Please note that the upper case letters in the side column describe the location of the component relative to the front of the building). I conducted a re-inspection at the property located at 1270 Owen Place, NE on January 16, 2020 and the front porch rails remain in deteriorated condition.

Room	Component	Side
FRONT PORCH	RAILING	A
FRONT PORCH	RAILING	B
FRONT PORCH	RAILING	D

Environmental Sampling

There was no environmental sampling conducted as the front porch was wet wiped and HEPA vacuum by contractor.

AREAS OF CONCERN:

In addition to the lead-based paint hazards identified at this property, the peeling paint conditions may be considered code violations. The housing code is regulated by the District of Columbia's Department of Consumer and Regulatory Affairs.

FOLLOW-UP:

In order for a District of Columbia certified contractor to develop a Scope of Work that appropriately addresses each lead-based paint hazard, including deteriorated paint conditions that constitute presumed lead-based paint, the owner *must* give the contractor a copy of this memorandum *and* a copy of any District Order and other official DOEE documentation. It is the responsibility of the owner to ensure that all lead-based paint hazards are appropriately addressed, including deteriorated paint conditions consisting of presumed lead-based paint.

While the Memorandum identifies any existing lead-based paint hazards, it may not have identified all lead-based paint at the property, nor was that the purpose of the memorandum. **Intact lead-based paint is not considered a lead-based paint hazard.** However, ongoing monitoring of paint conditions is a necessary precaution to take in order to ensure that currently intact lead-based paint does not deteriorate in the future and become a lead-based paint hazard. Accordingly, **ongoing maintenance of all paint is a responsibility of the property owner**, in cooperation with the occupant in the case of a non-owner-occupied property.

DISCLOSURE RESPONSIBILITY

District of Columbia law requires that this property's owner provide a copy of this Memorandum to current occupants and to any future tenants or purchasers of this property before they become obligated under a lease or sales contract. These requirements are detailed in District regulations found at 20 DCMR § 3313 ("Disclosure Requirements and Tenant Rights Form"). Additional requirements are located at <https://doee.dc.gov/service/lead-resources-property-managers-and-owners> .

Should you have any questions, please contact me between the hours of 9:00 AM and 4:00 PM at (202) 359-3768 and/or by email at shawn.wright@dc.gov.

Attachments: X-Ray Fluorescence Readings
Floor Plan
Photographs with Captions

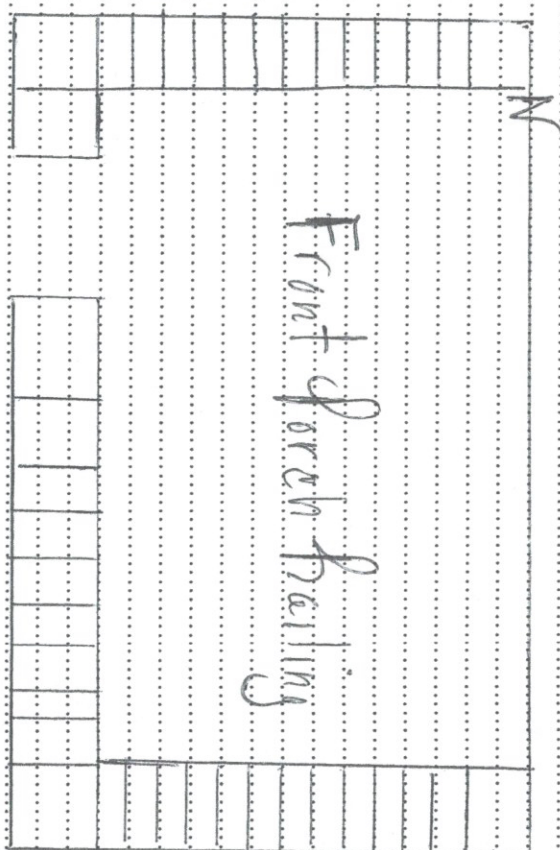
Date: October 3, 2019
1270 Owen Place, NE
Washington, DC 20002
District of Columbia Risk Assessor Certification #: DC18-3394
XRF SERIAL #: 17083

[illegible]

Site: 1270 Owen Place NE
Date: 10/3/2019

Department of Energy and Environment
Environmental Services Administration
Lead-Safe and Healthy Housing Division

Risk Assessor: Shawn Wright



NOT DRAWN TO SCALE

C
B D
A



Front Entrance Porch



Front Porch Railing



Front Porch Railing



Page 1 Front Porch Railing



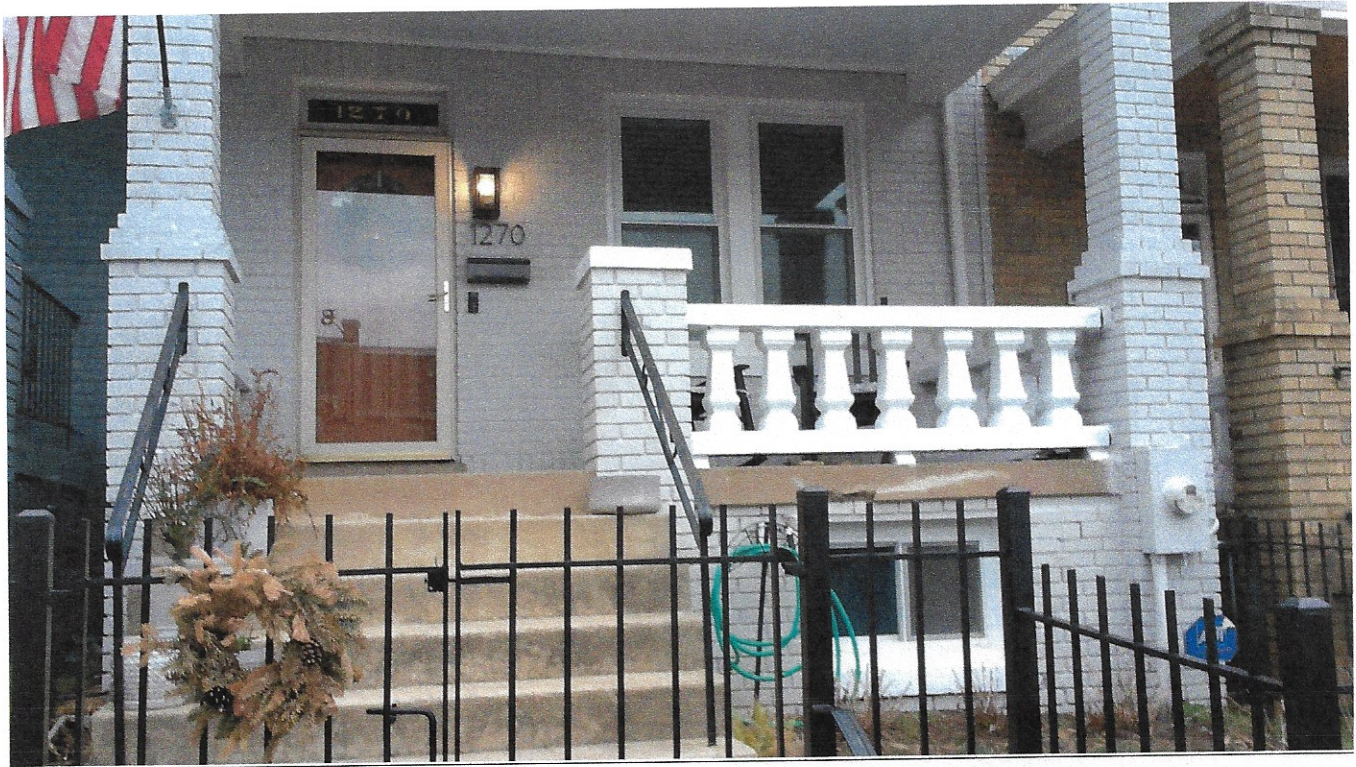
Front Porch Railing



Front Porch Railing



Front Porch Railing



LEAD HAZARD CLEARANCE
EXAMINATION REPORT
1270 Owen Place, NE
Washington DC 20002



Date: February 24, 2020

Date of Clearance: February 18 and 20, 2020

Joseph Libera & Chelsea Islin.
1270 Owen Place, NE
Washington, DC 20002

Subject: **Clearance Examination for 1270 OWEN PLACE. NE Washington DC 20002-2808**
Pursuant Administrative Order AO N° DOEE-19-L-50001959

Dear: Joseph and Chelsea

On February 18, 2020, Emmanuel KUNGABA, a D.C. certified Risk Assessor, D.C. certification number DC18-8983 performed a clearance examination at 1270 OWEN PL. NE Washington DC 20002-2808. The property is a one-story row single-family home.

On February 18, 2020, a visual assessment performed at the property's front porch areas where lead remediation occurred, indicated that all stabilized components subject to the above cited administrative order were intact, and no dust/debris was visible on surfaces. Bare soil areas between the unit and its neighbors on the left and right were found to be covered with mulch. Six (6) dust samples were collected on the floor of the stabilized areas, to determine if the presence of lead-contaminated dust exist post lead-remediation. These samples were shipped to a NVLAP accredited lab for analysis. Results from the analysis indicated that, dust samples from the front porch floor side A and B, were above the District's clearance thresholds for lead contaminated dust on a rough exterior concrete ($>800 \mu\text{g}/\text{ft}^2$).

Joseph Libera & Chelsea Islin were notified of these results with recommendation to reclean all work areas with elevated counts for a reinspection.

On February 20, a visual reassessment was performed on failed painted surfaces and three (3) dust samples were collected from areas that failed the initial clearance of February 18, 2020. The visual reassessment indicated painted surfaces inspected were intact and no evidence of dust and debris existed around the stabilized areas at the time of the visual reassessment. Results of all dust samples collected were below the District's clearance thresholds for lead-contaminated dust. Bare soil on side A, B and D of the property were covered with mulch.

Conclusion

Based on a visual assessment of all work areas and painted surfaces at the property, dust wipe sampling and soil covering, the lead-based paint hazard reduction work meets the requirements of the District's clearance standards.

RECOMMENDATIONS

Owner is hereby requested to closely monitored and keep intact the paint condition of all components as requested in the Administrative Order in order to limit the exposure to lead paint Hazard in this property.



If you have any questions or requires additional information, please contact Emmanuel KUNGABA at 240 565 9193/2403978203/or email at ekungaba@ekeeservices.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Emmanuel Kungaba".

Emmanuel kungaba

Risk Assessor.

D.C. certification number DC18-8983

Attachments:

- Administrative Order: AO No. DOEE -19-L-5000**1959**
- Photographs with Captions (if required by clearance protocol)
- Form 15.1 and 15.2
- Environmental Samples and Chain of Custody (if required by clearance protocol)
- Floor Plan/Site Map (if required by clearance protocol)
- Copy of Current DOEE issued certification cards
- Copy of Lead RA Refresher
- Copy of insurance
- Accredited lab information (if required by clearance protocol)

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Lead-Safe and Healthy Housing Division
Lead Compliance & Enforcement Branch

March 30, 2020

NOTICE OF COMPLIANCE

TO: Owner of Record

Joseph Libera and Chelsea Islin
1270 Owen Place, NE
Washington, DC 20002

RE: 1270 Owen Place, NE
Washington, DC 20002

Dear Joseph Libera and Chelsea Islin:

Pursuant to the Lead-Hazard Prevention and Elimination Act of 2008, as amended (DC Law 17-381; D.C. Official Code § 8-231.01 *et seq*), property owners are required to submit clearance reports from DC-certified lead risk assessors to the Department of Energy and Environment for all lead-based paint activities, certifying that the work area is free of lead-based paint hazards. Property owners are required to ensure their pre-1978 residential dwelling units, including those in multifamily properties, common areas of multifamily properties, and child-occupied facilities are free of any lead-based paint hazards.

This is to notify you that the Lead Compliance and Enforcement Branch of the District's Lead-Safe and Healthy Housing Division has received the clearance report that was submitted for the above-referenced property. The receipt of this clearance report completes your obligations with respect to the Administrative Order sent to you regarding the identification of lead hazards at your property. Thank you for your cooperation in this matter.

Pursuant to the Lead-Hazard Prevention and Elimination Act of 2008, as amended (DC Law 17-381; D.C. Official Code § 8-231.01 *et seq*) whenever non-abatement activities are conducted to address lead-based paint hazards pursuant to an Order to Eliminate Lead-Based Paint Hazards, a clearance shall be required as specified by DOEE in the Order, after completion of the interim controls activities. Any subsequent clearance report may be issued by a risk assessor, a lead-based paint inspector, or a dust sampling technician. On January 23, 2020, DOEE ordered for this property to have a subsequent clearance examination 36 months after completion of the interim controls activities. Your next clearance for this property is due by March 9, 2023.

District of Columbia law requires that this property's owner provide a copy of any reports or documents about lead-based paint or hazards in or around this property to current occupants and to any future tenants or purchasers of this property before they become obligated under a lease or sales contract. These requirements are detailed in District regulations found at 20 DCMR § 3313 ("Disclosure Requirements and Tenant Rights Form"). Additional requirements are located at <https://doee.dc.gov/service/lead-resources-property-managers-and-owners>.

Should you have any questions, please contact me between the hours of 9:00 AM and 4:00 PM at (202) 359-3768 or by email at shawn.wright@dc.gov.

Sincerely,

Shawn Wright
Environmental Protection Specialist

