



Comprehensive
Inspection
and
Consulting
Services

Lead Free Inspection Report

Brownfield
Redevelopment

Asbestos/
Lead-Based Paint

IAQ/Mold

Risk Assessment

Phase I ESAs

Design/Build

Monitoring

Regulatory
Compliance and
Negotiation

USTs/ASTs


Site
Characterization
and Remediation

Hazardous
Waste Sites
(CERCLA/RCRA)

Building
Assessments

Attached is a copy of the inspection data reflecting that all applicable lead-based paint readings taken at the rental unit/property listed below have passed according to Maryland House Bill 760. To that end, a completed and signed Maryland Department of the Environment (MDE) inspection certificate has been issued and establishes the property as "Lead Free, Option A: One Time Only". We will send a copy of the certificate to MDE for filing; you simply need to provide a copy of the certificate to the tenant.

Thank you for the opportunity to help you with this process. Please call with any questions concerning the inspection data, MDE certificate, or interpretation of the Maryland rental property regulations.

Inspection Date:	September 28, 2022
Rental Unit:	609 Maude Avenue, Unit #1 Baltimore, MD 21225
Technician/Accred. #:	Randy Paul; #18294
Signature:	 _____

Offices

Baltimore, MD

Washington, DC

For purposes of this inspection, the term "lead free" means that no lead-based paint in a concentration greater than the current Maryland standard was detected. However, it is important to note that this property is not "lead free" in a literal sense, unless every reading is 0.0 mg/cm². Therefore, the "lead free" certificate for this property is not a warranty that the property is free of lead-based paint or lead-based paint hazards, but rather that it meets a certain standard for purposes of regulatory compliance according to COMAR 26.16.02.05 and Environmental Article 6-804, Annotated Code of Maryland. Any component that is covered, not painted, or not accessible during the date of the inspection was not tested with the XRF equipment. Therefore, this report and certificate is not applicable to a component that is uncovered or that becomes accessible after the original inspection date.

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1038599

0219201
MDE TRACKING NO.

0325067065015
MDE PROPERTY NO.

Sharon Mokhtari c/o Shahroo Yazadany
OWNER NAME

609 MAUDE AVE
Street Address

BALTIMORE
City

21225
Zip Code

1
Unit No.

Baltimore city
County

0
Construction Year

Lead Free
Inspection Category

One Time Only
Inspection Method

PASSED
Inspection Status

Re-Inspection required no later than _____ Certificate Expiration Date 1 No. of Pre-1950 Lead Free Units No. of Post-1949 Lead Free Units 0

I certify that I inspected the above listed property/unit on 9/28/2022 9:00:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Arc Environmental, LLC
Inspection Contractor Name

16390
Accreditation No.

4/8/2024
Accreditation Exp. Date

Randy Paul
Inspector's Name

18294
Accreditation No.

9/30/2023
Accreditation Exp. Date

Invalid

Invalidated Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND

XRF Lead-Based Paint Testing Data Sheet

Pioneer

609 Maude Avenue, Unit #1; Baltimore, MD 21225

Reading No.	Wall	Room	Component	Substrate	Paint Condition	Lead (mg/cm ²)	Mode	Classification
001			Calibration			0.8	TC	N/A
002			Calibration			0.8	TC	N/A
003			Calibration			0.9	TC	N/A
004	A	living room	wall surface	drywall	N/A	0.0	QM	Negative
005	B	living room	wall surface	drywall	N/A	0.0	QM	Negative
006	C	living room	wall surface	drywall	N/A	0.0	QM	Negative
007	D	living room	wall surface	drywall	N/A	0.0	QM	Negative
008	-	living room	ceiling	drywall	N/A	0.0	QM	Negative
009	A	living room	baseboard	wood	N/A	0.0	QM	Negative
010	A	living room	door surface	wood	N/A	0.0	QM	Negative
011	A	living room	door case	wood	N/A	0.0	QM	Negative
012	A	living room	door jamb	wood	N/A	0.0	QM	Negative
013	A	kitchen	wall surface	drywall	N/A	0.0	QM	Negative
014	B	kitchen	wall surface	drywall	N/A	0.1	QM	Negative
015	C	kitchen	wall surface	drywall	N/A	0.0	QM	Negative
016	D	kitchen	wall surface	drywall	N/A	0.0	QM	Negative
017	-	kitchen	ceiling	drywall	N/A	0.1	QM	Negative
018	C	kitchen	baseboard	wood	N/A	0.0	QM	Negative
019	A	hallway	wall surface	drywall	N/A	0.0	QM	Negative
020	B	hallway	wall surface	drywall	N/A	0.0	QM	Negative
021	C	hallway	wall surface	drywall	N/A	0.0	QM	Negative
022	D	hallway	wall surface	drywall	N/A	0.1	QM	Negative
023	-	hallway	ceiling	drywall	N/A	0.0	QM	Negative
024	A	hallway	baseboard	wood	N/A	0.1	QM	Negative
025	D	hallway	door surface	wood	N/A	0.1	QM	Negative
026	D	hallway	door case	wood	N/A	0.0	QM	Negative
027	D	hallway	door jamb	wood	N/A	0.0	QM	Negative
028	A	bathroom	wall surface	drywall	N/A	0.0	QM	Negative
029	B	bathroom	wall surface	drywall	N/A	0.2	QM	Negative
030	C	bathroom	wall surface	drywall	N/A	0.0	QM	Negative
031	D	bathroom	wall surface	drywall	N/A	0.1	QM	Negative
032	-	bathroom	ceiling	drywall	N/A	0.2	QM	Negative
033	A	bathroom	baseboard	wood	N/A	0.1	QM	Negative
034	B	bathroom	door surface	wood	N/A	0.0	QM	Negative
035	B	bathroom	door case	wood	N/A	0.0	QM	Negative
036	B	bathroom	door jamb	wood	N/A	0.0	QM	Negative
037	A	bedroom	wall surface	drywall	N/A	0.0	QM	Negative
038	B	bedroom	wall surface	drywall	N/A	0.0	QM	Negative
039	C	bedroom	wall surface	drywall	N/A	0.1	QM	Negative
040	D	bedroom	wall surface	drywall	N/A	0.0	QM	Negative
041	-	bedroom	ceiling	drywall	N/A	0.0	QM	Negative
042	A	bedroom	baseboard	wood	N/A	0.0	QM	Negative
043	A	bedroom	door surface	wood	N/A	0.0	QM	Negative
044	A	bedroom	door case	wood	N/A	0.0	QM	Negative
045	A	bedroom	door jamb	wood	N/A	0.0	QM	Negative

046	A	basement	door surface	wood	N/A	0.3	QM	Negative
047	A	basement	door case	wood	N/A	0.1	QM	Negative
048	A	basement	door jamb	wood	N/A	0.2	QM	Negative
049	C	rear exterior	door surface	wood	N/A	0.2	QM	Negative
050	C	rear exterior	door case	wood	N/A	0.1	QM	Negative
051	C	rear exterior	door jamb	wood	N/A	0.0	QM	Negative
052	C	rear exterior	window case	wood	N/A	0.4	QM	Negative
053	A	front exterior	door surface	metal	N/A	0.0	QM	Negative
054	A	front exterior	door case	wood	N/A	0.0	QM	Negative
055	A	front exterior	door jamb	wood	N/A	0.0	QM	Negative
056	-	front exterior	ceiling	wood	N/A	0.3	QM	Negative
057			Calibration			1.0	TC	N/A
058			Calibration			0.9	TC	N/A
059			Calibration			0.9	TC	N/A