



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.

<b>Inspection Date:</b>	<b>September 28, 2022</b>
<b>Rental Unit:</b>	<b>609 Maude Avenue, Unit #2 Baltimore, MD 21225</b>
<b>Technician/Accred. #:</b>	<b>Randy Paul; #18294</b>
<b>Signature:</b>	 _____

### 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/cm<sup>2</sup>. 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. 1038602

0219201  
MDE TRACKING NO.

2506706501503  
MDE PROPERTY NO.

Sharon Mokhtari c/o Shahroo Yazadany  
OWNER NAME

609 MAUDE AVE  
Street Address

BALTIMORE  
City

21225  
Zip Code

2  
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      No. of Pre-1950 Lead Free Units 1      No. of Post-1949 Lead Free Units 0

I certify that I inspected the above listed property/unit on 9/28/2022 10:00:00 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 #2; Baltimore, MD 21225

Inspection Date:	September 28, 2022		Abatement Level:	0.8				
Reading No.	Wall	Room	Component	Substrate	Paint Condition	Lead (mg/cm <sup>2</sup> )	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	B	living room	door surface	wood	N/A	0.0	QM	Negative
011	B	living room	door case	wood	N/A	0.0	QM	Negative
012	B	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	0.0	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	0.0	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	0.0	QM	Negative
023	-	hallway	ceiling	drywall	N/A	0.0	QM	Negative
024	B	hallway	baseboard	wood	N/A	0.0	QM	Negative
025	B	hallway	door surface	wood	N/A	0.0	QM	Negative
026	B	hallway	door case	wood	N/A	0.0	QM	Negative
027	B	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	0.0	QM	Negative
030	C	bathroom	wall surface	drywall	N/A	0.0	QM	Negative
031	D	bathroom	wall surface	drywall	N/A	0.0	QM	Negative
032	-	bathroom	ceiling	drywall	N/A	0.0	QM	Negative
033	A	bathroom	baseboard	wood	N/A	0.0	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	0.0	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	C	rear exterior	door surface	wood	N/A	0.2	QM	Negative
047	C	rear exterior	door case	wood	N/A	0.1	QM	Negative
048	C	rear exterior	door jamb	wood	N/A	0.0	QM	Negative
049	C	rear exterior	window case	wood	N/A	0.4	QM	Negative
050	A	front exterior	door surface	metal	N/A	0.0	QM	Negative
051	A	front exterior	door case	wood	N/A	0.0	QM	Negative
052	A	front exterior	door jamb	wood	N/A	0.0	QM	Negative
053	-	front exterior	ceiling	wood	N/A	0.3	QM	Negative
054			Calibration			1.0	TC	N/A
055			Calibration			0.9	TC	N/A
056			Calibration			0.9	TC	N/A