LEAD PAINT SERVICES FOR RESIDENTIAL HOUSING

Protection of young children from lead poisoning has become a major health issue in recent years. Health professionals have become more aware of the long-term effects of lead poisoning and the public has become more informed about the risks of lead to their young children. Recent governmental regulations on older homes, constructed prior to 1978, and in multi-family housing have resulted in the need to provide services for assessing the risks of lead exposure.

U.P. Engineers & Architects, Inc. is a leader in lead testing and is the preferred provider of services by many public housing agencies, owners of multiple rental units, and private homeowners. Our services include Lead Based Paint Inspections, Risk Assessments, and Clearances. UPEA utilizes the latest technology to perform its assessments, including an XRF Lead Paint Analyzer.

The following is a partial list of clients for whom UPEA has performed services:

- Bessemer Housing Commission - Sheri Graham, 906-667-0288
- Iron Mountain Housing Commission - Jean Shaltz, 906-774-2685
- Ironwood Community Action - Jeff Betlewski, 906-932-4200
- Iron County Housing Commission - Steve Gagne, 906-875-6060
- Keweenaw Bay Ojibwa Housing Authority - Kristen Denomme, 906-524-5514
- BHK Headstart - Rod Liimatainen, 906-482-3663
- Luce County Housing Commission - Erin Teske, 906-293-5988
- Alger Marquette Community Action Board - Joe Priante, 906-228-6522
- Marquette County - Dotty Lewis, Planner , 906-315-2672

ASBESTOS RELATED SERVICES

U.P. Engineers & Architects, Inc. (UPEA) has completed a variety of projects related to asbestos. Such services include preliminary asbestos inspections and surveys, survey reports used for asbestos management, asbestos sampling, clearance air monitoring for asbestos abatement, and various asbestos inspections.

The work typically includes an initial inspection of the building to determine which building materials are potential Asbestos Containing Building Materials (ACBM). UPEA then develops an inventory of the quantity and type of potential ACBM that will be encountered in each room and on each floor of the building. UPEA selects random locations from which to collect potential asbestos samples considered representative of a homogeneous area. Samples are collected in accordance with all federal and state requirements and submitted to a certified laboratory for analysis. Analytical results are reviewed and compiled into tabular format for reporting purposes. Floor plans are prepared showing the quantity and location of each of the materials identified as ACBM and non-ACBM. A final building asbestos survey report is then completed.

A partial list of Clients includes:

- Baraga County Memorial Hospital, Reference: Mark Glendon, 906-524-3475
- BPB Manufacturing, Inc., Reference: Dave Johnson, 906-524-6100
- Keweenaw National Historical Park, Reference: Superintendent Frank Fiala, 906-337-1104
- City of Houghton, Reference: City Manager Scott MacInnes, 906-482-1700
- Bell Memorial Hospital, Reference: Jeff Young, 906-485-2132
- Marquette Branch Prison, Michigan Dept. Management & Budget and Michigan Dept. of Corrections, Reference: Rick Wrate, 906-226-1815
- War Memorial Hospital, Sault Ste. Marie
- Keweenaw Bay Ojibwa Housing Authority
- Houghton County
- Pitsch Companies
- Various residential clients.

MOLD INSPECTION AND SAMPLING SERVICES

PROJECT: Mold Remediation Services for an apartment management firm
COST: $100,000

An Upper Peninsula apartment complex with more than 100 residents developed mold growth in the mechanical closets that were attached to the exterior of each apartment unit. More than 50% of the units were impacted. Mold was observed on the walls of the 2nd floor units and walls and ceiling of the first floor units. The likely source was excessive moisture within the mechanical closets.

UPEA performed air sampling to determine a benchmark for the extent mold spores had become airborne. UPEA then supervised the remediation, which required removal of drywall, surface treatment of underlying building materials with a fungicide, installation of new drywall and flooring materials, and coating the drywall with an anti-mold/anti-mildew paint.

Documentation included pre- and post-remediation photographs. UPEA directed and coordinated the efforts of the multiple contractors to ensure that all mold-impacted materials were removed from these units. Work was conducted during the winter, so all work on each unit was completed in a single day to ensure that the apartment tenant had heat by the end of the day. Follow-up air sampling was conducted to provide a comparison of initial and final conditions.

PROJECT: Mold Inspection for Allied Insurance
LOCATION: Mackinac County, Michigan
COST: $500

UPEA conducted a visual inspection of a house to determine if it was impacted with mold and to determine the cause of any mold growth. Extensive mold growth was observed on the walls, floor, and ceilings of this house. Decaying/deteriorating floorboards and mold-damaged floor joists were observed in the crawl space. The source of the mold was identified as being a result of water vapor infiltration from the crawl space beneath the dwelling. A vapor barrier had not been installed in the crawl space when the house was originally constructed.

PROJECT: Mold Inspection and Sampling for Habitat for Humanity
LOCATION: Marquette , Michigan
COST: $800 + Donation to Habitat for Humanity

Habitat for Humanity had re-acquired a house that was donated to a previous tenant. Due to poor ventilation of a clothes dryer, the house had developed mold along some of the exterior wall surfaces. Habitat for Humanity had remediated the mold-impacted areas and needed confirmation that all of the mold was removed and the house was safe for re-occupation. UPEA conducted an initial visual inspection of the remediated surfaces and provided photo documentation. UPEA then collected samples from the previously impacted surfaces and had them analyzed for mold. Through UPEA's efforts, mold was identified in another area of the house. Habitat for Humanity removed the additional mold-impacted areas and UPEA conducted a final inspection to confirm that there was no visible mold present.