

ITECH
ENVIRONMENTAL SERVICES

April 22, 2026

City of Garland
Neighborhood Services
PO Box 850137
Garland, Texas 75185

Attn: Mr. Angel Rodriguez
Housing Inspector

Re: **Lead-Based Paint Inspection**
Single-Family Residence
4518 Lawler Road
Garland, Texas 75042
IES Project No. IT-4921

Dear Mr. Rodriguez:

Enclosed please find a copy of the limited Lead-Based Paint Inspection conducted by Itech Environmental Services, Inc. (IES) at the above referenced location. IES inspectors conducted the Inspection on April 21, 2026.

IES appreciates this opportunity to provide these services to the City of Garland Neighborhood Services on this project and we look forward to working with you on future projects. If we can be of further assistance to you, or if you have any questions regarding this report, please feel free to contact us at (817) 715-4454.

Sincerely:



Tom Jankowiak
Project Manager
TDSHS Lead Risk Assessor
License No. 2070745

Itech Environmental Services

2121 Grandview Dr
Fort Worth, Texas 76112

Main: (817) 715-4454
Fax: (817) 457-3160

**LIMITED LEAD-BASED PAINT
INSPECTION**

For the

**SINGLE-FAMILY RESIDENCE
4518 LAWLER ROAD
TEXAS 75042**

Prepared for

**CITY OF GARLAND
NEIGHBORHOOD SERVICES
PO BOX 850137
GARLAND, TEXAS 75185**

Prepared by

**Itech Environmental Services, Inc.
2121 Grandview Drive
Fort Worth, Texas 76112
Telephone (817) 715-4454**

ITECH ENVIRONMENTAL PROJECT NO.

IT-4921

April 22, 2026

Prepared by:



Tom Jankowiak
DSHS Lead Risk Assessor
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1.0 EXECUTIVE SUMMARY

Itech Environmental Services, Inc. (IES) has conducted a limited Lead-Based Paint Inspection at the single-family residence located at 4518 Lawler Road in Garland, Texas. The inspection was limited to the testing of painted components identified in the scope of work for upcoming renovation activities. Components tested included the painted components of the interior of the residence. The residence is a one-story structure containing approximately 1,164 square feet of gross floor area. The residence was reportedly constructed prior to 1963. The Lead-Based Paint Inspection was conducted in general accordance with the United States Department of Housing & Urban Development (HUD) “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing”, 2012 Revision (HUD Guidelines) and the Texas Department of State Health Services (TDSHS) Texas Environmental Lead Reduction Rules.

This Lead-Based Paint Inspection was conducted on April 21, 2026 and included painted components of the interior as related to the proposed scope of work. No previous lead-based paint inspection reports were presented to IES for our review.

An initial walk-through was conducted to determine the presence of paint films, which were accessible and/or exposed in the facility. Coatings that were similar in general appearance and which appeared to have a similar painting history and substrate were grouped together for testing.

Following the walk-through, the inspector performed screening utilizing x-ray fluorescence (XRF). The 2012 Chapter 7 revisions to HUD guidelines require one test per testing combination unless otherwise directed. Paint color is no longer a variable of testing combinations.

According to the HUD Guidelines, paint is considered to be “lead-based” if its lead concentration is 1.0 milligram per square centimeter (mg/cm^2) or higher. XRF tests equal to or in excess of $1.0 \text{ mg}/\text{cm}^2$ are listed in the following table:

IES has determined that there is no lead-based paint in the tested components at concentrations at or above $1.0 \text{ mg}/\text{cm}^2$.

See Appendix A for a complete list of readings.

2.0 INTRODUCTION

2.1 SCOPE OF SERVICES

IES was retained by the City of Garland to conduct a Lead-Based Paint Inspection at the single-family residence located at 4518 Lawler Road in Garland, Texas. The subject site is a three-bedroom, single-story, wood-framed house containing approximately 1,164 square feet of gross floor area. The dwelling with was reportedly constructed in 1963.

The visual inspection and XRF testing were conducted in general accordance with the HUD “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing”, 2012 Revision, to determine the presence of lead-based painted surfaces which were accessible and/or exposed.

This Lead-Based Paint Inspection was conducted on April 21, 2026, and included the exterior of the subject residence. This report has been prepared for the exclusive use of the City of Garland Neighborhood Services.

2.2 AUTHORIZATION

Authorization to perform this evaluation was given by Mr. Angel Rodriguez of the City of Garland in the form of an email notice to proceed.

2.3 PURPOSE

The purpose of this survey was to provide general information for this dwelling regarding the possible presence of lead-based paint and potential “Lead-Based Paint Hazards” prior to the renovation of the single-family dwelling.

2.4 LIMITATIONS

The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence of accessible and/or suspect lead-based painted surfaces in the facility. The findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by professionals in the community.

Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and/or exposed lead-based paint existing in the facility at the time of the inspection. Test results are valid only for the material tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the study or which were not apparent during the site visit. This inspection covered only those areas which were exposed and/or physically accessible to the Inspector. The study is also limited to the information available from the client at the time it was conducted.

No other warranties are implied or expressed.

3.0 METHODOLOGY

3.1 INSPECTION METHODOLOGY

The scope of services for this project was based on the City of Garland Neighborhood Services provided scope of work and 2012 HUD revision. This included the performance of painted surface testing, and the preparation of a report detailing where and at what concentrations lead was found.

An initial walk-through was conducted to determine the presence of paint films, which were accessible and/or exposed in the facility. One sample per test combination was taken except for walls per HUD protocol. Following the walk-through, the inspector performed XRF testing of each test combination. For this survey, XRF test results from a specific location are correlated to a testing combination that consists of substrate, building component, and room equivalent. A component is defined as a particular item within a building, such as doors, radiators, walls, etc. The substrate is the material from which the component is fabricated, for example, concrete or wood. The room equivalent is an identifiable part of a residence, such as a room, a house exterior, a foyer, staircase, hallway, or an exterior area.

Following the completion of the XRF testing, a visual assessment was conducted to identify deteriorated painted surfaces, areas of bare soil, painted surfaces that are impact points or subject to friction, and chewable surfaces.

3.4 HUD GUIDELINES – CATEGORIES OF PAINT FILM QUALITY

Type of building Component ¹	Total area of deteriorated paint on each component		
	Intact	Fair ²	Deteriorated ³
Exterior components with large surface areas	Entire Surface is intact	Less than or equal to 10 ft ²	More than 10 ft ²
Interior components with large surface areas (walls, ceilings, floors, doors)	Entire Surface is intact	Less than or equal to 2 ft ²	More than 2 ft ²
Interior and exterior components with small surface areas (windowsills, baseboards, soffits, trim, etc.)	Entire Surface is intact	Less than or equal to 10% of the total surface area of the component	More than 10% of the total surface area of the component

1. “Building component” in this table refers to each individual component or side of building, not the combined surface area of all similar components in a room (e.g., a wall with one ft² of deteriorated paint is in “fair” condition, even if the other walls in a room have no deteriorated paint).
2. Surfaces in “deteriorated” condition are considered to be “lead-based paint hazards” as defined in Title X and should be addressed through abatement or interim controls.

4.0 FINDINGS

4.1 ANALYTICAL RESULTS

XRF Testing

According to the HUD, a paint is considered to be “lead-based” if its lead concentration is 1.0 mg/cm² or higher. The results from the “XRF” testing indicated that none of the tested components were at concentrations at or above 1.0 mg/cm².

4.2 FINDINGS/RECOMMENDATIONS

The results from the “XRF” testing indicated that none of the tested components were at concentrations at or above 1.0 mg/cm².

APPENDIX A
PAINT TESTING DATA

Paint Testing Data Table

Inspector: Tom Jankowiak
XRF # 2593

Project No.: IT-4921

Date: 4/21/2026

Address: 4518 Lawler Rd.

Client: Garland

XRF Test #	Room #/Name	Side	Building Component	Pos/Neg	XRF mg/cm²	Color	Substrate	Intact/Deteriorated	Condition *
1	Calibration		Standard	Pos	1.0				
2	Calibration		Standard	Pos	1.0				
3	Calibration		Standard	Pos	1.0				
4	Exterior	A	Wall	Neg	0.0	Beige	Vinyl	Intact	Intact
5	Exterior	A	Trim	Neg	0.0	White	Metal	Intact	Intact
6	Exterior	A	Soffit	Neg	0.0	Beige	Vinyl	Intact	Intact
7	Exterior	A	Soffit	Neg	0.0	White	Metal	Intact	Intact
8	Exterior	A	Trim	Neg	0.0	Beige	Vinyl	Intact	Intact
9	Exterior	B	Wall	Neg	0.0	Beige	Vinyl	Intact	Intact
10	Exterior	B	Trim	Neg	0.0	White	Metal	Intact	Intact
11	Exterior	B	Soffit	Neg	0.0	Beige	Vinyl	Intact	Intact
12	Exterior	C	Soffit	Neg	0.6	Beige	Wood	Intact	Intact
13	Exterior	C	Fascia	Neg	0.3	Beige	Wood	Deteriorated	Peeling
14	Exterior	C	Soffit	Neg	0.7	Beige	Wood	Deteriorated	Peeling
15	Exterior	C	Fascia	Neg	0.4	Beige	Wood	Deteriorated	Peeling
16	Exterior	C	Soffit	Neg	0.0	Beige	Vinyl	Deteriorated	Damaged
17	Exterior	C	Trim	Neg	0.1	White	Metal	Intact	Intact
18	Exterior	D	Wall	Neg	0.0	White	Vinyl	Intact	Intact
19	Exterior	D	Trim	Neg	0.0	Beige	Metal	Intact	Intact
20	Calibration		Standard	Pos	1.0				
21	Calibration		Standard	Pos	1.0				
22	Calibration		Standard	Pos	1.0				

APPENDIX B
CERTIFICATIONS



Texas Department of State Health Services

BE IT KNOWN THAT

THOMAS L JANKOWIAK

is certified to perform as a

Lead Risk Assessor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.



Certification Number: 2070745

Expiration Date: 01/27/2028

Control Number: 8456

Jennifer Shuford, MD
**Jennifer Shuford, MD,
MPH, Commissioner of
Health**

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

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