



May 4, 2026

Mr. Josh Gill
c/o Fitch Irick SC, LLC
1515 Mockingbird Lane, Suite 1010
Charlotte, North Carolina 28209

Additional Intended Users:
South Carolina State Housing Finance
and Development Authority

**Subject: Lead-Based Paint Testing Data Report
 TMS #0152-16-18-001.000 (Shady Grove)
 1505 Broughton Street & 164 Broad Street
 Orangeburg, South Carolina
 JPEG Project #3615-26**

Dear Mr. Gill:

J. N. Pease Environmental Group, LLC (JPEG) respectfully submits the results from the lead-based paint (LBP) testing which was completed at the above referenced property on April 20, 2026. The LBP testing was completed to satisfy portions of the South Carolina State Housing Finance and Development Authority grant application requirements, which specify LBP testing must be completed for buildings constructed prior to 1978. The subject property is currently improved with two (2) buildings, which according to Orangeburg County tax records, were constructed in 1968 and 1969, respectively. This report presents a summary of the LBP field activities and associated testing results.

DISCUSSION OF FIELD ACTIVITIES & RESULTS

The subject property buildings include an approximate 23,000 square foot office/warehouse building located along Broughton Street and an approximate 4,000 square foot building located along Broad Street. The larger property building is configured to include seven (7) tenant/suites and a large warehouse. The tenant suites and warehouse were vacant/unoccupied at the time of site reconnaissance. The smaller property building is located on the southwest portion of the subject property and appears to serve as a church. LBP testing was completed by properly licensed personnel on the exterior and interior of both property buildings.

The LBP testing was performed by Mr. James Pease, an EPA Certified Risk Assessor, using an x-ray fluorescence (XRF) analyzer. The XRF testing was performed using a SciApps XRF Analyzer Model #X-550 (Serial #01033) to measure the lead content of select exterior and interior painted surfaces. Collectively, ninety-eight (98) XRF readings were recorded during the testing procedures, to include instrument standardization and calibration checks that were performed at the beginning and end of the testing activities. All calibration readings were within acceptable limits. The XRF readings were evaluated against the below referenced standards. Based on facility location, the more stringent State/South Carolina standard was applied for this project.

- South Carolina Department of Environmental Service (SCDES) regulations specify a positive determination of lead paint when the lead content is equal to or greater than 0.7 milligrams of lead per square centimeter (mg/cm²) of painted surface when measured by XRF.

- United States Department of Housing and Urban Development (HUD) Guidelines which specify a positive determination of lead paint exists with an XRF reading greater than or equal to 1.0 mg/cm².

In order to establish a consistent orientation during the XRF testing procedures, the main entrance to each building was identified as SIDE A. The remaining three sides were identified as SIDE B, SIDE C, and SIDE D, respectively, proceeding clockwise around the building. For the office/warehouse building, SIDE A is located along Broughton Street. For the church building, SIDE A fronts Broad Street. This label identification system was also applied to the interior rooms within the buildings (i.e., within each room, the wall parallel to SIDE A was identified as WALL A). This orientation system is illustrated on Figure 1 (office/warehouse) and Figure 2 (church) which are provided in **Appendix A**. The results of the LBP testing are summarized below by structure:

1) OFFICE/WAREHOUSE BUILDING (1505 BROUGHTON STREET)

Seventy-two (72) XRF readings were recorded during the testing activities at the office/warehouse building. A tabular summary of the XRF results with corresponding testing locations is provided in **Appendix B**. Four (4) positive XRF readings were detected. Two (2) work bay doors are located on Side C. The wood frame/casing around both bay doors tested positive. Positive readings were also detected on the door frame to a storage room on Side A and on an exterior traffic post located on Side B. All similarly painted traffic posts should be presumed positive for lead. Photographs of building components which tested positive for lead are provided in **Appendix A**.

2) CHURCH BUILDING (164 BROAD STREET)

Twenty-three (23) XRF readings were recorded during the testing activities at the church building. A tabular summary of the XRF results with corresponding testing locations is provided in **Appendix B**. One (1) positive XRF reading was detected at the church building on a relic wooden furring strip located on Side A of the church foyer (Photograph 9, Appendix A).

LIMITATIONS & ASSUMPTIONS

Painted roof components of both buildings and ceiling trusses within the warehouse were not safely accessible without the use of mechanical lift equipment. These components should be presumed positive for lead until such time as XRF or paint chip testing is performed.

CLOSING

Copies of firm and personnel licenses are provided in **Appendix C**. We appreciate your selection of JPEG project. Mr. Pease can be reached directly at (843) 345-4765 with any questions.

Sincerely,

J. N. PEASE ENVIRONMENTAL GROUP, LLC

James N. Pease, IV

James N. Pease, REM #10923

President/Registered Environmental Manager

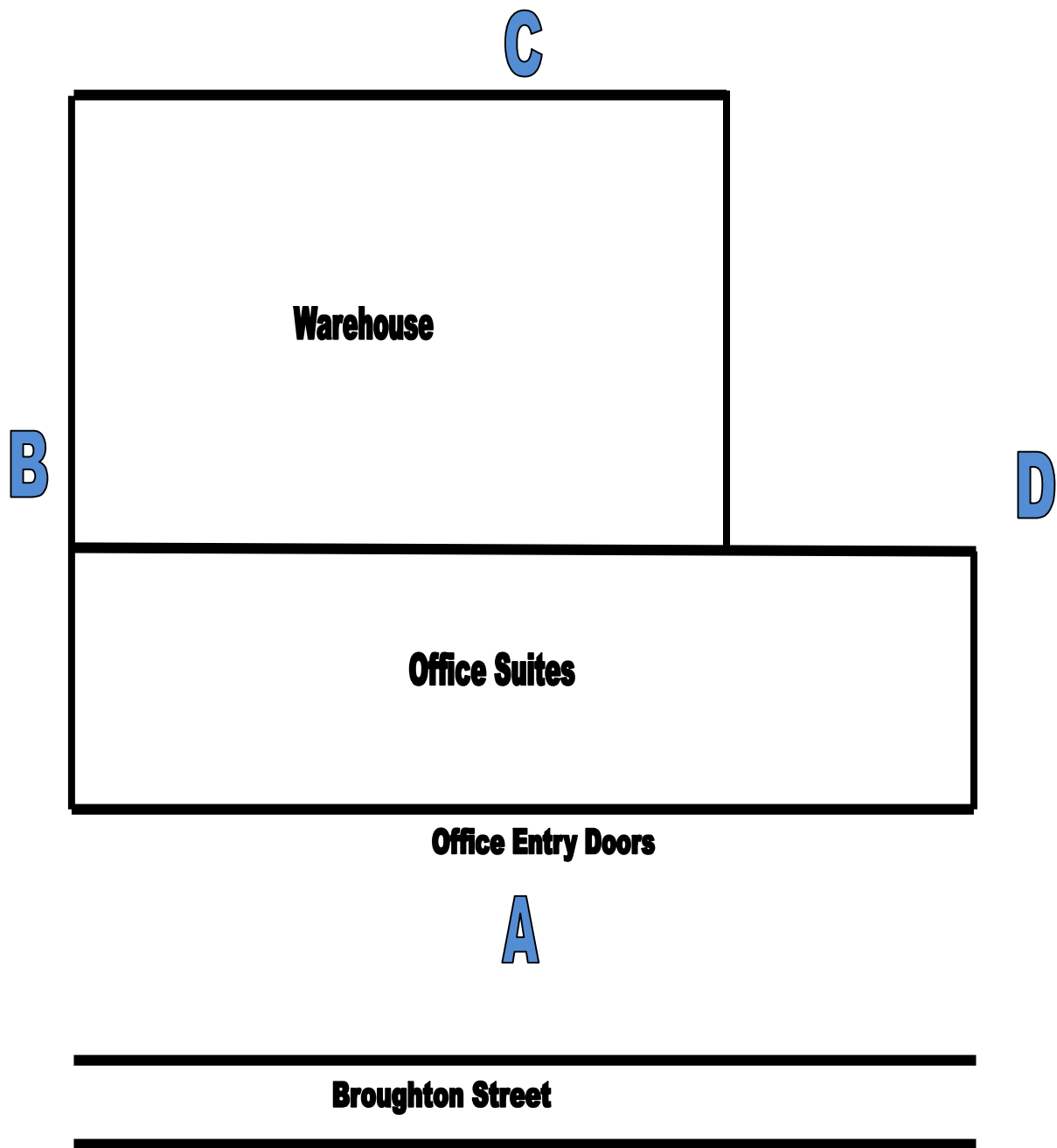
Risk Assessor #LBP-R-7570-3



Attachments: Appendix A – Figures & Photographs
Appendix B – XRF Results
Appendix C – Firm & Personnel Licenses

APPENDIX A

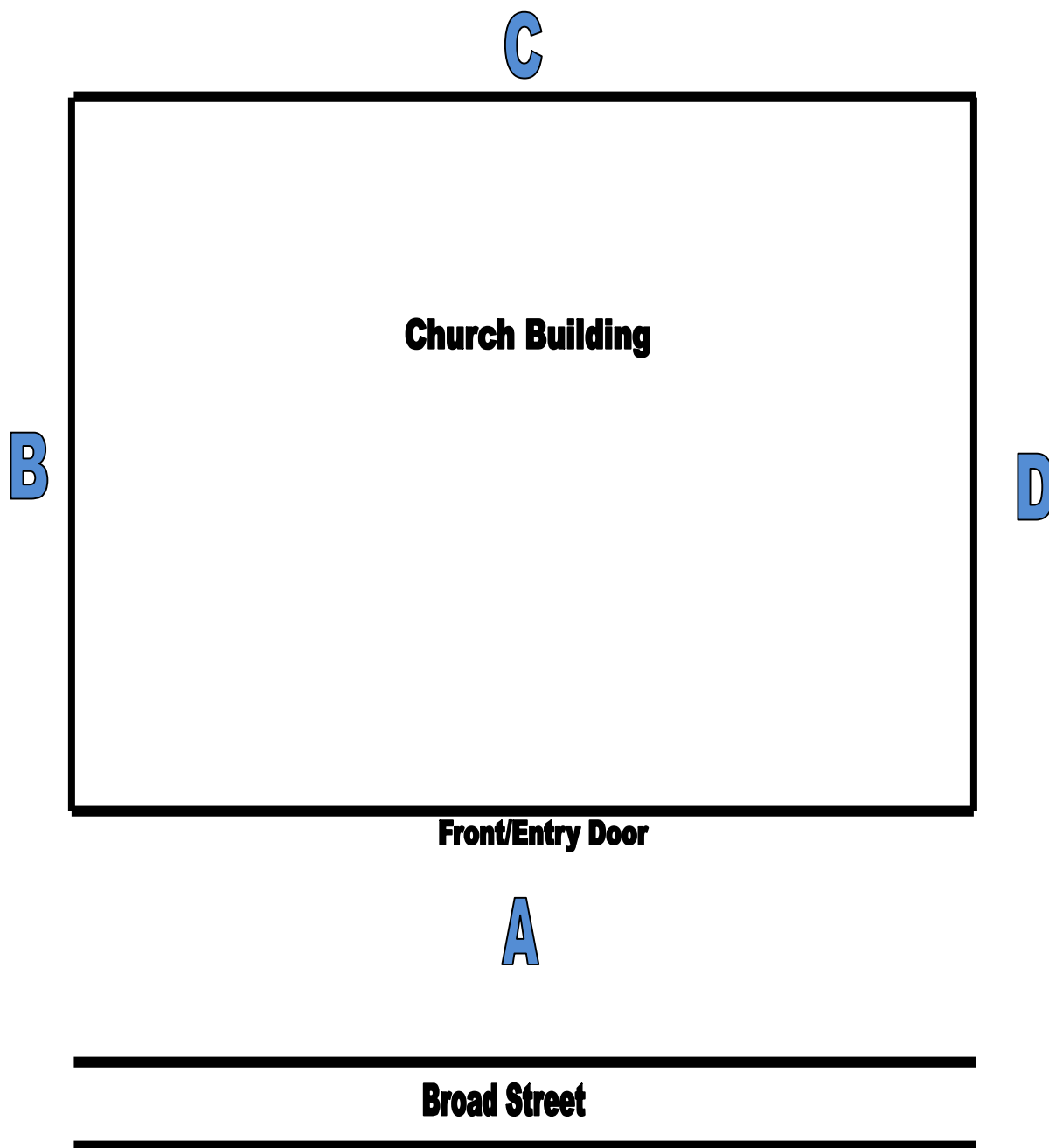
FIGURES & PHOTOGRAPHS



1505 Broughton Street
Orangeburg, South Carolina



FIGURE 1
Site Orientation Map



164 Broad Street
Orangeburg, South Carolina



FIGURE 2
Site Orientation Map

Prepared by: JP Date: 04/2026

Project No. 3615-26



Photo 1: View depicts office/warehouse building at 1505 Broughton Street (Side A).



Photo 2: Positive XRF reading on framing of warehouse bay door (Side C).



Photo 3: Positive XRF reading on framing of bay door to office/tenant suite (Side C).



Photo 4: Positive XRF reading on white-painted door frame of storage room (Side A).



Photo 5: Positive XRF reading front right traffic post (Side B).



Photo 6: View of example steel trusses within warehouse (portions painted).



Photo 7: View of church building located at 164 Broad Street (Side A; main entrance).

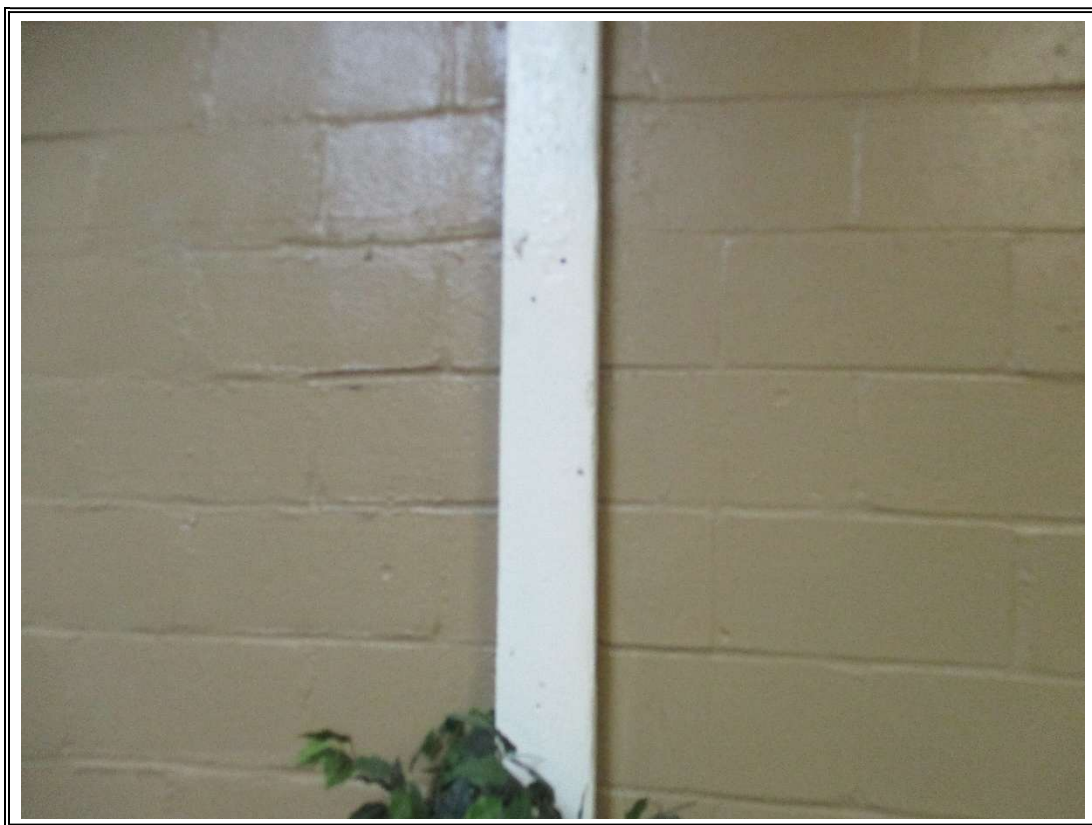


Photo 8: Positive XRF reading on white-painted furring strip (Side A).

APPENDIX B

XRF RESULTS

XRF DATA SUMMARY FOR LEAD-BASED PAINT TESTING

TMS#0152-16-18-001.000 (Shady Grove)
1505 BROUGHTON STREET & 164 BROAD STREET
ORANGEBURG, SOUTH CAROLINA
JPEG Project #3615-26

(Shady Grove)

Reading #	Concentration (mg/cm ²)	Result	Room	Wall/ Side	Component	Color	Substrate
1	1	Calibration	Instrument Standardization				
2	1	Calibration	Pre-Inspection Calibration Check (Pass)				
3	1.1	Calibration	Calibration Check (Pass)				
4	1	Calibration	Calibration Check (Pass)				
5	0	Negative	Exterior	A	Door 1 of 8, door	Black	Metal
6	0	Negative	Exterior	A	Door 1 of 8, frame	Black	Metal
7	0	Negative	Exterior	A	Window 1 of 24, frame	Black	Metal
8	0	Negative	Exterior	A	Awning 1 of 7	Black	Wood
9	0	Negative	Exterior	A	Awning 1 of 7, roof	Black	Metal
10	0	Negative	Exterior	A	Window 3 of 24, frame	Black	Wood
11	0	Negative	Exterior	A	Door 5 of 8, door (Storage Room)	Black	Metal Plate
12	0	Negative	Exterior	A	Door 5 of 8, frame	Black	Wood
13	0	Negative	Storage Room	A	Interior wall (D)	Light Green	Drywall
14	1.3	Positive	Storage Room	A	Inner door frame	White	Wood
15	0.2	Negative	Storage Room	A	Interior wall (B)	Light Green	Concrete
16	0.2	Negative	Exterior	A	Window 24 of 24, sill	Black	Wood
17	0	Negative	Exterior	B	Siding	Gray	Brick
18	0	Negative	Exterior	B	Boarded window 6 of 10	White	Wood
19	0	Negative	Exterior	B	Door 1 of 2, door	Black	Wood
20	0	Negative	Exterior	B	Door 1 of 2, frame	Black	Wood
21	0	Negative	Exterior	B	Door 2 of 2, door	White	Wood
22	0	Negative	Exterior	B	Door 2 of 2, frame	White	Wood
23	1.2	Positive	Exterior	B	Traffic Post (1 of 4)	White	Metal
24	0	Negative	Exterior	C	Boarded window 2 of 2	White	Wood
25	1.4	Positive	Exterior	C	Bay Door, frame	White	Wood
26	0.1	Negative	Exterior	C	Garage Door (D/C corner)	Gray	Metal
27	0	Negative	Exterior	D	Garage Door, siding	Gray	Wood
28	0	Negative	Exterior	D	Siding	Gray	Brick
29	0	Negative	Exterior	D	Boarded window 2 of 2	Gray	Brick
30	0	Negative	Exterior	D	Window 2 of 2, frame	Gray	Wood
31	0	Negative	Exterior	D	Window 2 of 2, sill	Gray	Wood
32	0	Negative	Exterior	D	Door 1 of 1, door	Black	Metal Plate
33	0	Negative	Exterior	D	Door 1 of 1, frame	Gray	Wood
34	0	Negative	Exterior	D	Door 1 of 1, header	Green	Wood
BUILDING INTERIOR (OFFICE/TENANT SUITES)							
35	0.1	Negative	Interior (1505)	B	Wall	White	Brick
36	0	Negative	Interior (1505)	C	Wall	White	Drywall
37	0	Negative	Interior (1505)	C	Baseboard	White	Wood
38	0	Negative	Interior (1505)	C	Restroom, door	White	Wood
39	0	Negative	Interior (1505)	C	Restroom, door frame	White	Wood
40	0	Negative	Interior (1517)	A	Wall	White	Drywall
41	0	Negative	Interior (1517)	A	Window 2 of 2, frame	White	Wood
42	0	Negative	Interior (1517)	C	Stair wall panel	Brown	Wood

(Shady Grove)

Reading #	Concentration (mg/cm ²)	Result	Room	Wall/ Side	Component	Color	Substrate
43	0.2	Negative	Interior (1517)	C	Stairs, newel post	Brown	Wood
44	0.4	Negative	Interior (1517)	C	Stairs, stringer	Brown	Wood
45	0	Negative	Interior (1517)	A	Level 2 - kitchen wall	White	Drywall
46	0	Negative	Interior (1517)	A	Level 2 - kitchen baseboard	White	Wood
47	0.1	Negative	Interior (1517)	C	Level 2 - kitchen upper cabinet	White	Wood
48	0	Negative	Interior (1517)	--	Ceiling	White	Texture
49	0.1	Negative	Interior (EDLT)	B	Wall	White	Brick
50	0	Negative	Interior (EDLT)	D	Cased opening	White	Wood
51	0	Negative	Interior (EDLT)	D	Threshold	White	Wood
52	0.1	Negative	Interior (1531-45)	--	Entry hall floor	Gray	Concrete
53	0	Negative	Interior (1531-45)	D	Entry hall, wall	White	Drywall
54	0	Negative	Interior (1531-45)	C	Front office, wall	White	Drywall
55	0	Negative	Interior (1531-45)	C	Front office, step to restroom	White	Wood
56	0	Negative	Interior (1531-45)	A	Back office, door	Black	Metal Plate
57	0	Negative	Interior (1531-45)	A	Back office, door frame	White	Metal
58	0	Negative	Interior (1553)	A	Front room, wall	White	Drywall
59	0	Negative	Interior (1553)	A	Front room, window sill	White	Wood
60	0	Negative	Interior (1553)	D	Back room, wall	White	Drywall
61	0	Negative	Interior (1553)	--	Back room, floor	Gray	Concrete
62	0.2	Negative	Interior (1553)	--	Interior column	White	Wood
63	6.6	Positive	Interior (1553)	C	Exterior Bay door, casing/frame	White	Wood
64	0	Negative	Interior (1553)	C	Exterior Bay door	White	Metal
65	0	Negative	Interior (1553)	C	Exterior, support column 2 of 5	Silver	Metal
BUILDING INTERIOR (WAREHOUSE)							
66	0	Negative	Warehouse	A	Wall	White	Brick
67	0.1	Negative	Warehouse	B	Wall	White	Brick
68	0	Negative	Warehouse	B	Window 2 of 4, security bars	Black	Metal
69	0	Negative	Warehouse	C	Wall	White	Drywall
70	0.1	Negative	Warehouse	--	Floor	Gray	Concrete
71	0	Negative	Warehouse	D	Door 1 of 2, metal	White	Metal Plate
72	0	Negative	Warehouse	D	Wall	White	Brick
73	1.1	Calibration	Post-Inspection Calibration Check (Pass)				
74	0.9	Calibration	Calibration Check (Pass)				
75	0.9	Calibration	Calibration Check (Pass)				
CHURCH BUILDING (164 BROAD STREET)							
76	0	Negative	Exterior	A	Siding	White	Concrete
77	0	Negative	Exterior	A	Window 1 of 2, sash	White	Wood
78	0	Negative	Exterior	A	Window 1 of 2, sill	White	Brick
79	0	Negative	Exterior	A	Door 2 of 2, door	White	Wood
80	0	Negative	Exterior	A	Door 2 of 2, frame	White	Wood
81	0	Negative	Exterior	A	Chimney	White	Brick
82	0	Negative	Exterior	C	Bay Door	White	Metak
83	0	Negative	Exterior	C	Bay Door, frame	White	Wood
84	0	Negative	Exterior	C	Foundation	White	Brick
85	0	Negative	Exterior	C	Siding	White	Concrete
86	0	Negative	Exterior	D	Siding	White	Concrete
87	0	Negative	Exterior	D	Foundation	White	Brick
88	0	Negative	Foyer	A	Wall	Brown	Concrete
89	0	Negative	Foyer	A	Door 2 of 2, casing/trim	White	Wood
90	1.9	Positive	Foyer	A	Relic furring strip	White	Wood
91	0	Negative	Foyer	B	Column 1 of 1	White	Brick

(Shady Grove)

Reading #	Concentration (mg/cm ²)	Result	Room	Wall/ Side	Component	Color	Substrate
92	0	Negative	Sanctuary	B	Wall	Green	Concrete
93	0	Negative	Sanctuary	B	Column 2 of 3	White	Brick
94	0	Negative	Sanctuary	C	Wall	Purple	Concrete
95	0.5	Negative	Sanctuary	C	Relic wood column/strip	Purple	Wood
96	1.0	Calibration	Post-Inspection Calibration Check (Pass)				
97	0.9	Calibration	Calibration Check (Pass)				
98	1.0	Calibration	Calibration Check (Pass)				

Notes: 1. XRF testing performed on April 20, 2026.

2. XRF readings by SciApps XRF Analyzer Model #X-550; Serial No. 01033.

3. SCDES Action Level = 0.7 milligrams per centimeter square as determined by XRF.

4. HUD Action Level = 1.0 milligrams per centimeter square as determined by XRF.

APPENDIX C

FIRM LICENSE & PERSONNEL CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



J.N. Pease Environmental Group

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires January 02, 2028

NAT-1144-3

Certification #

February 05, 2019

Issued On



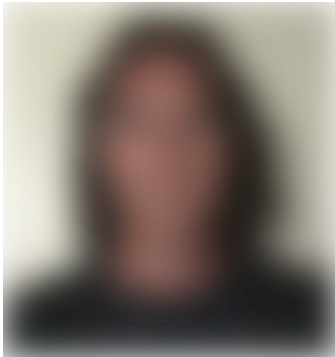
A handwritten signature in black ink, appearing to read "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

United States Environmental Protection Agency

This is to certify that



James Pease

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires August 31, 2026

LBP-R-7570-3

Certification #

July 31, 2023

Issued On



A handwritten signature in black ink, likely belonging to Adrienne Priselac, positioned above her name and title.

Adrienne Priselac, Manager, Toxics Office

Land Division