



Tacony Academy Charter School
1330 Rhawn Street
Philadelphia, Pennsylvania

Lead-Based Paint Assessment

JULY 17, 2020

PREPARED FOR:

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VERTEX Project No: 64168

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1.0 EXECUTIVE SUMMARY

The Vertex Companies, Inc. (VERTEX) was retained by American Paradigm Schools (Client) to perform lead-based paint inspection prior to renovations within the Tacony Academy Charter School located at 1330 Rhawn Street in Philadelphia, Pennsylvania (“the site”).

The scope of services included a lead-based paint (LBP) inspection. Onsite services were conducted on June 1, 2020 and June 2, 2020.

Section 3.0 discusses the findings of the Lead-Based Paint Inspection. Where accessible, original painted components were evaluated and tested. Painted surfaces were analyzed for lead using an X-Ray Fluorescence (XRF) Spectrometer device manufactured by Thermo Scientific-NITON. Inspection services were performed on June 1, 2020 and June 2, 2020 by Commonwealth of Pennsylvania/City of Philadelphia Licensed Lead Risk Assessor James Mongan.

2.0 LIMITATIONS/CERTIFICATION OF RESULTS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

Professional opinions presented in this report are based on information made available to VERTEX either by review of data provided by others or data obtained by VERTEX personnel.

The information included in this report contains observations made during VERTEX’s site visit on June 1, 2020 and June 2, 2020. Should additional information become available which would affect the status of this report, we reserve the right to amend our opinions and professional judgments.

This report is intended for the sole use of American Paradigm Schools. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user.

3.0 LEAD-BASED PAINT SAMPLING

Where accessible, original painted components were evaluated and tested for lead. Painted surfaces were analyzed for lead using an X-Ray Fluorescence (XRF) Spectrometer device manufactured by Thermo Scientific-NITON. Inspection services were performed on June 1, 2020 and June 2, 2020 by Commonwealth of Pennsylvania/City of Philadelphia Licensed Lead Risk Assessor James Mongan.

The U.S. Department of Housing and Urban Development (HUD) considers 1.0 milligrams of lead per square centimeter of painted surface, or greater, to be lead-based paint (≥ 1.0 mg/cm²). However, the City of Philadelphia Department of Health Standard for lead-based paint by XRF measurement is ≥ 0.7 mg/cm².

Lead-based painted components and lead containing components do not have to be removed prior to demolition or renovation activity. However, any contractor performing this type of work must be notified of the material(s) and employ lead safe work practices as defined in the EPAs Renovation, Repair and Painting Program Final Rule – 40 CFR Part 745 (RRP Rule). Furthermore, exposure monitoring may be required based on OSHA regulations. In addition, the demolition/renovation contractor will be required to perform TCLP testing for proper waste streaming and disposal of generated waste.

3.1 FINDINGS AND RECOMMENDATIONS

Based upon inspection findings, lead-based paint was detected at the site. Results indicate that the following lead-based painted components were identified:

Location	Color / Substrate / Component	Surface / Condition	Recommendation
Room 112	Blue Metal Trim	A-Wall / Intact	OSHA
Room 114	Blue Metal Trim	A-Wall / Intact	OSHA
Room 130	Blue Metal Trim	A-Wall / Intact	OSHA

HR: Hazard Reduction

AR: Abatement Replacement

A ENCP: Abatement Encapsulation

CA: Complete Abatement

OSHA: Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods, as spelled out under the OSHA's 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne.

Various components were identified as lead containing (> 0.0 mg/cm² - < 0.7 mg/cm²).

Additional documentation can be found in the attached inspection report.

Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods, as spelled out under the OSHA's 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne. The emphasis on controlling lead dust derives from the conclusion that lead dust appears to be the primary route of exposure to lead, especially of low-level exposure.

APPENDIX A
LEAD-BASED PAINT INSPECTION TABLE

Tacony Academy Charter School
 1330 Rhawn Street
 Philadelphia, Pennsylvania
 VERTEX Project No. 64128

Reading No	Time	Units	Component	Substrate	Side	Condition	Color	Site	Inspector	Floor	Room	Misc 1	Results	Action Level	PbC
1945	6/1/2020 8:03	mg / cm ^2										TACONY CHARTER	Positive	0.7	0.9
1946	6/1/2020 8:03	mg / cm ^2										TACONY CHARTER	Positive	0.7	1.2
1947	6/1/2020 8:04	mg / cm ^2										TACONY CHARTER	Positive	0.7	1
1948	6/1/2020 8:12	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	REAR VESTIBULE	TACONY CHARTER	Negative	0.7	0
1949	6/1/2020 8:12	mg / cm ^2	WINDOW	METAL	A	INTACT	YELLOW	1330 RHAWN ST.	J MONGAN	FIRST	REAR VESTIBULE	TACONY CHARTER	Negative	0.7	0.15
1950	6/1/2020 8:13	mg / cm ^2	WALL	CONCRETE	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR VESTIBULE	TACONY CHARTER	Negative	0.7	0
1951	6/1/2020 8:14	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR VESTIBULE	TACONY CHARTER	Negative	0.7	0
1952	6/1/2020 8:15	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR LOBBY	TACONY CHARTER	Negative	0.7	0
1953	6/1/2020 8:16	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR LOBBY	TACONY CHARTER	Negative	0.7	0
1954	6/1/2020 8:16	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR LOBBY	TACONY CHARTER	Negative	0.7	0
1955	6/1/2020 8:17	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	REAR LOBBY	TACONY CHARTER	Negative	0.7	0
1956	6/1/2020 8:18	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1957	6/1/2020 8:19	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0.01
1958	6/1/2020 8:19	mg / cm ^2	WALL	CONCRETE	A	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1959	6/1/2020 8:20	mg / cm ^2	WALL	CONCRETE	A	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1960	6/1/2020 8:21	mg / cm ^2	WALL	CONCRETE	C	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1961	6/1/2020 8:21	mg / cm ^2	WALL	CONCRETE	D	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1962	6/1/2020 8:23	mg / cm ^2	RAILING	METAL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	GYM	TACONY CHARTER	Negative	0.7	0
1963	6/1/2020 8:24	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0.01
1964	6/1/2020 8:24	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0
1965	6/1/2020 8:25	mg / cm ^2	WALL	CONCRETE	A	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0
1966	6/1/2020 8:25	mg / cm ^2	WALL	CONCRETE	B	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0
1967	6/1/2020 8:25	mg / cm ^2	WALL	CONCRETE	C	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0
1968	6/1/2020 8:26	mg / cm ^2	WALL	CONCRETE	D	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	GYM SUPPLIES	TACONY CHARTER	Negative	0.7	0
1969	6/1/2020 8:28	mg / cm ^2	COLUMN	METAL	B	INTACT	BLACK	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1970	6/1/2020 8:29	mg / cm ^2	WALL	CONCRETE	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1971	6/1/2020 8:29	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1972	6/1/2020 8:30	mg / cm ^2	WALL	CONCRETE	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1973	6/1/2020 8:30	mg / cm ^2	WALL	CONCRETE	D	INTACT	BLACK	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1974	6/1/2020 8:32	mg / cm ^2	FLOOR	WOOD	RIGHT	INTACT	BLACK	1330 RHAWN ST.	J MONGAN	FIRST	STAGE	TACONY CHARTER	Negative	0.7	0
1975	6/1/2020 8:34	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1976	6/1/2020 8:34	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1977	6/1/2020 8:35	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1978	6/1/2020 8:35	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1979	6/1/2020 8:35	mg / cm ^2	WALL	DRYWALL	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1980	6/1/2020 8:36	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 172	TACONY CHARTER	Negative	0.7	0
1981	6/1/2020 8:37	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1982	6/1/2020 8:38	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1983	6/1/2020 8:38	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1984	6/1/2020 8:39	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1985	6/1/2020 8:39	mg / cm ^2	WALL	DRYWALL	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1986	6/1/2020 8:39	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM BOYS	TACONY CHARTER	Negative	0.7	0
1987	6/1/2020 8:40	mg / cm ^2	DOOR	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1988	6/1/2020 8:40	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1989	6/1/2020 8:41	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1990	6/1/2020 8:41	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1991	6/1/2020 8:41	mg / cm ^2	WALL	DRYWALL	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1992	6/1/2020 8:42	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	BATHROOM GIRLS	TACONY CHARTER	Negative	0.7	0
1993	6/1/2020 8:44	mg / cm ^2	DOOR	WOOD	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1994	6/1/2020 8:44	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1995	6/1/2020 8:45	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1996	6/1/2020 8:45	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1997	6/1/2020 8:45	mg / cm ^2	WALL	DRYWALL	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1998	6/1/2020 8:46	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
1999	6/1/2020 8:46	mg / cm ^2	LOCKER	METAL	C	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS GIRLS	TACONY CHARTER	Negative	0.7	0
2000	6/1/2020 8:47	mg / cm ^2	DOOR	WOOD	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0
2001	6/1/2020 8:48	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0.01
2002	6/1/2020 8:48	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0
2003	6/1/2020 8:49	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0
2004	6/1/2020 8:49	mg / cm ^2	WALL	DRYWALL	C	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0
2005	6/1/2020 8:49	mg / cm ^2	WALL	CONCRETE	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	LOCKERS BOYS	TACONY CHARTER	Negative	0.7	0
2006	6/1/2020 8:52	mg / cm ^2	DOOR	WOOD	A	INTACT	BROWN	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2007	6/1/2020 8:52	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2008	6/1/2020 8:53	mg / cm ^2	WINDOW	WOOD	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2009	6/1/2020 8:53	mg / cm ^2	WALL	DRYWALL	A	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2010	6/1/2020 8:53	mg / cm ^2	WALL	DRYWALL	B	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2011	6/1/2020 8:54	mg / cm ^2	WALL	DRYWALL	C	INTACT	YELLOW	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2012	6/1/2020 8:54	mg / cm ^2	WALL	DRYWALL	D	INTACT	WHITE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 166	TACONY CHARTER	Negative	0.7	0
2013	6/1/2020 9:06	mg / cm ^2	DOOR	WOOD	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0.02
2014	6/1/2020 9:06	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2015	6/1/2020 9:07	mg / cm ^2	WINDOW	WOOD	A	INTACT	YELLOW	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2016	6/1/2020 9:08	mg / cm ^2	WALL	DRYWALL	A	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2017	6/1/2020 9:08	mg / cm ^2	WALL	DRYWALL	B	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2018	6/1/2020 9:08	mg / cm ^2	WALL	DRYWALL	C	INTACT	YELLOW	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2019	6/1/2020 9:08	mg / cm ^2	WALL	DRYWALL	D	INTACT	TAN	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 165	TACONY CHARTER	Negative	0.7	0
2020	6/1/2020 9:11	mg / cm ^2	DOOR	WOOD	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 164	TACONY CHARTER	Negative	0.7	0
2021	6/1/2020 9:11	mg / cm ^2	TRIM	METAL	A	INTACT	BLUE	1330 RHAWN ST.	J MONGAN	FIRST	ROOM 164	TACONY CHARTER	Negative	0.7	0
2022	6/1/2020 9:11	mg / cm ^2	WINDOW	WOOD	C	INTACT	YELLOW</								

2478	6/2/2020 9:36	mg / cm ^2; WALL	CONCRETE A	INTACT	TAN	TACONY CHARTER	J MONGAN	FIRST	ROOM 110	1330 RHAWN ST	Negative	0.7	0
2479	6/2/2020 9:36	mg / cm ^2; WALL	CONCRETE B	INTACT	TAN	TACONY CHARTER	J MONGAN	FIRST	ROOM 110	1330 RHAWN ST	Negative	0.7	0
2480	6/2/2020 9:37	mg / cm ^2; WALL	CONCRETE C	INTACT	YELLOW	TACONY CHARTER	J MONGAN	FIRST	ROOM 110	1330 RHAWN ST	Negative	0.7	0
2481	6/2/2020 9:37	mg / cm ^2; WALL	CONCRETE D	INTACT	TAN	TACONY CHARTER	J MONGAN	FIRST	ROOM 110	1330 RHAWN ST	Negative	0.7	0
2482	6/2/2020 9:48	mg / cm ^2	CALIBRATE			TACONY CHARTER	J MONGAN			1330 RHAWN ST	Positive	0.7	1
2483	6/2/2020 9:48	mg / cm ^2	CALIBRATE			TACONY CHARTER	J MONGAN			1330 RHAWN ST	Positive	0.7	0.9
2484	6/2/2020 9:48	mg / cm ^2	CALIBRATE			TACONY CHARTER	J MONGAN			1330 RHAWN ST	Positive	0.7	1.1