

May 13, 2011

Mr. Carter Terenzini
Town Administrator
Town of Moultonborough
PO Box 139
Moultonborough, NH 03254

Re: Red Hill Fire Tower, Historical Town House & School House
Pre-Construction Lead Paint Screening
RPF File No. 114264

Dear Mr. Terenzini:

On May 3, 2011, RPF Associates, Inc. (RPF) conducted limited pre-construction screening for lead paint at the Red Hill Fire Tower, Historical Town House & School House located in Moultonborough, NH. The lead screening survey was performed on accessible painted surfaces as indicated herein. Below is a summary of findings, discussion of the results and preliminary recommendations for proper management of the identified Lead Paint (LP) building material. Attached to this report are the various data tables, survey methodologies and limitations.

Summary of Findings

Based on the year of construction and extent of renovation conducted over the years, it is reasonable to assume that some lead paint (LP) is present. RPF conducted limited spot testing of paint and low levels of lead were found in various painted surfaces within the buildings.

Discussion of Findings

Based on the type and age of building construction, it is reasonable to assume that various painted surfaces contain some lead. It is not uncommon in buildings such as this and that have had various renovation and upgrades to have both lead containing paint and non lead containing paint. For the purposes of this survey, RPF performed screening of representative painted surfaces within the buildings using an X-Ray Fluorescence Meter which uses X-Rays to non-destructively detect the presence of lead in paint. The results for the paint screening completed during this survey are included in Appendix A. As you can see, low concentrations of lead were detected in various painted surfaces ranging from 0.00 to 23.1 milligrams per square centimeter (mg/cm^2). Based on this limited testing, it should be assumed that other painted surfaces within the buildings may also contain lead.

The State of New Hampshire and the US Department of Housing and Urban Development (HUD) recognize levels of lead in paint detected by an XRF equal to or in excess of $1.0 \text{ mg}/\text{cm}^2$ as hazardous. However, Occupational Safety and Health Administration (OSHA) construction

rules do not specify any "safe" or acceptable levels of lead within LP for the purposes of occupational exposures. Surfaces found to contain 1.0 mg/cm² of lead or greater should be managed in accordance with current NH Department of Health and Human Services rules and guidelines. Although these rules only apply in certain cases, they provide a good basis for managing LP regardless. Finally, State, EPA, and OSHA regulations also cover exposures and waste handling and there are also various guidelines established by HUD and the Center for Disease Control (CDC).

Construction work involving paint found to contain lead must be completed in accordance with OSHA regulations, not limited to the lead standard, 29 CFR 1926.62. Contractors completing work in areas found to contain lead, or where it is reasonable to assume lead may be present, should be notified of the presence (and potential presence) of lead and proper work protocols should be used. Please note that a complete survey of all surfaces within the building was not included as part of the scope of this survey.

Proper waste testing (TCLP for lead) should also be completed prior to disposal of any waste generated in accordance with current EPA requirements. Often times it is recommended that pre-demolition TCLP testing be completed such that waste can be segregated as required during demolition activity. Construction/demolition waste that is found to contain greater or equal to 5.0 milligrams per liter (mg/L) by TCLP analysis must be handled and treated as hazardous waste.

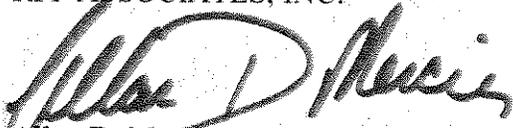
Conclusions

Based on the survey findings, the buildings included in this survey were found to contain LP. Work impacting LP must be performed in accordance with current State and federal standards, including but not limited to safe work practices, engineering controls, proper waste packaging, and proper disposal.

Documentation of current conditions and in-depth hazard assessment is beyond the scope-of-work for this initial survey. With the exception of the specific testing and analysis detailed herein, no other samples of materials, oil, water, ground water, air, or other suspect hazardous materials were collected in the course of this inspection that supports or denies these conclusions. No additional services beyond those explicitly stated herein were performed and none should be inferred or implied. The summary and conclusions are based on reasonably ascertainable information as described in this report. RPF Associates, Inc. makes no guarantees, warranties, or references regarding this property or the condition of the property after the period of this report.

If you have any questions at this time, or if you would like to discuss the project design process, please call our office.

Sincerely,
RPF ASSOCIATES, INC.



Allan D. Mercier
EH&S Consultant

Enclosures:

Appendix A: Data and Analytical Tables

Appendix B: Photographs

Appendix C: Summary of XRF Methodology and Limitations

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APPENDIX A

**TOWN OF MOULTONBOROUGH
Fire Tower**

XRF SURVEY RESULTS

Sample Collected: May 3, 2011

Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1551	North Window sill	Wood	gray	Inside fire tower, north side	3.5	1.8
1552	North Vertical trim	Wood	gray	Inside fire tower, north side	0.6	0.3
1553	North Sash	Wood	gray	Inside fire tower, north side	0.5	0.3
1554	North Top trim	Wood	gray	Inside fire tower north side,	0.27	0.22
1555	Ceiling	Wood	white	Inside fire tower	0.5	0.3
1556	North wall	Wood	white	Inside fire tower	0.02	0.04
1557	East Window trim	Wood	gray	Inside fire tower	0.05	0.11
1560	East quarter round	Wood	white	Inside fire tower	0.01	0.02
1561	Map ceiling	Metal	white	Inside fire tower	0	0.02
1562	South wall	Wood	clear	Inside fire tower	0	0.02
1563	West wall	Wood	clear	Inside fire tower	0	0.02
1564	North wall	Wood	clear	Inside fire tower	0	0.02
1565	floor	Wood	gray	Inside fire tower	0	0.02
1566	floor	Wood	gray	Inside fire tower	0	0.02
1567	South window sill	Wood	gray	Inside fire tower	0.4	0.3
1568	---	---	---	Calibration	1.1	0.1
1569	Northeast window sill	Wood	gray	Outside fire tower	0.14	0.16

Notes:

- Lead based paint as defined by current state of NH lead poisoning prevention regulations, is any paint that contains in excess of 1.0 mg/cm² of lead.
- OSHA does not currently establish a percent lead for lead paint.
- mg/cm² milligrams per centimeter square
- cps means hertz measurement
- Please reference the full report for discussions and additional information and limitations pertaining to these results.

Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1570	North siding cedar shakes	Wood	clear	Outside fire tower	0.03	0.06
1571	South window sill	Wood	gray	Outside fire tower	0.05	0.07
1572	South siding cedar shakes	Wood	gray	Outside fire tower	0.27	0.27
1573	Lookout platform	Metal	Galv.	Outside fire tower	0.13	0.25
1574	Stair railing	Metal	Silver	Outside fire tower	0.01	0.05
1575	Stair railing	Metal	silver	Outside fire tower	0.6	0.3
1576	Framing	Metal	silver	Outside fire tower	5.6	3.5
1577	Framing	Metal	silver	Outside fire tower	3.1	1.8
1578	Framing	Metal	silver	Outside fire tower	2.5	1.3

114264 050311 XRF Table

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**TOWN OF MOULTONBOROUGH
Town House**

XRF SURVEY RESULTS

Sample Collected: May 3, 2011

Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1583	Wood clap board <3'	wood	yellow	exterior	0	0.02
1584	Wood clap board >3'	wood	yellow	exterior	2.6	1.4
1585	Wood clap board <3'	wood	yellow	exterior	0	0.02
1586	Wood clap board >3'	wood	yellow	exterior	1.7	0.7
1587	Wood clap board <3'	wood	yellow	exterior	0	0.02
1588	Wood clap board >3'	wood	yellow	exterior	0	0.02
1590	Wood clap board	wood	yellow	exterior	2.3	1.3
1591	Wood clap board	wood	yellow	exterior	0.01	0.05
1592	Wood clap board >3'	wood	yellow	exterior	2.8	1.7
1593	Wood sill	wood	White	exterior	4.5	3.2
1594	Corner wood trim	wood	White	exterior	0.03	0.1
1595	Corner wood trim > 4'	wood	White	exterior	0	0.02
1596	Corner wood trim > 3'	wood	White	exterior	2.3	1.2
1597	Front exterior door	wood	White	exterior	6	3.5
1598	Front exterior door	wood	White	exterior	9.1	6.9
1599	floor	wood	Gray	interior	0.4	0.3
1600	floor	wood	Gray	interior	1.2	0.2
1601	floor	wood	Gray	interior	2	0.8
1602	East wall	wood	clear	interior	0.02	0.05

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Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1603	North wall	Wood	clear	interior	0.04	0.06
1604	North back door	Wood	White	interior	20.5	14.3
1605	East door trim	Wood	Brown	interior	0.11	0.11
1606	East door trim	Wood	Brown	interior	0	0.02
1607	East chair rail	Wood	Brown	interior	2.5	1.3
1608	Northeast window sash	Wood	Brown	interior	11.6	10.3
1609	Kitchen cabinets	Wood	Brown	interior	0.05	0.08
1610	South wall >4'	Wood	brown	interior	0.02	0.04
1611	South wall chair rail	Wood	brown	interior	2.5	1.3
1612	South wall >4'	Wood	brown	interior	14.5	11.8
1613	South window sash	Wood	brown	interior	15.3	12
1614	South door	Wood	White	interior	0.05	0.08
1615	Interior front door	Wood	White	interior	0.07	0.1
1616	Interior screen door	Wood	White	interior	1.5	0.3
1618	Door trim	Wood	White	interior	2.5	1.5
1619	Front door threshold	Wood	Black	interior	0.16	0.14
1620	Front door threshold	Wood	Black	interior	0.21	0.15

114264 050311 XRF Table

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**TOWN OF MOULTONBOROUGH
Middle Neck School**

XRF SURVEY RESULTS

Sample Collected: May 3, 2011

Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1622	South wall	Wood	Yellow	Exterior	0.8	0.3
1623	South wall	Wood	Yellow	Exterior	0.9	0.2
1624	South wall	Wood	Yellow	Exterior	1.6	0.6
1625	South door trim	Wood	White	Exterior	6.2	3.6
1626	South door trim	Wood	White	Exterior	8.1	6.6
1627	South window trim	Wood	White	Exterior	11.3	7.9
1628	South corner trim	Wood	White	Exterior	2.2	1.1
1629	East window sill	Wood	White	Exterior	1.4	0.3
1630	North siding	Wood	Yellow	Exterior	15.4	12
1631	North window trim	Wood	Red	Exterior	3.2	2
1632	North corner board	Wood	Red	Exterior	1.6	0.6
1633	West wall siding < 1.5'	Wood	Yellow	Exterior	0.3	0.48
1634	West wall siding > 1.5'	Wood	Yellow	Exterior	11.9	10.4
1635	Front door	Wood	Brown	Interior	9.7	8
1636	South window trim	Wood	Brown	Interior	23.1	15.8
1637	South wall	Wood	Brown	Interior	0.03	0.05
1638	South window sill	Wood	Brown	Interior	9.1	7.7
1639	South window sash	Wood	White	Interior	18.4	13.4
1640	West closet door	Wood	Brown	Interior	10.5	9.4

Notes:

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Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)	Range (+/-)
1641	West closet door trim	Wood	Brown	Interior	4.5	3.2
1642	South classroom door trim	Wood	White	Interior	14.8	11.7
1643	South classroom door	Wood	White	Interior	11.4	10
1644	West wall classroom	Wood	Off white	Interior	7.2	5.2
1645	West wall classroom	Wood	Off white	Interior	4.7	3.2
1646	North back door	Wood	Off white	Interior	0	0.02
1647	North back door	Wood	Off white	Interior	0	0.02
1648	North window sill	Wood	white	Interior	0.01	0.03
1649	Classroom floor	Wood	white	Interior	0.02	0.04
1650	Front hallway floor	Wood	white	Interior	0.09	0.19
1651	Front hall Northwall	Wood	white	Interior	0.03	0.07
1652	Hallway door trim to classroom	Wood	white	Interior	18	13.8

114264 050311 XRF Table

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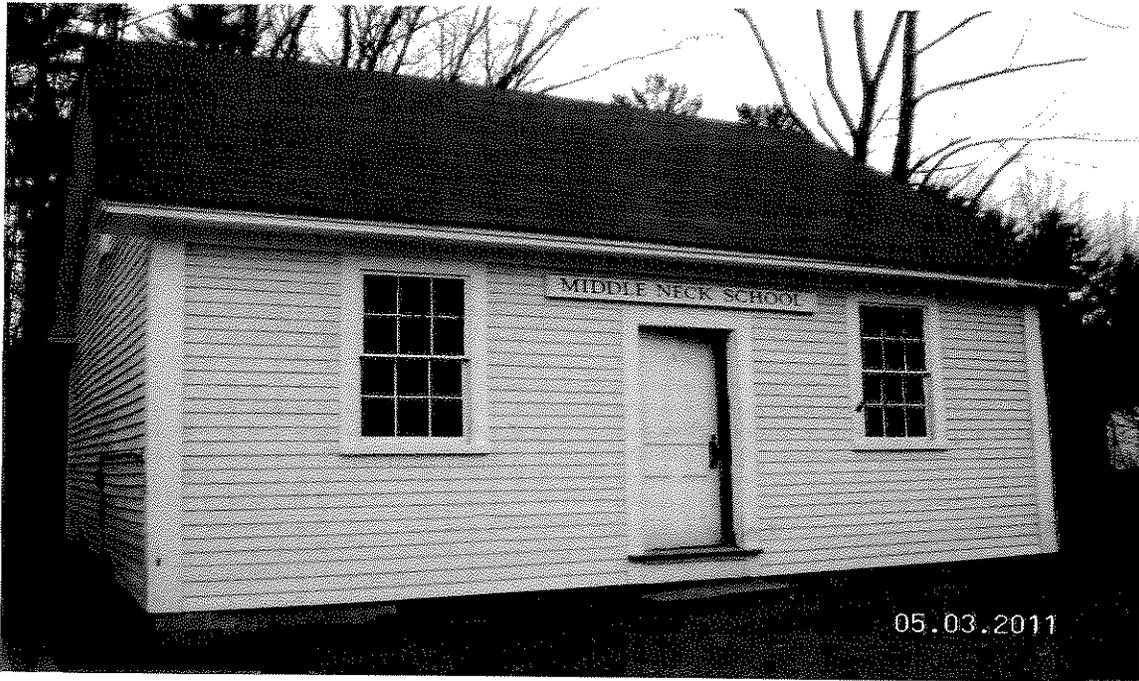
APPENDIX B



Red Hill Fire Tower



Moultonborough Town House



Middle Neck School House



Classroom

APPENDIX C

Summary of Methodology: Lead in Paint Survey

Bulk samples for lead in paint (LP) determinations were collected by scraping lead paint chips from the substrate. The surveyor attempted to sample layers of paint down to the substrate surface at each sample location. Samples were placed into proper sample containers, the containers were then sealed, labeled and shipped with chain of custody to the RPF AIHA accredited vendor laboratory. The samples were analyzed for total lead content using SW 846 3050B - NIOSH Method 7420.

Unless specific TCLP waste characterizations were included in the RPF Scope of Work (SOW), further analysis of waste streams for toxicity characteristics including, but not necessarily limited to lead, may be required prior to disposal of the waste stream. Other toxics may also be present including other heavy metals and PCBs and it may also be necessary to conduct waste characterization for these materials.

Sampling was limited to the specific components as listed in the RPF Report and testing and survey was not completed on every different surface in every room or area in the building. In addition unless otherwise noted in the RPF Report, surface dust, air and soil testing were not conducted during this survey. In order to conduct thorough hazard assessments for lead exposures, representative surface dust testing and air monitoring throughout the building, LBP testing of all surfaces in the building, and representative soil testing in the exterior areas should be completed. This type of testing and analysis was beyond the SOW for the initial survey

The intent of this survey is for lead in construction purposes, not for lead abatement, lead inspections, or lead hazard assessments in residential situations. Specific survey and inspection protocols are required for residential lead-based paint inspections that were not included in the RPF SOW.

RPF followed applicable industry standards for construction related identification in nonresidential settings; however, RPF does not warrant or certify that all lead or other hazardous materials in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to inspect or sample, assumptions regarding the determination of homogenous or like types of paint, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar appearing material. Also reference the Limitations document attached to the report.

LIMITATIONS 0508

1. The observations and conclusions presented in the Report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the RPF Associates, Inc. Scope of Work (SOW) as discussed in the proposal and/or the RPF. The conclusions and recommendations are based on visual observations and testing, limited as indicated in the Report, and were arrived at in accordance with generally accepted standards of industrial hygiene practice and asbestos professionals. The nature of this survey or monitoring service was limited as indicated herein and in the report or letter of findings. Further testing, survey, and analysis is required to provide more definitive results and findings.
2. For site survey work, observations were made of the designated accessible areas of the site as indicated in the Report. While it was the intent of RPF to conduct a survey to the degree indicated, it is important to note that not all suspect ACM material in the designated areas were specifically assessed and visibility was limited, as indicated, due to the presence of furnishings, equipment, solid walls and solid or suspended ceilings throughout the facility and/or other site conditions. Asbestos or hazardous material may have been used and may be present in areas where detection and assessment is difficult until renovation and/or demolition proceeds. Access and observations relating to electrical and mechanical systems within the building were restricted or not feasible to prevent damage to the systems and minimize safety hazards to the survey team.

Although assumptions may have been stated regarding the potential presence of inaccessible or hidden asbestos and other hazardous material, full inspection findings for all asbestos and other hazardous material requires the use of full destructive survey methods to identify possible inaccessible suspect material and this level of survey was not included in the SOW for this project. For preliminary survey work, sampling and analysis as applicable was limited and a full survey throughout the site was not performed. Only the specific areas and /or materials indicated in the report were included in the SOW. This inspection did not include a full hazard assessment survey, full testing or bulk material, or testing to determine current dust concentrations of asbestos in and around the building. Inspection results should not be used for compliance with current EPA and State asbestos in renovation/demolition requirements unless specifically stated as intended for this use in the RPF report and considering the limitations as stated therein and within this limitations document.

Where access to portions of the surveyed area was unavailable or limited, RPF renders no opinion of the condition and assessment of these areas. The survey results only apply to areas specifically accessed by RPF during the survey. Interiors of mechanical equipment and other building or process equipment may also have asbestos and other hazardous material present and were not included in this inspection. For renovation and demolition work, further inspection by qualified personnel will be required during the course of construction activity to identify suspect material not previously documented at the site or in this survey report. Bordering properties were not investigated and comprehensive file review and research was not performed.

For lead in paint, observations were made of the designated accessible areas of the site as indicated in the Report. Limited testing may have been performed only to the extent indicated in the text of the report. In order to conduct thorough hazard assessments for lead exposures, representative surface dust testing, air monitoring and other related testing throughout the building, should be completed. This type of in depth testing and analysis was beyond the scope of services for the initial inspection. For lead surveys with XRF readings, it is recommended that surfaces found to have LBP or trace amount of lead detected with readings of less than 4 mg/cm² be confirmed using laboratory analysis, if more definitive results are required. Substrate corrections were conducted in accordance with the XRF manufacturer guidelines; however, substrate corrections involving destructive sampling or damage to existing surfaces (to minimize XRF read-through) were not completed. In some instances, destructive testing may be required for more accurate results. In addition, depending on the specific thickness of the paint films on different

areas of a building component, differing amounts of wear, and other factors, XRF readings can vary slightly, even on the same building component. Unless otherwise specifically stated in the scope of services and final report, lead testing performed is not intended to comply with NH Admn Rule He-P 1600 or other state and federal regulations pertaining to childhood lead poisoning regulations.

3. Air testing is to be considered a "snap shot" of conditions present on the day of the survey with the understanding that conditions may differ at other times or dates or operational conditions for the facility. Results are also limited based on the specific analytical methods utilized. For phase contrast microscopy (PCM) total airborne fiber testing, more sensitive asbestos-specific analysis using transmission electron microscopy (TEM) can be performed upon request.
4. For asbestos bulk and dust testing, although polarize light microscopy (PLM) is the method currently recognized in State and federal regulations for asbestos identification in bulk samples, some industry studies have found that PLM may not be sensitive enough to detect all of the asbestos fibers in certain nonfriable material, vermiculate type insulation, soils, surface dust, and other materials requiring more sensitive analysis to identify possible asbestos fibers. In the event that more definitive results are requested, RPF recommends that confirmation testing be completed using TEM methods or other analytical methods as may be applicable to the material.
5. For hazardous building material inspection or survey work, RPF followed applicable industry standards; however, RPF does not warrant or certify that all asbestos or other hazardous materials in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due to several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to fully inspect, assumptions regarding the determination of homogenous groups of suspect material, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar material.
6. Full assessments often requires multiple rounds of sampling over a period of time for air, bulk material, surface dust and water. Such comprehensive testing was beyond the scope of RPF services. In addition clearance testing for abatement, as applicable, was based on the visual observations and limited ambient area air testing as indicated in the report and in accordance with applicable state and federal regulations. The potential exists that microscopic surface dust remains with contaminant present even in the event that the clearance testing meets the state and federal requirements. Likewise for building surveys, visual observations are not sufficient alone to detect possible contaminant in settled dust. Unless otherwise specifically indicated in the report, surface dust testing was not included in the scope of the RPF services.
7. For abatement or remediation monitoring services: RPF is not responsible for observations and test for specific periods of work that RPF did not perform full shift monitoring of construction, abatement or remediation activity. In the event that problems occurred or concerns arouse regarding contamination, safety or health hazards during periods RPF was not onsite, RPF is not responsible to provide documentation or assurances regarding conditions, safety, air testing results and other compliance issues. RPF may have provided recommendations to the Client, as needed, pertaining to the Client's Contractor compliance with the technical specifications, schedules, and other project related issues as agreed and based on results of RPF monitoring work. However, actual enforcement, or waiving of, contract provisions and requirements as well as regulatory liabilities shall be the responsibility of Client and Client's Contractor(s). Off-site abatement activities, such as waste transportation and disposal, were not monitored or inspected by RPF.
8. For services limited to clearance testing following abatement or remediation work by other parties: The testing was limited to clearance testing only and as indicated in the report and a site assessment for possible environmental health and safety hazards was not performed as part of the scope of this testing.

Client, or Client's abatement contractor as applicable, was responsible for performing visual inspections of the work area to determine completeness of work prior to air clearance testing by RPF.

9. For site work, including but not limited to air clearance testing services, in which RPF did not provide full site safety and health oversight, abatement design, full shift monitoring of all site activity, RPF expresses no warranties, guarantees or certifications of the abatement work conducted by the Client or other employers at the job site(s), conditions during the work, or regulatory compliance, with the exception of the specific airborne concentrations as indicated by the air clearance test performed by RPF during the conditions present for the clearance testing. Unless otherwise specifically noted in the RPF Report, visual inspections and air clearance testing results apply only to the specific work area and conditions present during the testing. RPF did not perform visual inspections of surfaces not accessible in the work area due to the presence of containment barriers or other obstructions. In these instances, some contamination may be present following RPF clearance testing and such contamination may be exposed during and after removal of the containment barriers or other obstructions following RPF testing services. Client or Client's Contractor is responsible for using appropriate care and inspection to identify potential hazards and to remediate such hazards as necessary to ensure compliance and a safe environment.
10. The survey was limited to the material and/or areas as specifically designated in the report and a site assessment for other possible environmental health and safety hazards or subsurface pollution was not performed as part of the scope of this site inspection. Typically, hazardous building materials such as asbestos, lead paint, PCBs, mercury, refrigerants, hydraulic fluids and other hazardous product and materials may be present in buildings. The survey performed by RPF only addresses the specific items as indicated in the Report.
11. For mold and moisture survey services, RPF services did not include design or remediation of moisture intrusion. Some level of mold will remain at the site regardless of RPF testing and Contractor or Client cleaning efforts. RPF testing associated with mold remediation and assessments is limited and may or may not be representative of other surfaces and locations at the site. Mold growth will occur if moisture intrusion deficiencies have not been fully remedied and if the site or work areas are not maintained in a sufficiently dry state. Porous surfaces in mold contaminated areas which are not removed and disposed of will likely result in future spore release, allergen sources, or mold contamination.
12. Existing reports, drawings, and analytical results provided by the Client to RPF, as applicable, were not verified and, as such, RPF has relied upon the data provided as indicated, and has not conducted an independent evaluation of the reliability of these data.
13. Where sample analyses were conducted by an outside laboratory, RPF has relied upon the data provided, and has not conducted an independent evaluation of the reliability of this data.
14. All hazard communication and notification requirements, as required by U.S. OSHA regulation 29 CFR Part 1926, 29 CFR Part 1910, and other applicable rules and regulations, by and between the Client, general contractors, subcontractors, building occupants, employees and other affected persons were the responsibility of the Client and are not part of the RPF SOW.
15. The applicability of the observations and recommendations presented in this report to other portions of the site was not determined. Many accidents, injuries and exposures and environmental conditions are a result of individual employee/employer actions and behaviors, which will vary from day to day, and with operations being conducted. Changes to the site and work conditions that occur subsequent to the RPF inspection may result in conditions which differ from those present during the survey and presented in the findings of the report.