



ORDER TO CONTROL LEAD HAZARDS

This order is issued under Section 3742.37 of the Ohio Revised Code and Rule 3701-30-09 of the Ohio Administrative Code

Issued To: VB Eight LLC
3500 Park Center Drive
Suite 100
Dayton, OH 45414

Vinebrook Homes LLC
Columbus Portfolio Manager:
Harry Rector
790 Morrison Road
Gahanna, OH 43230

Via Certified Mail 7007 3020 0000 5478 1259

For the property located at: 2670 Berrell Avenue; Columbus, Ohio 43211-1710; Mifflin Township; Tax District #190; Parcel #001179

On September 6 & 13, 2023, lead-based paint testing was performed at 2670 Berrell Avenue, Columbus, Ohio 43211-1710 because a child with lead poisoning was associated with this property.

You have 90 days from the receipt of this order to repair the following hazards. The hazards MUST be repaired by an Ohio licensed lead abatement contractor. You are REQUIRED to deliver a copy of this order to the occupants of each unit under this order.

Lead paint hazards: *The following tables identify each lead-based paint hazard and control options for each hazard.*

Exterior lead-based paint hazards

Lead Hazard (Side/Component)	Abatement Option(s)	Interim Control Option(s)
Side C/window 1 (bathroom) exterior trim	enclosure	paint film stabilization
side C/basement window frame	enclosure; removal and replacement	paint film stabilization
Side C/entry door casing and jamb	enclosure; removal and replacement	no options

Side B/painted wood window unit	removal and replacement	no options
Side B/ window 2 sill (living room)	enclosure; removal and replacement	no options
Side C/soffit area (assumed)	enclosure	
side A attic window unit (assumed)	removal and replacement, enclose trim	
Front porch/painted wood headers	enclosure	paint film stabilization
Front porch/painted wood columns	enclosure	paint film stabilization
Front porch/interior clapboard sided walls	enclosure	paint film stabilization
Front porch/side A screen door casing	removal and replacement	paint film stabilization
Front porch/painted wood window and wall trim	enclosure	paint film stabilization
Garage/overhead door unit (trim and overhead door panels)	removal and replacement	no options
Garage/side D service door slab	removal and replacement	no options
Garage patio canopy/headers	enclosure	paint film stabilization
Garage patio columns	enclosure; removal and replacement	no options
House/side A entry door caing, jamb, threshold	removal and replacement; enclosure	no options

Interior lead-based paint hazards

Lead Hazard (Room/Component)	Abatement Option(s)	Interim Control Option(s)
Living room/side A door casing	removal and replacement	paint film stabilization
Living room/side A window casing and sill		paint film stabilization
Living room/side C door casing and jamb (door to kitchen)	removal and replacement	paint film stabilization
Living room/side D door casing and jamb (door to hallway)*	removal and replacement	paint film stabilization
Basement stairway/door casing and jamb (door from kitchen to stairway)	removal and replacement	no options
Basement stairway/3 stair risers, top flight only	enclosure	no options
Basement stairway/side B window sash**	removal and replacement	no options

*** Same door way identified as the side D living room door**

**** identified as a hazard on the exterior as well.**

Components assumed to be lead-based paint hazard were inaccessible for testing at the time of this assessment but have a similar paint condition and paint history to similar tested components.

Once the lead hazards are fixed by a licensed lead abatement contractor, a final inspection (also known as a "clearance examination") is required. The final inspection MUST be done by an Ohio licensed lead risk assessor.

This lead hazard control order will not be lifted until FRANKLIN COUNTY PUBLIC HEALTH receives and approves the clearance examination report. The report should be faxed to Michael Adair at or emailed to mikeadair@franklincountyohio.gov. Once the report is approved, a *Notice of Compliance* letter will be mailed to you.

******If you do not comply with this lead hazard control order, the FRANKLIN COUNTY PUBLIC HEALTH may issue an Order to Vacate which would prohibit anyone from living in the residence or using it as a child day-care or school. A warning sign would be posted to show the public that the property is unsafe.******

Should you have any questions about this order, please call Michael Adair at 614-525-3017.

Joe Mazzola, MPA

Date

Health Commissioner
Franklin County Public Health

Enclosures

c: File