



Dust wipe Lead Assessment Report

Pursuant to P.L.2021, c.182

1309 ASBURY AVENUE
ASBURY PARK, NJ 07712
UNIT 1A

Lead dust wipes included

Inspected on:

04/01/2025

Inspected by:

Yisroel Yaakov Goldsmith

Certified Lead Inspector/Risk Assessor

License # 041571

P 856.880.lead (5323)
F 856.387.8532
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37 Blossom Drive
Lakewood, NJ 08701



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In this report:

Report Summary

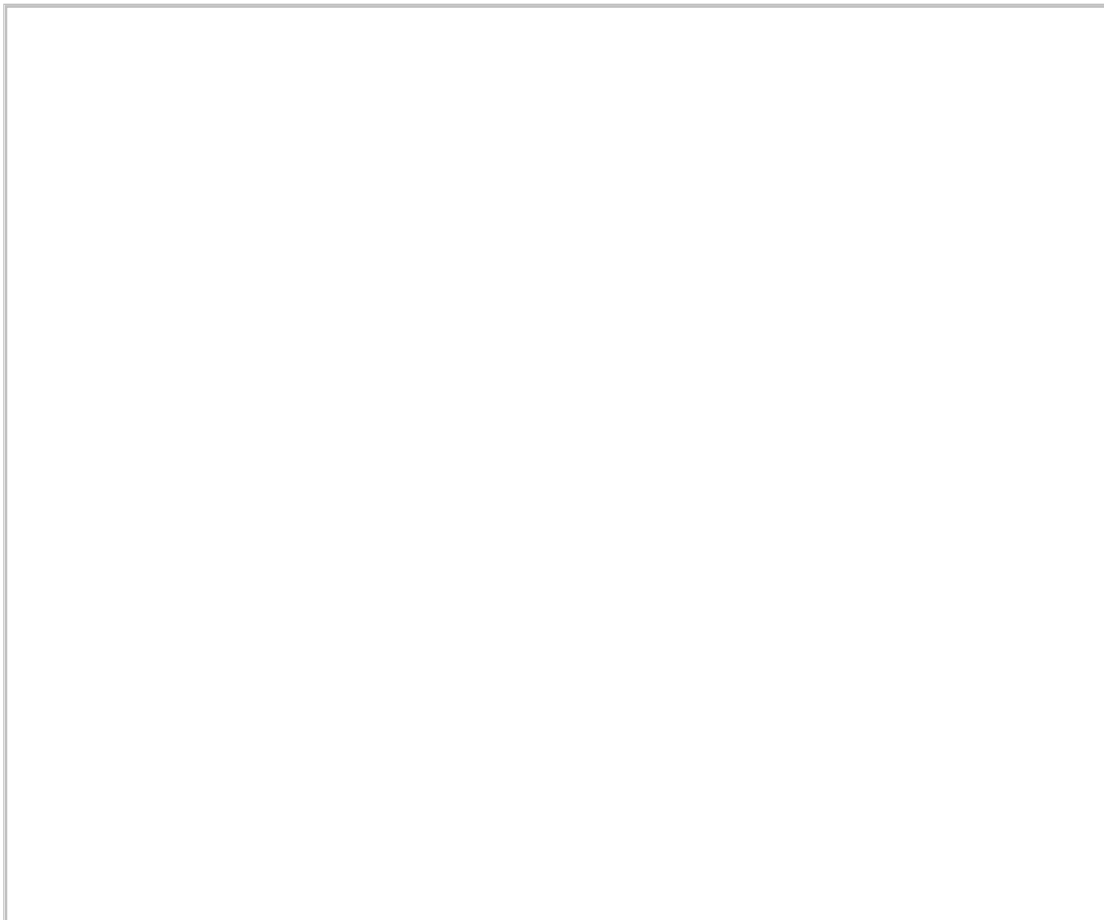
Lead-Safe Certificate

Floor Plan

Maintenance Protocol

Inspectors License

Firm DCA Certification





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LEAD ASSESSMENT REPORT PURSUANT TO NJ P.L.2021, c.182.

General Information

| | |
|-------------------------|--|
| Date of Inspection | 04/01/2025 |
| Inspector Risk Assessor | Yisroel Yaakov Goldsmith |
| Certification | NJ DOHSS Lead Inspector / Risk Assessor |
| Permit Number | 041571 |
| Firm Permit Nubmer | 00757-E |
| Property Address | 1309 ASBURY AVENUE ASBURY PARK, NJ 07712 UN |
| Client's Name | Elyon Equities, Llc |
| Client's Address | 40 Clifton Avenue, Ste201 Lakewood, NJ 08701 |

A Visual and dust wipe Lead Paint Assessment for deteriorated paint was performed at the mentioned address.

Paint condition in this unit appears to be intact and dust wipe results are below the current regulated level. We are issuing the attached Lead-Safe Certificate.

1309 ASBURY AVENUE ASBURY PARK, NJ 0771 Is thus eligible for the Lead-Safe certificate as per NJ P.L. 2021, c.182. On-Going Lead Based Paint Monitoring Requirements:

All Lead painted, or assumed Lead painted Components should be periodically inspected for deteriorating conditions. See attached HUD Schedule.

A handwritten signature in black ink, appearing to be 'Yisroel Yaakov Goldsmith', is written over a horizontal line.

04/03/2025

Lead Inspector/Risk Assessor Date

Regulated lead dust hazard standards
Floors.....<10 ug/ft
Window sills.....<100 ug/ft

Assessment results are a reflection of the conditions as they were on date of assessment only. Any Paint Disturbance or deterioration or construction will necessarily void this Lead Safe status. AJ Environmental Services LLC recommends conducting dust wipe sampling as a precautionary measure, as even if there is no lead present in the paint, it may still be present in other sources.

ENVIRO-PROBE, INC.

6 Hollywood Court, Suite C, 2nd floor
South Plainfield, NJ 07080
732-494-4600 enviroprob@aol.com

LEAD DUST WIPE ANALYSIS REPORT

Client: AJ Environmental Services LLC
37 Blossom Dr
Lakewood NJ 08701

Received Date: 04/02/25
Analyzed Date: 04/02/25
Reported Date: 04/02/25
EPI Case #: 25-1630

Sampling Location: 1309 Asbury Avenue, Unit 1A
Sampled By: Jacob Ausch
Sampling Date: 04/01/25
Sampling Time: na

| Sample Number | Lab ID Number | Sampling Location | Surface Type | Area (LxW) (inches) | | Area (ft ²) | Total Micrograms (ug) | Micrograms per square ft. (ug/ft ²) |
|---------------|---------------|-------------------|--------------|---------------------|----|-------------------------|-----------------------|---|
| 1 | 25-12772 | Kitchen | WS | 2 | 18 | 0.25 | <5.0 | <20 |
| 2 | 25-12773 | Kitchen | Floor | 12 | 12 | 1.00 | <5.0 | <5.0 |
| 3 | 25-12774 | Dining room | WS | 2 | 18 | 0.25 | <5.0 | <20 |
| 4 | 25-12775 | Dining room | Floor | 12 | 12 | 1.00 | <5.0 | <5.0 |
| 5 | 25-12776 | Bedroom 1 | WS | 2 | 18 | 0.25 | <5.0 | <20 |
| 6 | 25-12777 | Bedroom 1 | Floor | 12 | 12 | 1.00 | <5.0 | <5.0 |
| 7 | 25-12778 | Bedroom 2 | WS | 2 | 18 | 0.25 | <5.0 | <20 |
| 8 | 25-12779 | Bedroom 2 | Floor | 12 | 12 | 1.00 | <5.0 | <5.0 |
| 9 | 25-12780 | Bedroom 3 | WS | 2 | 18 | 0.25 | <5.0 | <20 |

Reporting Limit (RL) - 5.0 ug Total Pb.

Samples are not collected by Enviro-Probe. Sample location, description, area, etc. was provided by the client.

Results relate only to the items tested. Sample results are not corrected for blanks. Samples received in good condition, except if noted.

Samples below quantitation limit (RL) are reported with less than sign (<). Test results meet all NELAC and quality control requirements.

This report shall not be reproduced except in full, without the written approval of Enviro-Probe.

Measurements uncertainty can be provided to client upon request.

Method: EPA SW846 7000B ASTM E1644-17

AIHA-LAP # 100247 NYSDOH ELAP # 11404

Analyzed by: VM


Lyudmila Kogan
Technical Director



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FLOOR PLAN

1309 Asbury Avenue,
Asbury Park, NJ unit 1A

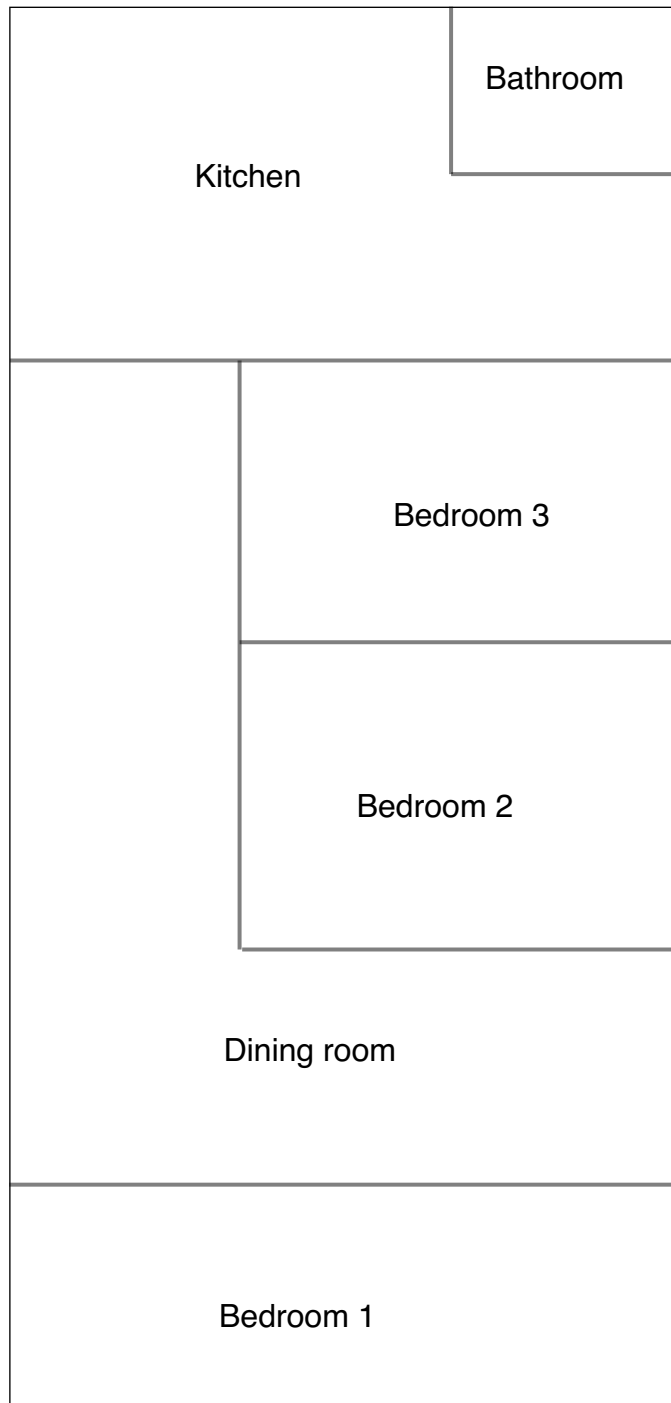


Table 6.1 Standard Reevaluation Schedules

| Schedule | Evaluation Results | Action Taken | Reevaluation Frequency and Duration | Visual Survey (by owner or owner's representative) |
|----------|---|---|---|---|
| 1 | Combination risk assessment/inspection finds no lead-based paint. | None. | None. | None. |
| 2 | No lead-based paint hazards found during risk assessment conducted before hazard control or at clearance (hazards include dust and soil). | None. | 3 Years. | Annually and whenever information indicates a possible problem . |
| 3 | The average of lead-based dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard, but by less than a factor of 10. | <p>A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.</p> <p>B. Treatments specified in section A plus replacement of all windows with lead hazards.</p> <p>C. Abatement of all lead-based paint using encapsulation or enclosure.</p> <p>D. Removal of all lead-based paint.</p> | <p>1 Year, 2 Years.</p> <p>1 Year.</p> <p>None.</p> <p>None.</p> | <p>Same as Schedule 2, except for encapsulants. The first visual survey of encapsulants should be done one month after clearance; the second should be done 6 months later and annually thereafter.</p> <p>Same as Schedule 3 above.</p> <p>None.</p> |
| 4 | The average of lead-based dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard by a factor of 10 or more. | <p>A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to dust removal. This schedule does not include window replacement.</p> <p>B. Treatments specified in section A plus replacement of all windows with lead hazards.</p> <p>C. Abatement of all lead-based paint using encapsulation and enclosure.</p> <p>D. Removal of all lead-based paint.</p> | <p>6 Months, 1 Year, 2 Years.</p> <p>6 Months, 2 Years.</p> <p>None.</p> <p>None.</p> | <p>Same as Schedule 3.</p> <p>Same as Schedule 3.</p> <p>Same as Schedule 3.</p> <p>None.</p> |



Table 6.1 Standard Reevaluation Schedules (continued)

| Schedule | Evaluation Results | Action Taken | Reevaluation Frequency and Duration | Visual Survey (by owner or owner's representative) |
|----------|---|---|-------------------------------------|---|
| 5 | No leaded dust or leaded soil hazards identified, but lead-based paint or lead-based paint hazards are found. | A. Interim controls or mixture of interim controls and a batement (not including window replacement). | 2 Years. | Same as Schedule 3. |
| | | B. Mixture of interim controls and abatement, including window replacement. | 3 Years. | Same as Schedule 3. |
| | | C. Abatement of all lead-based paint <i>hazards</i> , but not all lead-based paint. | 4 Years. | Same as Schedule 3. |
| | | D. Abatement of all lead-based paint using encapsulation or enclosure. | None. | Same as Schedule 3. |
| | | E. Removal of all lead-based paint. | None. | None. |
| 6 | Bare leaded soil exceeds standard, but less than 5,000 µg/g. | Interim controls. | None. | Three months to check new ground cover, then annually to identify new bare spots. |
| 7 | Bare leaded soil greater than or equal to 5,000 µg/g. | Abatement (paving or removal). | None. | None for removal, annually to identify new bare spots or deterioration of paving. |

See notes to table 6.1 on following page.



Notes to Table 6.1:

1. When more than one schedule applies to a dwelling, use the one with the most stringent reevaluation schedule. Do not use the results of a reevaluation for Schedule 2.
2. A lead-based paint hazard includes, but is not limited to, deteriorated lead-based paint and leaded dust and soil above applicable standards. See the Glossary for a more complete definition.
3. The frequency of reevaluations and the interval between reevaluations depends on the findings at each reevaluation and the action taken. For example, a dwelling unit or common area falling under Schedule 3.A would be reevaluated 1 year after clearance. If no lead-based paint hazards are detected at that time, the unit or area would be reevaluated again 2 years after the first reevaluation. If no hazards are found in the second reevaluation, no further reevaluation is necessary, but annual visual monitoring should continue.

If, on the other hand, the unit or common area fails a reevaluation, a new reevaluation schedule should be determined based on the results of the reevaluation and the action taken. For instance, if the reevaluation finds deteriorated lead-based paint but no lead-contaminated dust, and the action taken is paint stabilization, Schedule 5.A would apply, which indicates that the next reevaluation should be in 2 years. If, however, the owner of this same property decides to abate all lead-based paint hazards instead of doing only paint stabilization, the property would move to Schedule 5.C, which calls for reevaluation 4 years from the date of clearance after the hazard abatement.

Following another scenario, suppose a reevaluation of this same dwelling unit or common area finds that the average dust lead levels on sampled window troughs exceeds the applicable standard by a factor of 10 or more, but no other lead-based paint hazards. The owner conducts dust removal. In this case the next reevaluation would be 6 months after clearance followed by another a year later, followed by yet another 2 years later, as indicated by Schedule 4.A.

4. The initial evaluation results determine which reevaluation schedule should be applied. An initial evaluation can be a risk assessment, a risk assessment/ inspection combination, or, if the owner has opted to bypass the initial evaluation and proceed directly to controlling suspected hazards, a combination risk assessment/clearance examination. This type of clearance must be conducted by a certified risk assessor, who should determine if all hazards were in fact controlled. The results of the initial clearance dust tests, soil sampling and visual examination should be used to determine the appropriate schedule. If repeated cleaning was necessary to achieve clearance, use the results of the dust tests *before* repeated cleaning was performed for schedule determination.
5. If a unit fails two consecutive reevaluations, the reevaluation interval should be reduced by half and the number of reevaluations should be doubled. If deteriorated lead-based paint hazards continue to occur, then the offending components/surfaces should be abated. If dwellings with dust hazards but no paint-related hazards repeatedly fail reevaluations, the exterior source should be identified (if identification efforts fail, regular dust removal efforts are needed).



PHILIP D. MURPHY

Governor

LOCATION

101 S BROAD ST
TRENTON NJ 08608

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
LEAD HAZARD UNIT

LT GOVERNOR SHEILA Y OLIVER

Commissioner

MAILING ADDRESS

101 S BROAD ST
TRENTON NJ 08618

Certificate - Lead Evaluation Contractor

CERTIFIED

This is to certify that the Department of Community Affairs has certified

AJ ENVIRONMENTAL SERVICES, LLC
37 BLOSSOM DRIVE
LAKEWOOD NJ 08701

To act as a Lead Evaluation Contractor on the following Projects

Residential
Public Buildings

Cert #: 00757-E

Effective Date: 5/1/2023

Expiration Date: 4/30/2025

Certificate Type: 2 YEAR





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