

Visual Paint Assessment Report

For 121 Sylvan St Unit:123 Rutherford Borough, NJ 07070
11/23/2024

On 11/21/24, LEW Environmental Services, LLC (NJDCA 00015 E) performed a visual paint condition assessment for the presence of deteriorated paint, chips or dust from painting activities and paint residue on floors at 121 Sylvan St Unit:123, (the "property") in compliance with NJAC 5:28A. Only the dwelling and common area interiors were included. Exteriors were not part of the assessment. The visual assessment followed the protocols found in HUD's Visual Assessment Training course.

Deteriorated paint, chips or dust from painting activities and paint residue on floors were observed on the following components/surfaces.

Room	Component	Hazard
Bathroom 1	closet door	Cracking Paint
bedroom lightswitch	Wall	Deteriorated Paint
Basement	Wall	Deteriorated Paint
Pantry	Door	Cracking Paint

Identified hazards shall be remediated using either abatement (permanent) or interim controls (temporary). Abatement is permanent but has a higher cost, as Interim controls are temporary but can be much more affordable. Abatement shall be performed by a NJ Licensed lead abatement firm using licensed lead abatement supervisors and workers. You can find the list of NJ licensed lead abatement contractors at https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/ld_abat_c.pdf. Interim control work shall be performed by EPA RRP certified firms using an EPA certified RRP Renovator. You can find certified EPA RRP contractors at <https://cdxapps.epa.gov/ocspp-oppt-lead/firm-location-search>. Select RRP Contractor, then NJ, then enter your zip code to search for contractors. After completion of interim control work, a lead-based paint post-remediation with dust wipes will be required. After completion of abatement work, a lead-based paint abatement clearance will be required.

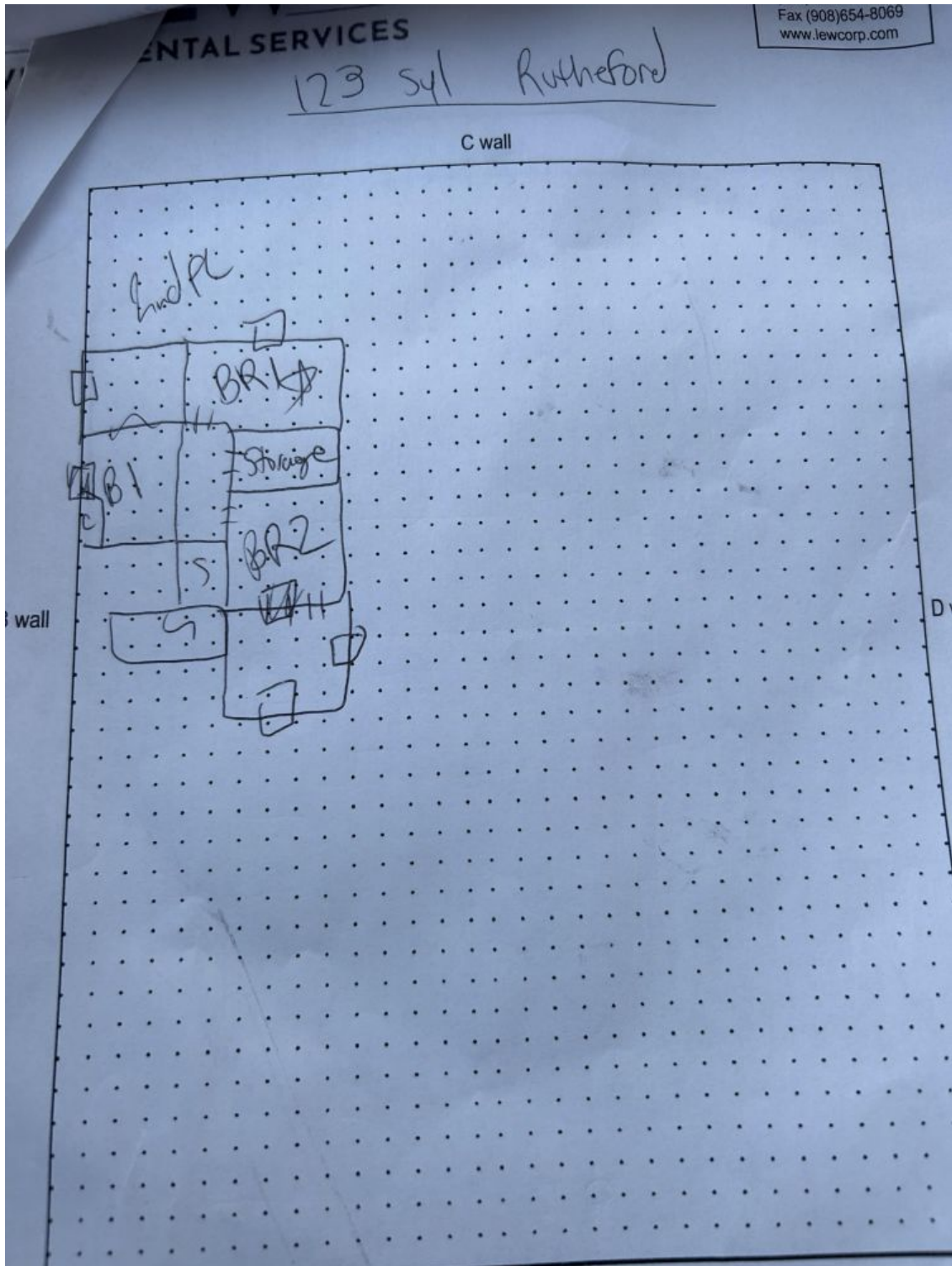
No furniture, artwork or other large objects were moved during this visual inspection. If those objects are moved during after this inspection occurred and deteriorated paint is observed, it should also be included in the repair scope of work. If those areas are present during the reinspection, it would result in a failure.

Respectfully Submitted,



Francesca Clarke
EPA Dust Wipe Technician, ID#013865
Encl: Floor Plan, Photographs;

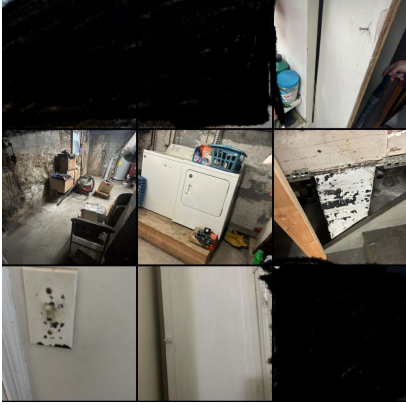
Floor Plan(s)



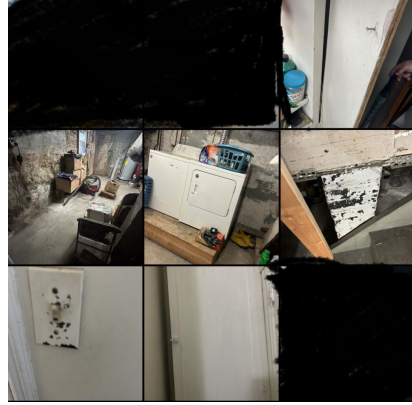
Floor 1

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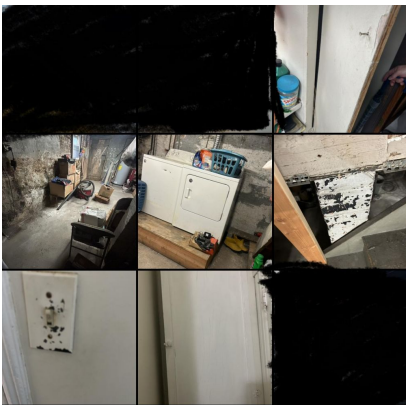
Hazard Photos



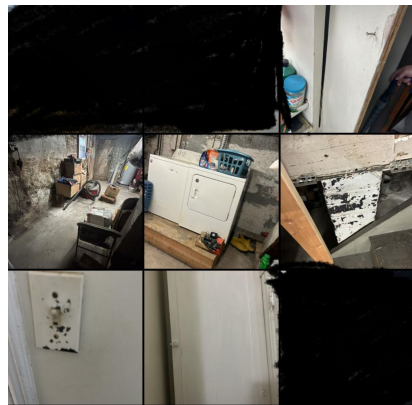
Hazard: Bathroom 1 | closet door | Cracking Paint



Hazard: bedroom lightswitch | Wall | Deteriorated Paint



Hazard: Basement | Wall | Deteriorated Paint



Hazard: Pantry | Door | Cracking Paint

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