



181 US Hwy 46
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Visual Paint Assessment Report

For 275 Center Street Roxbury Township, NJ 07850
06/08/2024

On 05/21/24, LEW Environmental Services, LLC (NJDC A 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 275 Center Street, (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
Bedroom 1	Door	Deteriorated Paint
Bedroom 1	Door	Deteriorated Paint
Bedroom 2	Door	Deteriorated Paint
Bedroom 2	Hindge	Deteriorated Paint
Bedroom 2	Door	Deteriorated Paint
Bedroom 2	Window Sill	Dust
Foyer	Door	Deteriorated Paint
Bedroom 2	Door Jamb	Deteriorated Paint
Foyer	Ceiling	Deteriorated Paint
Bathroom 1	Overhead Trim	Deteriorated Paint
Foyer	Door	Deteriorated Paint
Stairwell	Over head trim	Deteriorated Paint
Foyer	Door	Deteriorated Paint
Foyer	Door Casing	Deteriorated Paint
Bedroom 4	Window Sill	Dust
Foyer	Baseboard	Deteriorated Paint
Stairwell	Stringer	Deteriorated Paint
Butler's Pantry	Built in Cabinet and Counter	Deteriorated Paint
Foyer	Door Casing	Deteriorated Paint
Living Room	Ceiling	Deteriorated Paint
Foyer	Baseboard	Deteriorated 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://cdxappstest.epacdx.net/ocspp-oppt-leadhub/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..

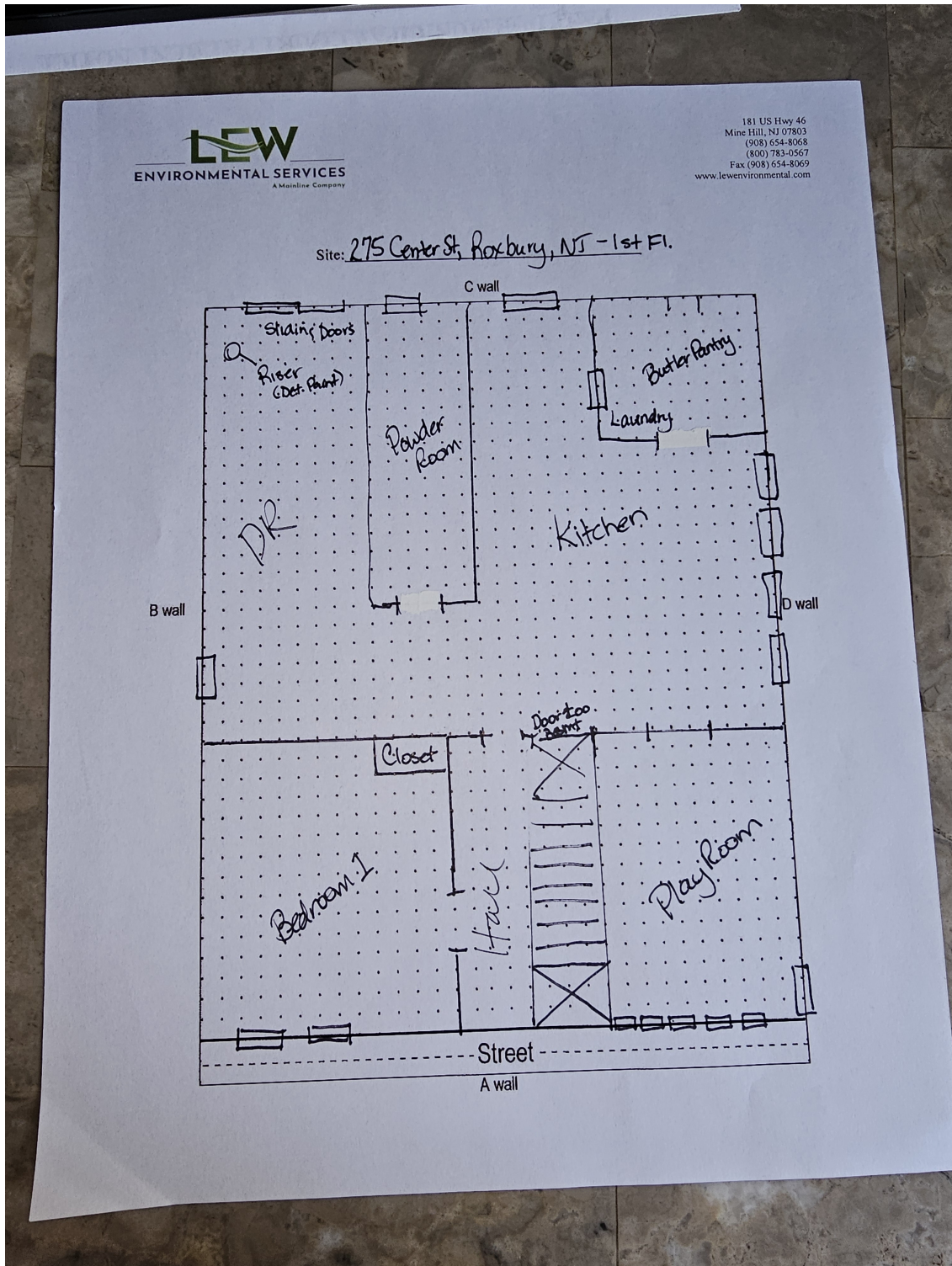
Respectfully Submitted,



Risk Assesor, ID#

Encl: Floor Plan, Photographs;

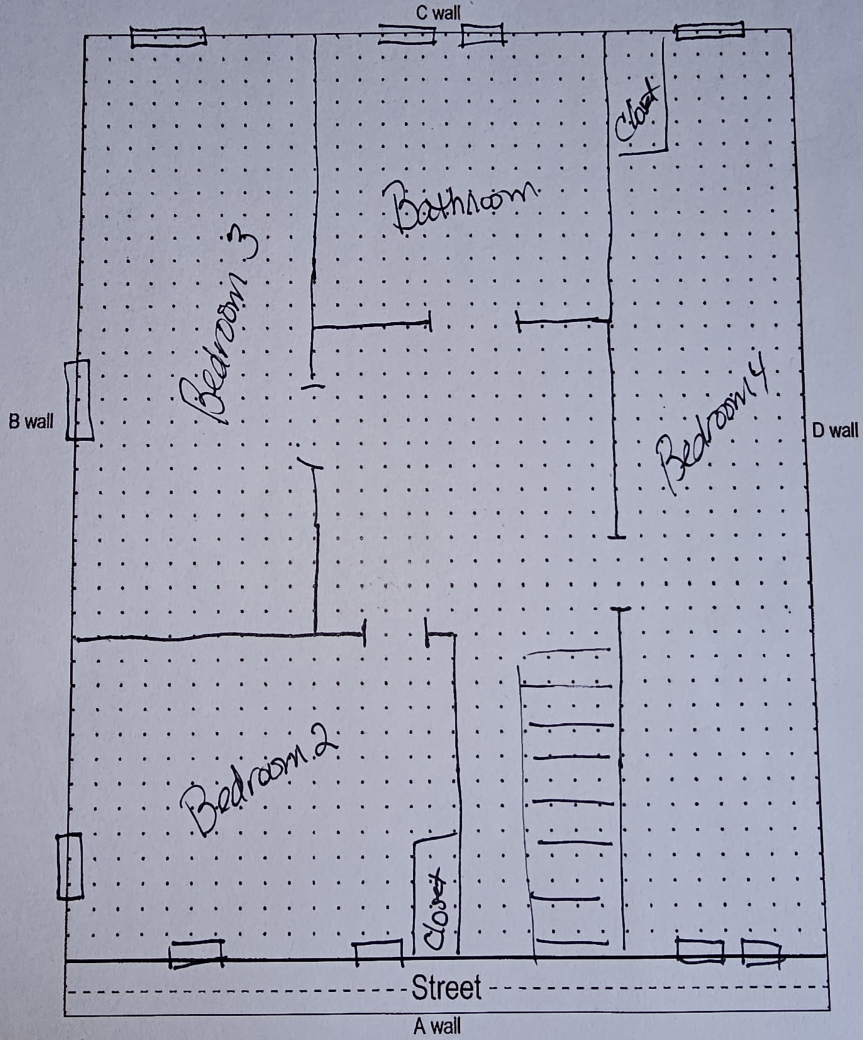
Floor Plan(s)



Floor 1

Lew Environmental Services - 275 Center Street - Visual Inspection
Prepared By: LEW Environmental Services, LLC
06/08/2024

Site: 275 Center St. Roxbury, 2nd Fl.



Floor 2

Lew Environmental Services - 275 Center Street - Visual Inspection
Prepared By: LEW Environmental Services, LLC
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Hazard Photos



Hazard: Bedroom 1 | Door | Deteriorated Paint



Hazard: Bedroom 1 | Door | Deteriorated Paint



Hazard: Bedroom 2 | Door | Deteriorated Paint



Hazard: Bedroom 2 | Hinge | Deteriorated Paint



Hazard: Bedroom 2 | Door | Deteriorated Paint



Hazard: Bedroom 2 | Window Sill | Dust



Hazard: Foyer | Door | Deteriorated Paint



Hazard: Bedroom 2 | Door Jamb | Deteriorated Paint



Hazard: Foyer | Ceiling | Deteriorated Paint



Hazard: Bathroom 1 | Overhead Trim | Deteriorated Paint



Hazard: Foyer | Door | Deteriorated Paint



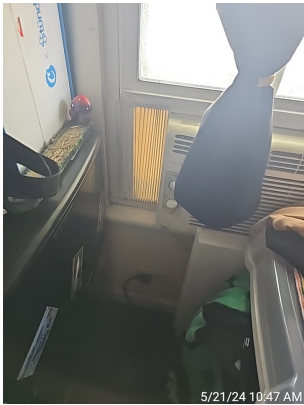
Hazard: Stairwell | Over head trim | Deteriorated Paint



Hazard: Foyer | Door | Deteriorated Paint



Hazard: Foyer | Door Casing | Deteriorated Paint



Hazard: Bedroom 4 | Window Sill | Dust



Hazard: Foyer | Baseboard | Deteriorated Paint



Hazard: Stairwell | Stringer | Deteriorated Paint



Hazard: Butler's Pantry | Built in Cabinet and Counter | Deteriorated Paint



Hazard: Foyer | Door Casing | Deteriorated Paint



Hazard: Living Room | Ceiling | Deteriorated Paint

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