



181 US Hwy 46  
Mine Hill, NJ 07803  
(908) 654-8068  
(800) 783-0567  
Fax 908-654-8069

## LEAD-BASED PAINT EVALUATION REPORT HAZARD REDUCTION CLEARANCE

**Performed At:**

6 Greenhut Ave.  
Randolph Township, NJ 07869

**Performed For:**

Michael L Dyer  
3 Ann Ln,  
Randolph, NJ 07869

**Prepared By:**

LEW Environmental Services, LLC.  
181 US Hwy 46  
Mine Hill, NJ 07803

Phone (908) 654-8068  
Fax (908) 654-8069

Inspection Date: 12/15/2023  
Project Number: Order 28252

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## Contact Information

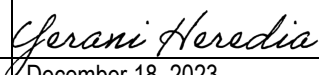
### Site

Year of Construction	1940
Street Address:	6 Greenhut Ave. Randolph Township, NJ 07869
Phone Number:	

### Agency

Client	Michael L Dyer
Contract Agency:	
Street:	3 Ann Ln, Randolph, NJ 07869
Phone Number:	570-267-7887
Date Start – Date Complete:	12-15-2023

### Risk Assessor

Site Assessor:	Yerani Heredia NJDOH: R001913
Signature:	
Date:	December 18, 2023

### Firm

Organization:	LEW Environmental Services, LLC.
Certification #:	NJDCA 00015
Street:	181 US Hwy 46
City, State & Zip:	Mine Hill, NJ 07803
Phone Number:	908-654-8068
Web Address:	www.LEWEnvironmental.com

### Laboratory

Organization:	Environmental Hazard Services, LLC
Street:	7469 Whitepine Road
City, State & Zip:	Richmond, Virginia 23237
NJDEP Certification #	VA008
Phone Number:	800-347-4010

## **Background**

On 11-08-2023, a lead-based paint visual inspection was performed at 6 Greenhut Ave. Randolph, NJ 07869. There were areas of deteriorated paint observed. After that, the areas were remediated.

On December 15, 2023, Lew performed a Lead Clearance at 6 Greenhut Ave. Randolph, NJ 07869.

## **Executive Summary**

A lead-based paint hazard reduction clearance examination was performed at 6 Greenhut Ave. Randolph, NJ 07869. No further hazard reduction work is necessary. Clearance has been achieved.

## **Required Treatments Using Lead Safe Work Practices**

<b>Room Equivalent</b>	<b>Building Component</b>	<b>Treatment</b>	<b>Reason</b>
NONE			

The complete findings and details of this and previous lead evaluations are maintained by the contract agency.

## Examination Results

### Visual Clearance:

Component	Room or Work Area	Deteriorated Paint	Debris or paint chips	Pass/Fail
Door Jamb/Molding Paint stabilized/applied new Coat	Bedroom 1/Hallway	No	No	Pass
Door Jamb Paint stabilized/applied new Coat	Bathroom	No	No	Pass
Wall Cornerbead Paint stabilized/applied new Coat	Bathroom	No	No	Pass
Door Jamb/Molding Paint stabilized/applied new Coat	Bedroom 2	No	No	Pass
Closet Door Jamb Paint stabilized/applied new Coat	Bedroom 2	No	No	Pass
Door Frame Molding Paint stabilized/applied new Coat	Entrance/Kitchen	No	No	Pass

### Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft <sup>2</sup>	Pass/Fail
1	KITCHEN AC	Floor	<5.00	Pass
2	HALL BC	Floor	<5.00	Pass
3	BEDROOM 1 DC	Floor	<5.00	Pass
4	BEDROOM 2 BC	Floor	<5.00	Pass
5	BATHROOM AC	Floor	<5.00	Pass
6	LAUNDRY ROOM CC	Floor	<5.00	Pass
7	LAUNDRY ROOM AR	Window Well	<6.26	Pass
8	KITCHEN BC	Window Sill	<16.3	Pass
9	BEDROOM 1 CR	Window Well	<15.7	Pass
10	BEDROOM 2 CC	Window Sill	<17.2	Pass
11	SUNROOM AC	Floor	<5.00	Pass

EPA regulation 40 CFR 745.227(e)(8) states lead in dust levels greater than or equal to: 10 ug/ft<sup>2</sup> on carpeted floors, 10 ug/ft<sup>2</sup> on uncarpeted floors, 100 ug/ft<sup>2</sup> on window sills, and 400 ug/ft<sup>2</sup> on window wells are considered actionable items.

Lead-based painted components might still exist in and around the property, which were not part of the hazard reduction activities or were not part of the protocol to test during the initial inspection and/or risk assessment. Three such potential items to be considered, which are federally exempt from lead-based paint inspections include: 1) vinyl mini-blinds, 2) parking paint, and 3) ceramic tile. Some painted surfaces, which contain levels of lead below 1.0 mg/cm<sup>2</sup>, could create dust or soil lead-hazards if the paint is turned into dust by abrasion, dry scraping, or dry sanding.

## **Regulatory Requirements**

### **Required Disclosure**

A copy of this lead-based paint evaluation report must be provided to new lessees (tenants), purchasers and owners of this property under federal law (24 CFR PART 35 AND 40 CFR PART 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.”

If this property or any of its tenants receives financial federal assistance, the results of the evaluation or hazard reduction activities must be provided by the designated party (client) to the owner of the referenced property and the occupants within 15 calendar days of the date when the designated party receives this report, or makes the presumption that lead-based paint hazards do exist, per the Department of Housing and Urban Development 24 CFR Part 35 .125 Requirements for the Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance; Final Rule.

Should the recipient of this report receive federal subsidy they are responsible to comply with all requirements of 24 CFR Part 35 Requirements for the Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance; Final Rule which, are applicable to the type of program they are participating in and the dollar amount of subsidy being received.

### **Required Training for Workers**

Should the lead-based paint and lead hazard reduction activities be part of a program which receives federal subsidy, all persons performing “Interim Controls” must be trained in accordance with 29 CFR 1926.59 and be supervised by an individual who successfully completed one of the following courses:

1. A lead-based paint abatement supervisors course accredited in accordance with 40 CFR 745.225
2. A lead-based paint abatement worker course accredited in accordance with 40 CFR 745.225
3. The lead-based paint Maintenance Training Program, “Work Smart, Work Wet, and Work Clean to Work Lead Safe”, prepared by the National Environmental Training Association for EPA and HUD
4. “The Remodeler’s and Renovator’s Lead-Based Paint Training Program,” prepared by HUD and the National Association of the Remodeling Industry
5. Another course approved by HUD for this purpose after consultation with EPA.

In accordance with Section 35.1340 all Lead-Based Paint and Lead Hazard reduction activities, which are not exempt (see regulations) require Lead Dust Wipe Clearance testing by a 1) certified lead inspector, 2) certified risk assessor or 3) a dust wipe sampling technician whose work is reviewed by a certified risk assessor.

### **Clearance Procedures**

A visual inspection is performed to determine if deteriorated painted surfaces and/or visible amounts of dust, debris or residue are still present. If deteriorated painted surfaces or visible amounts of dust, debris or residue are present, these conditions must be eliminated prior to the continuation of the clearance procedures. Following the visual inspection, clearance sampling for lead in dust is conducted using single-surface sampling. Dust samples are taken a minimum of 1 hour after completion of final cleanup activities. Dust samples are taken using the HUD Guidelines’ documented methodologies that incorporate adequate quality control procedures.

Two (2) dust samples from at least four (4) rooms need to be sampled for clearance purposes. Clearance dust samples should be taken either from specific locations near the area where the lead hazard control treatment was done, from nearby high-traffic areas (around doorways, for example), or from other areas. The clearance examiner may determine which specific site is best based on the type of treatment, visual observation, and professional judgment. The location of clearance samples is based on the type of containment used and the number of rooms treated.

The following clearance activities shall be conducted as appropriate based upon the extent or manner of activities conducted in or to the residential dwelling:

(A) After conducting renovation or lead hazard reduction activities with containment between treated and untreated areas, two dust samples shall be taken from each of no less than four rooms, hallways or stairwells within the containment area. One dust sample shall be taken from one interior window sill and window trough (alternating between rooms) and one dust sample shall be taken from the floors of each room, hallway or stairwell selected. In addition, one dust sample shall be taken from the floor outside the containment area. If there are less than four rooms, hallways or stairwells within the containment area, then all rooms, hallways or stairwells shall be sampled.

(B) After conducting renovation or lead hazard reduction activities with no containment, two dust samples shall be taken from each of no less than four rooms, hallways or stairwells in the residential dwelling. One dust sample shall be taken from one interior window sill and window trough (alternating between rooms) and one dust sample shall be taken from the floor of each room, hallway or stairwell selected. If there are less than four rooms, hallways or stairwells within the residential dwelling then all rooms, hallways or stairwells shall be sampled.

(C) Following an exterior renovation or lead hazard reduction activities, a visible inspection shall be conducted. All horizontal surfaces in the outdoor living area closest to the abated surface shall be found to be cleaned of visible dust and debris. In addition, a visual inspection shall be conducted to determine the presence of paint chips on the dripline or next to the foundation below any exterior surface abated. If paint chips are present, they must be removed.

The risk assessor compares the residual lead level (as determined by the laboratory analysis) from each single surface dust sample with clearance levels. The clearance levels for lead in dust are 10 µg/ft<sup>2</sup> for floors, 100 µg/ft<sup>2</sup> for interior window sills, and 400 µg/ft<sup>2</sup> for window troughs. If the residual lead level in a single surface dust sample equals or exceeds the applicable clearance level, the components represented by the failed sample (e.g., all interior window sills or floors) shall be recleaned and retested as required by federal law 40 CFR 745.227(e)(8).

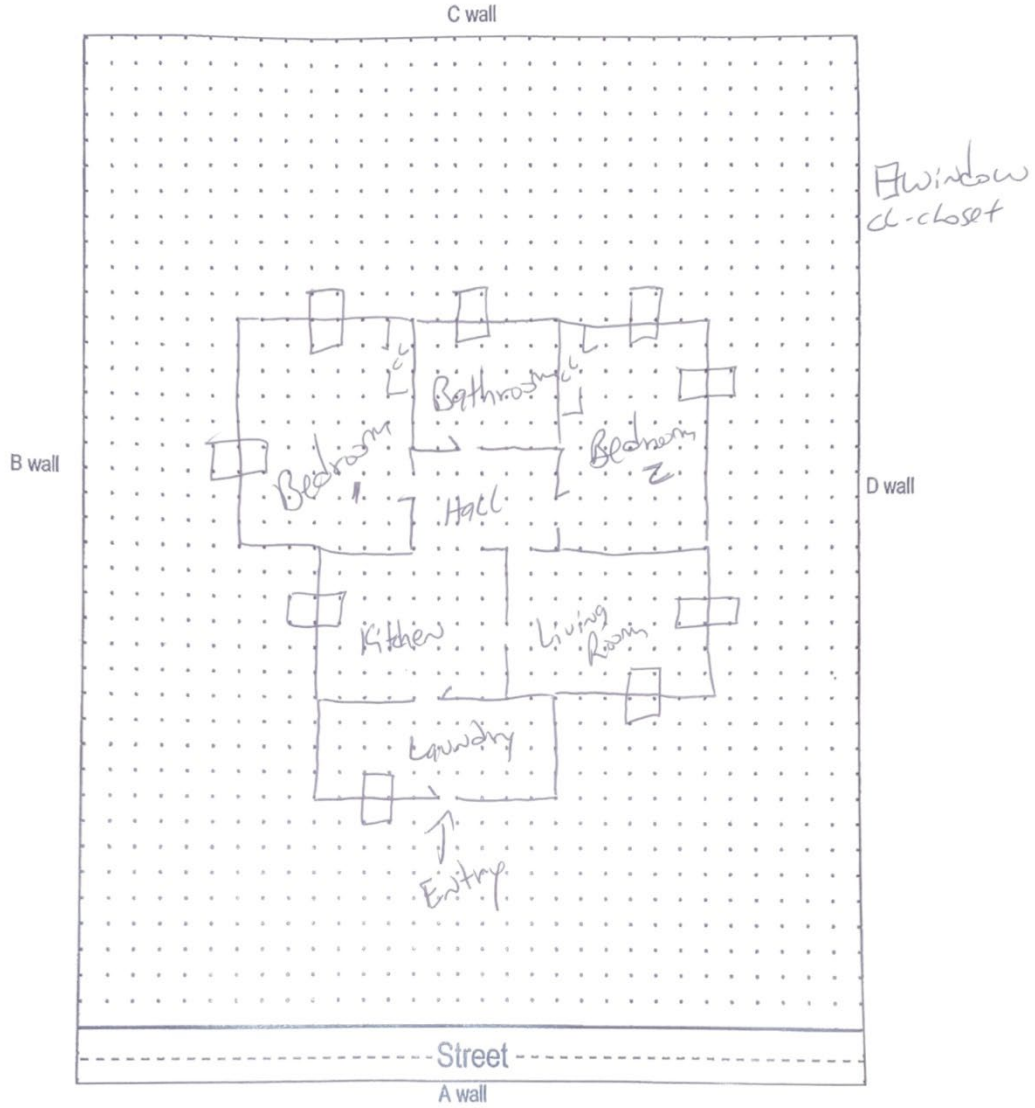
Appendix A

Floor Plan



181 Route 46  
Mine Hill, NJ 07803  
(908)654-8068  
(800)783-0567  
Fax (908)654-8069  
www.lewcorp.com

Site: 6 Greenhut Ave. Raritan, NJ 07869





Appendix B Lab Support Documents (if applicable)



Environmental Hazards Services, L.L.C.  
 7469 Whitepine Rd  
 Richmond, VA 23237  
 Telephone: 800.347.4010

## Lead Dust Wipe Analysis Report

**Report Number:** 23-12-02260

**Client:** LEW Corp  
 181 US Hwy 46  
 Mine Hill, NJ 07803

**Received Date:** 12/18/2023  
**Analyzed Date:** 12/18/2023  
**Reported Date:** 12/18/2023

**Project/Test Address:** 28252; Clearance Dust Wipe Samples; 6 Greenhut Ave; Randolph, NJ  
**Collection Date:** 12/15/2023

**Client Number:**  
 201327

# Laboratory Results

**Fax Number:**  
 Ext 18 Melissa

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft <sup>2</sup> )	Concentration (ug/ft <sup>2</sup> )	Narrative ID
23-12-02260-001	1	KITCHEN AC	FL	<5.00	1.00	<5.00	
23-12-02260-002	2	HALL BC	FL	<5.00	1.00	<5.00	
23-12-02260-003	3	BEDROOM 1 DC	FL	<5.00	1.00	<5.00	
23-12-02260-004	4	BEDROOM 2 BC	FL	<5.00	1.00	<5.00	
23-12-02260-005	5	BATHROOM AC	FL	<5.00	1.00	<5.00	
23-12-02260-006	6	LAUNDRY ROOM CC	FL	<5.00	1.00	<5.00	
23-12-02260-007	7	LAUNDRY ROOM AR	WW	<5.00	0.799	<6.26	
23-12-02260-008	8	KITCHEN BC	SL	<5.00	0.307	<16.3	
23-12-02260-009	9	BEDROOM 1 CR	WW	<5.00	0.319	<15.7	
23-12-02260-010	10	BEDROOM 2 CC	SL	<5.00	0.292	<17.2	
23-12-02260-011	11	SUNROOM AC	FL	<5.00	1.00	<5.00	

# Environmental Hazards Services, L.L.C

**Client Number:** 201327

**Report Number:** 23-12-02260

**Project/Test Address:** 28252; Clearance Dust Wipe Samples; 6 Greenhut Ave; Randolph, NJ

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Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft <sup>2</sup> )	Concentration (ug/ft <sup>2</sup> )	Narrative ID
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**Method:** ASTM E-1979-17/EPA SW846 7000B

**Accreditation #:**

Reviewed By Authorized Signatory:



*Amanda Lowery*

The Reporting Limit (RL) is 5.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft<sup>2</sup> are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accreditation through AIHA LAP, LLC (100420), NY ELAP #11714.

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Legend	ug = microgram	ug/ft <sup>2</sup> = micrograms per square foot	Pb = lead
	mL = milliliter	ft <sup>2</sup> = square foot	

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# ENVIRONMENTAL SERVICES

LEW Environmental Services A Mainline Company  
P: (800) 783-0567  
F: (908) 654-8069

## Lead

### Chain-of-Custody

23-12-02260



Due Date:  
12/18/2023  
(Monday)  
AE

\* All wipe

#### Sampler Information

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Project Name: Clearance Dist Wipe Sampling  
Address: 6 Greenhut Ave.  
City, State: Randolph NJ  
Project Number: Order 28252

**Sample Type**

Dust wipe  
 Paint chip  
 Soil  
 TCLP

**Turn Around Time (TAT)**

Same Day  
 1 Day  
 1 Week  
 3 Day  
 Weekend  
 2 Weeks

Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (inches)	Paint Chip Analysis		
				mg/cm <sup>2</sup>	PPM	% wt
1	12-15-2023	Kitchen floor AC	12 x 12			
2		Hall floor BC	12 x 12			
3		Bedroom 1 floor DC	12 x 12			
4		Bedroom 2 floor BC	12 x 12			
5		Bathrooms floor AC	12 x 12			
6		Laundry Room floor CC	12 x 12			
7		w-well Laundry Room AR	23 x 5			
8		w-sill Kitchen BC	29 1/2 x 11 1/2			
9		w-well Bedroom 1 CR	23" x 2"			
10		w-sill Bedroom 2 CC	28 x 1 1/2			
11		Sun Room floor AC	12 x 12			

Relinquished by: Yvonne Hledia Signature: \_\_\_\_\_ Date/Time: 12-15-2023 1-3 pm

Received by: D. Brown Signature: \_\_\_\_\_ Date/Time: 12/18/23 11:00 am

Appendix C

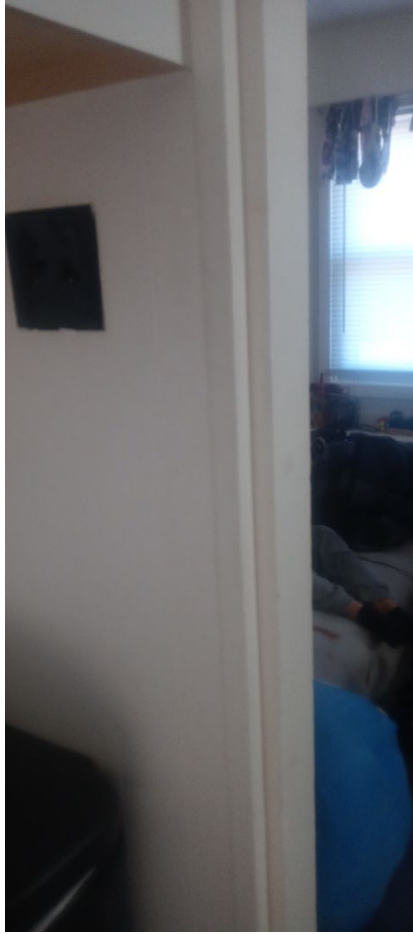
Photographs



Laundry Room Window



Bathroom Wall



Bedroom 1/Hall

## Appendix D Risk Assessor and Company License

Lead Identification Permit

New Jersey Department of Health

**YERANI M HEREDIA DE ROSADO**



**Permit No.: R001913**

**ID No.: R001913**

**Expires: 3/20/2025**

Authorization Signature:

A handwritten signature in black ink, appearing to read "Christina Tan".

Christina Tan, MD, M.P.H., Assistant Commissioner

**Inspector/Risk Assessor**





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

**RECERTIFIED**

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

LEW ENVIRONMENTAL SERVICES, LLC  
181 US HIGHWAY 46  
MINE HILL NJ 07803

To act as a Lead Evaluation Contractor on the following Projects

Residential  
Public Buildings  
Comm/Steel Structure

Cert #: 00015-E  
Effective Date: 4/1/2023  
Expiration Date: 3/31/2025  
Certificate Type: 2 YEAR





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

3/23/2023

00015-E

LEW ENVIRONMENTAL SERVICES,LLC  
181 US HIGHWAY 46  
MINE HILL NJ 07803

Dear LEE E. WASSERMAN

Enclosed is the certification necessary for your firm to work as a Lead Evaluation Contractor in New Jersey. If you have any questions or need additional information, please call at (609) 633-6224.

Sincerely,

O. Tex Falajiki  
Supervisor of Certification  
Lead Hazard Unit





## Lead - SAFE CERTIFICATE

It is hereby certified that a lead based paint visual inspection and/or dust wipe sampling has been performed in accordance with the protocols referenced in N.J.A.C. 5:17, and the results of which indicate that no lead-based paint hazards have been found in the dwelling unit listed below. It shall be the owner's responsibility to perform any required on-going evaluation and maintenance to ensure that the dwelling unit remain in a *Lead - Safe* condition. PURSUANT TO P.L.2003, c.311 (C.52:27D-437.1 et. seq.)

This certificate is VALID FOR TWO YEARS.

<u>6 Greenhut Ave. Randolph, NJ 07869</u>	<u>12</u>	<u>2.02</u>
<i>Site Address</i>	<i>Block</i>	<i>Lot</i>

*Applicable Dwelling Unit: 6 Greenhut Ave. (CERTIFICATE IS VALID FOR A DWELLING UNIT AND SHALL BE AFFIXED TO LEASE)*

*Insp/RA Name Yerani Heredia De Rosado Evaluation Contractor #: 00015-E Phone 908-654-8068*

*Yerani Heredia*  
*Signature*

R001913  
*NJDOH ID #*

*Contractor Name: LEW Environmental Services, LLC*

*Contractor Address: 181 US Hwy 46*

*Mine Hill, NJ 07830*

12/18/2023

*Date Issued (mm / dd / yyyy)*