

LEAD-BASED PAINT EVALUATION REPORT
HAZARD REDUCTION CLEARANCE

Performed At:

490 Broad Ave, Unit 3
Leonia, NJ 07605

Performed For:

David Griffith
439 Victor Way
Wyckoff, NJ 07481
Phone: 201-424-5731
Email griffithconstructioncorp@gmail.com

Prepared By:

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

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

Inspection Date: 12/5/2023
Project Number: 28262

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Contact Information

Site

Tenant:	N/A
Street Address:	490 Broad Avenue Leonia NJ 07605 Unit 3
Phone Number:	201-424-5731

Owner

Property owner:	David Griffith
Contact:	David Griffith
Street:	439 Victor Way Wycoff NJ 07481
Phone Number:	201-424-5731
Date Start – Date Complete:	December 12, 2023

Risk Assessor

Site Assessor:	Alex Salvador, NJDOH 022779
Signature:	
Date:	December 13, 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

Executive Summary

A lead-based paint hazard reduction clearance examination was performed at 490 Broad Avenue Leonia, NJ 07605 Unit 3. Further hazard reduction work listed in the table below is necessary for clearance.

Required Treatments Using Lead Safe Work Practices

Room Equivalent	Building Component	Treatment	Reason
Kitchen	Floor	Lead dust cleaning	Failed dust wipe

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 Stop	Living Room	No	No	Pass
Door Jamb	Living Room	No	No	Pass
Closet Frame	Hall	No	No	Pass
Door & Door Stop	Bedroom	No	No	Pass
Radiator	Bedroom	No	No	Pass
Door Jamb and Door Stop	Kitchen	No	No	Pass

Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft ²	Pass/Fail
490-3-1	Floor	Kitchen	16.9	Fail
490-3-2	Floor	Bedroom	<5.00	Pass
490-3-3	Floor	Bathroom	6.44	Pass
490-3-4	Floor	Living Room	5.14	Pass
490-3-5	Floor	Hall	8.36	Pass
490-3-6	Floor	Sunroom (quality control)	<5.00	Pass
490-3-7	Window Sill	Bedroom	<7.39	Pass
490-3-8	Window Sill	Living Room	10.4	Pass
490-3-9	Window Well	Kitchen	140	Pass

EPA regulation 40 CFR 745.227(e)(8) states lead in dust levels greater than or equal to: 10 ug/ft² on carpeted floors, 10 ug/ft² on uncarpeted floors, 100 ug/ft² on window sills, and 400 ug/ft² 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/cm², could create dust or soil lead-hazards if the paint is turned into dust by abrasion, dry scraping, or dry sanding.

Regulatory Requirements

Regulatory Applicability

Clearance testing for lead-based paint hazards has been performed in accordance with 24 CFR Part 35. 1340 and as detailed in the work practices 40 CFR 745. This property falls under 24 CFR Part 35 Subpart H—Project-Based Assistance an average of more than \$5,000 per assisted dwelling unit annually in project-based assistance

If evaluation or hazard reduction is undertaken, each owner shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of part 35. The owner shall provide the lead hazard information pamphlet in accordance with §35.130.

Each owner shall complete a risk assessment in accordance with §35.1320(b). A risk assessment is considered complete when the owner receives the risk assessment report. Each owner shall conduct interim controls in accordance with §35.1330 to treat the lead-based paint hazards identified in the risk assessment. Interim controls are considered completed when clearance is achieved in accordance with §35.1340. Interim controls shall be completed no later than the following schedule:

In units occupied by families with children of less than 6 years of age and in common areas servicing those units, interim controls shall be completed no later than 90 days after the completion of the risk assessment. In units in which a child of less than 6 years of age moves in after the completion of the risk assessment, interim controls shall be completed no later than 90 days after the move-in. In all other dwelling units, common areas, and the remaining portions of the residential property, interim controls shall be completed no later than 12 months after completion of the risk assessment for those units.

Effective immediately after completion of the risk assessment required in §35.715(a), the owner shall incorporate ongoing lead-based paint maintenance and reevaluation into the regular building operations in accordance with §35.1355, unless all lead-based paint has been removed. If the reevaluation identifies new lead-based paint hazards, the owner shall conduct interim controls in accordance with §35.1330.

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/ft² for floors, 100 µg/ft² for interior window sills, and 400 µg/ft² 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

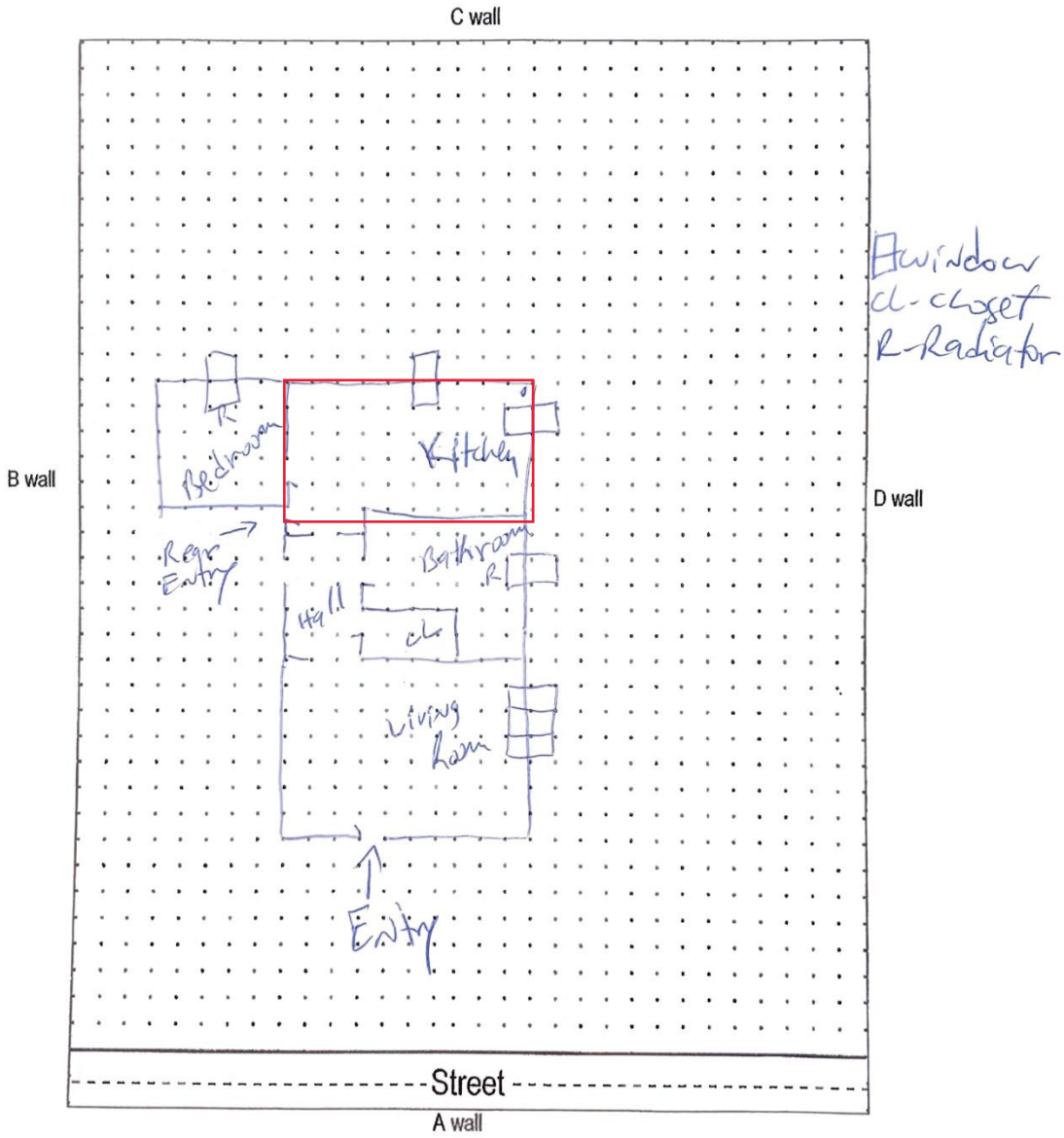
Floor Plan

Floor Plan



181 Route 46
Mine Hill, NJ 07803
(908)654-8068
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www.lewcorp.com

Site: 490 Broad Ave. Unit 3, Leonia, NJ



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: 23-12-00722

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

Received Date: 12/06/2023

Analyzed Date: 12/11/2023

Reported Date: 12/13/2023

Project/Test Address: 28262; 490 Broad Avenue Unit 3; Leonia, NJ

Collection Date: 12/05/2023

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 ²)	Concentration (ug/ft ²)	Narrative ID
23-12-00722-001	490-3-1	KITCHEN AC	FL	16.9	1.00	16.9	
23-12-00722-002	490-3-2	BEDROOM CC	FL	<5.00	1.00	<5.00	
23-12-00722-003	490-3-3	BATHROOM CC	FL	6.44	1.00	6.44	
23-12-00722-004	490-3-4	LIVING ROOM AC	FL	5.14	1.00	5.14	
23-12-00722-005	490-3-5	HALL CC	FL	8.36	1.00	8.36	
23-12-00722-006	490-3-6	SUNROOM BC	FL	<5.00	1.00	<5.00	
23-12-00722-007	490-3-7	BEDROOM CC	SL	<5.00	0.677	<7.39	
23-12-00722-008	490-3-8	LIVING ROOM DC	SL	5.40	0.521	10.4	
23-12-00722-009	490-3-9	KITCHEN DC	WW	88.8	0.632	140	

Environmental Hazards Services, L.L.C

Client Number: 201327

Report Number: 23-12-00722

Project/Test Address: 28262; 490 Broad Avenue Unit 3; Leonia, NJ

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

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

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/ft² 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.

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



The Environmental CompanySM

LEW Corporation

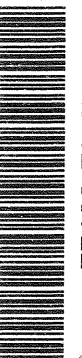
P: (800) 783-0567

F: (908) 654-8069

Lead

Chain-of-Custody

23-12-00722



Due Date:

12/11/2023

(Monday)

AE



* All wipe

Si

5.

Project Name: _____
 Address: 490 Briard Avenue
 City, State: Leonia NJ
 Project Number: 28262 units

Sample Type

Dust wipe
 Paint chip
 Soil
 TCLP

Turn Around Time (TAT)

Same Day
 1 Day
 1 Week
 3 Day
 Weekend
 2 Weeks

Name: Alex Salvador
 Signature: [Signature]

Sampler Information

Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (Inches)	Paint Chip Analysis		
				mg/cm ²	PPM	% wt
490-3-1	12/5/2023	Kitchen, Floor, AC	12 x 12			
2		Bedroom	X			
3		Bathroom	X			
4		Livingroom	X			
5		Hall	X			
6		Screen	X			
7		Bedroom, WSill, CC	32 1/2 x 3			
8		Livingroom, ↓ AC	24 x 3 1/8			
9		Kitchen, wall, DC	28 x 3 1/4			
			X			
			X			
			X			

Relinquished by: Alex Salvador Signature: [Signature] Date/Time: 12/5/2023 5pm

Received by: Hampner Signature: [Signature] Date/Time: 12/6/23 312pm