

Lead Paint Remediation Sales Lead Form

Project Information	
Project Number	361
Site Name	
Site Address	127 Summit Avenue, #3, Summit, NJ, 07901
Client Name	Luis Gomez
Client Contact	Luis Gomez
Client Phone Number	908-612-2301
Client Email	go2luis@hotmail.com
Inspector:	Andrew Wong

To be filled out by Inspector
<p><input type="checkbox"/> No lead paint found.</p> <p><input type="checkbox"/> Lead paint found but remediation <u>NOT</u> recommended.</p> <p><input checked="" type="checkbox"/> Lead paint found and recommended remediation.</p>

To be filled out by Administration
Date Report was Mailed: _____
Mailed via:
<input type="checkbox"/> USPS 1 st Class <input type="checkbox"/> FedEx 2 Day <input type="checkbox"/> FedEx Overnight



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

LEAD-BASED PAINT EVALUATION REPORT NEW JERSEY ABATEMENT CLEARANCE

Performed At:

127 Summit Avenue, #3, Summit, NJ, 07901

Performed For:

Luis Gomez

125 Summit Avenue, Summit, NJ, 07901

Prepared By:

LEW Environmental Services, LLC.

181 US Hwy 46

Mine Hill, NJ 07803

(908) 654-8068 Phone

(908) 654-8069 Fax

Date of Inspection: 04/28/2023

Project Number: Order 28480

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Contact Information

Site

Site Name:	
Street Address:	127 Summit Avenue, #3, Summit, NJ, 07901
Phone Number:	908-612-2301

Client

Client Contact:	Luis Gomez
Client:	Luis Gomez
Street Address:	125 Summit Avenue, Summit, NJ, 07901
Phone Number:	908-612-2301
Date Start – Date Complete:	04/28/2023-04/28/2023

Clearance Personnel

Risk Assessor/Lead Inspector:	Yerani Heredia, NJDOH: R001913
Reporting Assessor:	Yerani Heredia, NJDOH: R001913
Signature:	<i>Yerani Heredia</i>
Date:	January 8, 2024

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, VA 23237
NJDEP Certification #	VA008
Phone Number:	800-347-4010

Executive Summary

A lead-based paint abatement clearance examination was performed at, 127 Summit Avenue, #3, Summit, NJ, 07901. Clearance has not been achieved. The following table lists work needed in order to achieve clearance.

Required Treatments

Room Equivalent	Building Component	Treatment	Reason
Bathroom	Floor	Lead Dust Cleaning	Dust Sample Failed

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

Examination Results

Visual Clearance

A visual clearance is performed every time there is a scheduled clearance examination for the project. The visual inspection will verify that all abated surfaces have been replaced, painted, or sealed and the work areas are free of dust, debris, and paint chips.

November 22, 2005	Work Done	Debris or paint chips	Pass/Fail
All abated surfaces have been replaced, painted, or sealed (Rear Door in the Living Room)	Yes	No	Pass
All work areas cleaned	Yes	No	Pass

Dust Wipe Clearance Testing

Sample	Room	Component	Measurement ug/ft ²	Pass/Fail
1	BATHROOM AC	Floor	10.0	Fail
2	LIVING ROOM CC	Floor	<5.00	Pass
3	BEDROOM DC	Floor	<5.00	Pass
4	KITCHEN AC	Floor	<5.00	Pass
5	SUN ROOM AC	Floor	<5.00	Pass
6	LIVING ROOM CL	Sill	<2.15	Pass
7	KITCHEN CC	Well	<5.34	Pass
8	BEDROOM DR	Sill	<2.15	Pass

Clearance standards for (non-exterior) abatement at residential buildings and child-occupied facilities are defined in New Jersey Administrative Code (N.J.A.C.) 5:17-9.1(f). The lead dust levels acceptable for clearance are less than 10 µg/ft² on floors, less than 100 µg/ft² on window sills, and less than 400 µg/ft² on window wells.

Dust wipe samples are collected in accordance with Federal, state, and local regulations. Work areas are defined by the scope of work found in the project bid document(s) and specifications. In New Jersey per New Jersey Administrative Code (N.J.A.C.) 5:17, wipes are collected from the floor and a window (alternating sills and wells) within every room of the contained work area, and a floor sample is collected outside the work area(s). If no containment is used, every room in the residence is subject to clearance testing. Common areas are to have one dust sample collected for every 2000 square feet of a common area floor.

Following exterior abatement work, at least one dust wipe sample is to be collected on a horizontal surface in part of the outdoor living area (porch floor or entryway) and one window well (trough) sample on each floor where exterior work was performed. An additional window well (trough) sample should be collected from a few lower floors to determine if window wells (troughs) below the work area were contaminated from the work above. New Jersey exterior abatement dust samples must meet the clearance standards set forth in New Jersey Administrative Code (N.J.A.C.) 5:17-9.1(e) that states results must be less than 100 µg/ft² on floors, less than 500 µg/ft² on window sills, and less than 800 µg/ft² on window wells, exterior concrete, [or] rough surfaces

Following soil treatment, a dust sample is to be collected from the entryway (exterior).

Soil Clearance Testing (if applicable)

The table below lists the locations of soil samples collected for the project and their subsequent laboratory results. All failures were retested at a later date until passing levels were achieved.

Sample	Component	Room or Work Area	Measurement PPM	Pass/Fail
Not Apply				

N.J.A.C. 5:17-7.1(d) states that the arithmetic mean of children's bare soil play areas shall be less than 400 ug/g (PPM) of lead when composites are sampled. The arithmetic mean of all other bare soil areas shall be less than 1,200 ug/g (PPM) of lead when composites are sampled.

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 Responsibilities

LEW Environmental Services, LLC. conducted our inspection in accordance with all federal, state, and municipal regulations. The regulations and clearance standards require that we plan and perform the procedures to obtain a reasonable assurance about whether or not the property is at risk from lead dust. Clearance procedures include examining on a test basis evidence supporting our conclusions and findings and reporting conditions based on NLLAP/ELPAT laboratory results and regulatory limits. LEW Environmental Services, LLC. 's opinions are for the areas tested and only those areas as of the time and date of sampling. Clearance procedures also include assessing the physical condition of the property through visual inspection and/or verbal communication with tenants, landlords, and neighbors. LEW Environmental Services, LLC. 's responsibility is to express an opinion on the environmental condition of the property as it relates to lead in dust. The maintenance and the environmental conditions of the property are the responsibility of the property's management, principals, or owners.

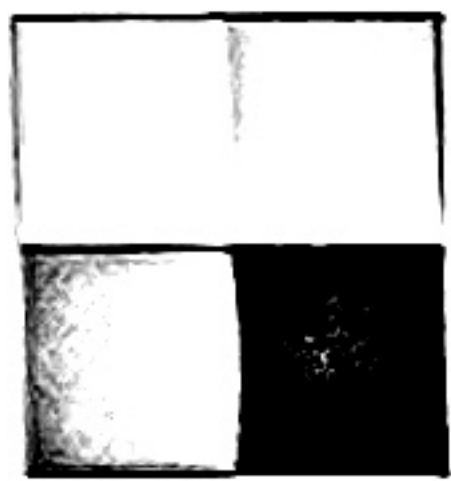
A copy of this lead-based paint evaluation report must be provided to new lessees (tenants), purchasers and owners of this property under federal law (24 CFR PART 35 AND 40 CFR PART 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers 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.

Appendix A

Floor Plan

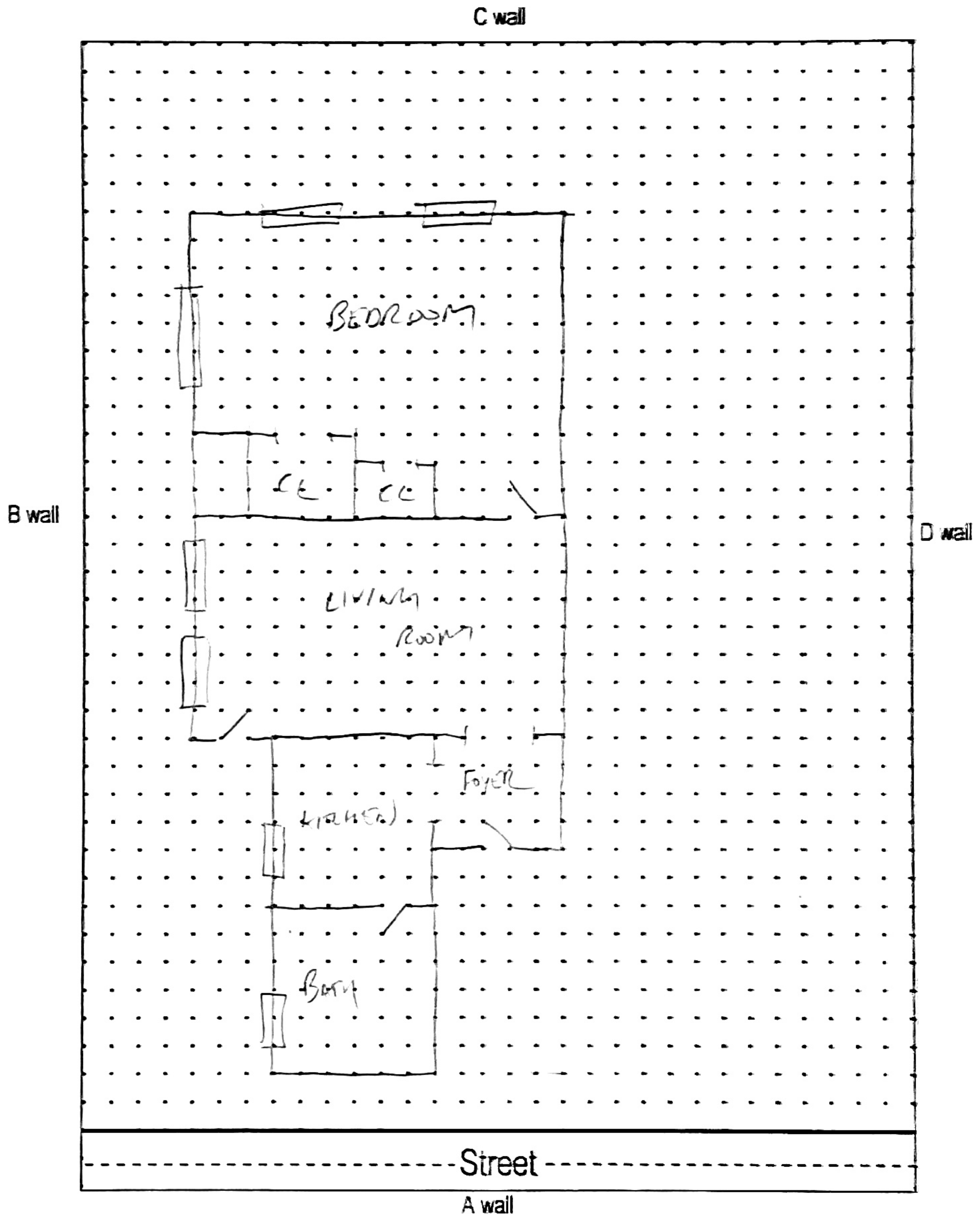


LEW
Corporation

"The Environmental Company"

181 US Highway 46
Mine Hill, NJ 07803
(908) 654-3052
(800) 733-9557
Fax 908-654-3053
www.lewcorp.com

Site: 172 Summit Ave, # 3



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: 23-12-03820

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

Received Date: 12/28/2023

Analyzed Date: 01/02/2024

Reported Date: 01/02/2024

Project/Test Address: 28480; Clearance; 127 Summit Ave Unit 3; Summit, NJ

Collection Date: 12/26/2023

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
23-12-03820-001	1	BATHROOM AC	FL	10.0	1.00	10.0	
23-12-03820-002	2	LIVING ROOM CC	FL	<5.00	1.00	<5.00	
23-12-03820-003	3	BEDROOM DC	FL	<5.00	1.00	<5.00	
23-12-03820-004	4	KITCHEN AC	FL	<5.00	1.00	<5.00	
23-12-03820-005	5	SUN ROOM AC	FL	<5.00	1.00	<5.00	
23-12-03820-006	6	LIVING ROOM CL	SL	<5.00	2.33	<2.15	
23-12-03820-007	7	KITCHEN CC	WW	<5.00	0.938	<5.34	
23-12-03820-008	8	BEDROOM DR	SL	<5.00	2.33	<2.15	

Environmental Hazards Services, L.L.C

Client Number: 201327

Report Number: 23-12-03820

Project/Test Address: 28480; Clearance; 127 Summit Ave Unit 3; Summit,
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	



ENVIRONMENTAL SERVICES

A Mainline Company
LEW Environmental Services P: (800) 783-0567

F: (908) 654-8069

Lead

Chain-of-Custody

23-12-03820



Due Date:
01/03/2024
(Wednesday)
AE

* All wipes

51

ecc

Project Name: Clearance
 Address: 177 Summit Ave. Unit 3
 City, State: Summit NJ
 Project Number: order 28480

Sample Type: Dust wipe Paint chip Soil TCLP

Turn Around Time (TAT): Same Day 1 Day 1 Week 3 Day Weekend 2 Weeks

Name: _____
 Signature: _____

Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (Inches)	Paint Chip Analysis		
				mg/cm ²	PPM	% wt
1	12-26-23	Floor Bathroom AC	12 X 12			
2		Floor Living Room CC	12 X 12			
3		Floor Bedroom DC	12 X 12			
4		Floor Kitchen AC	12 X 12			
5		Floor Sun Room AC	12 X 12			
6		W-Sill Living Room CL	48 X 7			
7		W-Wed Kitchen C-C	45 X 3			
8		W-Sin Bedroom DR	48 X 7			
				X		
				X		
				X		
				X		
				X		

Relinquished by: _____ Signature: _____ Date/Time: _____

Received by: D Bowen Signature: [Signature] Date/Time: 12/28/23 1:39 PM

Appendix C

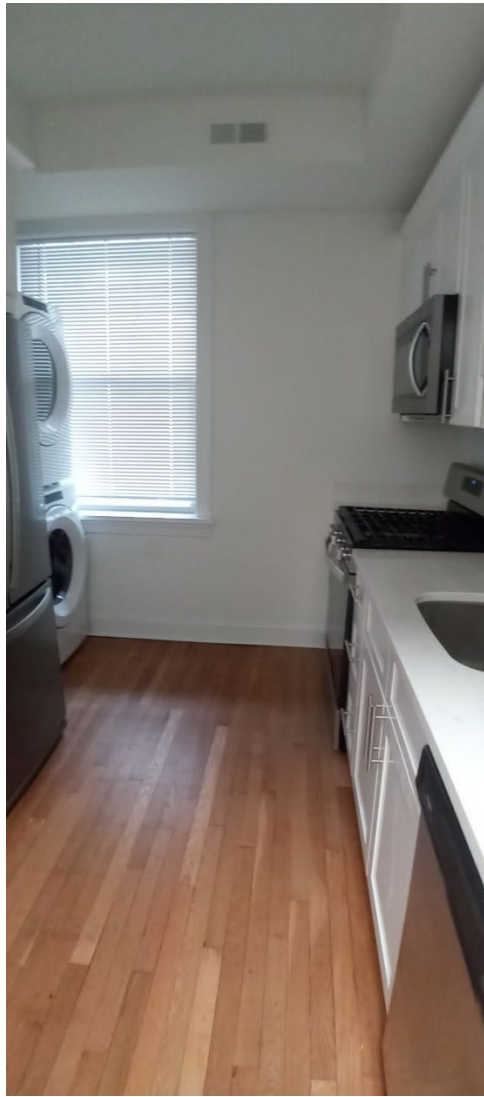
Photographs



Living Room



Bedroom



Kitchen

Appendix D

Identified Lead-Based Paint

Company LEW Corporation
 XRF Make Heuresis
 Model Pb200i
 Serial Num. 2128

Lead concentration units: mg/cm2

Total Readings: 68 Total Positives 1
 Action Level 1
 Mode Action Level
 Analytic Mode Paint

Actionables

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location
4281011	10711	9.4	Positive	FALSE	FALSE	4/28/2023	10:28 AM	Andrew Wong	Paint	127 Summit Avenue	Unit	3	Living Room	Apartment Door		Wood	A	

Door was replaced



January 7, 2024

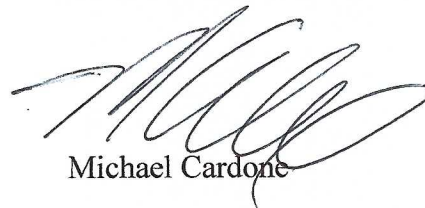
LEW Environmental Services, LLC
181 US-46
Mine Hill, NJ 07803

RE: Exterior Door Replacement
Unit 127-03
127 Summit Ave
Summit, NJ 07901

To Whom this May Concern:

We replaced the rear exterior door in Apartment 127-03 at the Beacon apartments located at 127 Summit Ave, Summit NJ. This was all the work that was done in this unit and the surrounding area was covered with plastic while the work was taking place.

Sincerely,
CARDONE CONTRACTING CORP.



Michael Cardone

cc. Luis Gomez – The Beacon at Summit

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

