



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:**

166 Millbrook Ave, B, Randolph, NJ, 07869

**Performed For:**

Randolph Millbrook LLC

Jihua Wang

44 Church Rd, 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:

12/28/2023

Project Number: Order 28597/Job

1198

# Table of Contents

<b>CONTACT INFORMATION</b> .....	<b>3</b>
<b>BACKGROUND</b> .....	<b>4</b>
<b>EXECUTIVE SUMMARY</b> .....	<b>4</b>
<b>EXAMINATION RESULTS</b> .....	<b>5</b>
VISUAL CLEARANCE: .....	5
DUST WIPE CLEARANCE TESTING: .....	5
<b>REGULATORY REQUIREMENTS</b> .....	<b>6</b>
REQUIRED DISCLOSURE .....	6
REQUIRED TRAINING FOR WORKERS .....	6
CLEARANCE PROCEDURES.....	6

## Appendices

APPENDIX A	FLOOR PLAN
APPENDIX B	LAB SUPPORT DOCUMENTS (IF APPLICABLE)
APPENDIX C	PHOTOGRAPHS
APPENDIX D	RISK ASSESSOR AND COMPANY LICENSE
APPENDIX E	LEAD SAFE CERTIFICATE

## Contact Information

### Site

Tenant:	
Street Address:	166 Millbrook Ave, B, Randolph, NJ, 07869
Phone Number:	973-462-3111

### Agency

Project Manager:	Jihua Wang
Contract Agency:	Randolph Millbrook LLC
Street:	44 Church Rd, Randolph, NJ, 07869
Phone Number:	973-462-3111
Date Start – Date Complete:	December 28, 2023

### Risk Assessor

Site Assessor:	Yerani Heredia De Rosado, NJDOH R001913
Signature:	<i>Yerani Heredia</i>
Date:	January 11, 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, Virginia 23237
NJDEP Certification #	VA008
Phone Number:	800-347-4010

## Background

On 12-15-2023, the Municipality of Randolph, conducted a lead-based paint visual assessment at 166 Millbrook Ave, B, Randolph, NJ, 07869. The inspector found deteriorated paint and recommended the remediation on the deteriorated components. The remediation was performed. After that, client requested a lead clearance examination to LEW.

## Executive Summary

A lead-based paint hazard reduction clearance examination was performed at 166 Millbrook Ave, B, Randolph, NJ, 07869. No further hazard reduction work is necessary. Clearance has been achieved.

## Required Treatments Using Lead Safe Work Practices

Room Equivalent	Building Component	Treatment	Reason
NONE			

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

## Examination Results

### Visual Clearance:

Room	Component	Deteriorated Paint	Debris or paint chips	Pass/Fail
Bathroom (Paint stabilization/repainted)	Door	No	No	Pass
Bathroom (Repaired/Paint stabilization/repainted)	Wall B			
Bedroom 1(Paint stabilization/repainted)	Closet door	No	No	Pass
Bedroom 2(Paint stabilization/repainted)	Door	No	No	Pass
Hallway 2 <sup>nd</sup> Floor (Paint stabilization/repainted)	Closet Door	No	No	Pass
<b>Soil</b>	<b>No Apply</b>	<b>No</b>	<b>No</b>	<b>Fail</b>

### Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft <sup>2</sup>	Pass/Fail
1	Floor	BEDROOM 1 BC	<5.00	Pass
2	Floor	BEDROOM 2 BC	<5.00	Pass
3	Floor	HALLWAY AC	<5.00	Pass
4	Floor	<b>BEDROOM 3 CC</b>	<5.00	Pass
5	Floor (Blank)	SUNROOM AC	<5.00	Pass
6	Floor	BATHROOM AC	<5.00	Pass
7	Sill	BEDROOM 1 DC	<6.21	Pass
8	Sill	<b>BATHROOM CC</b>	<7.50	Pass
9	Well	BEDROOM 2 DC	<13.4	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  $\mu\text{g}/\text{ft}^2$  for floors, 100  $\mu\text{g}/\text{ft}^2$  for interior window sills, and 400  $\mu\text{g}/\text{ft}^2$  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).

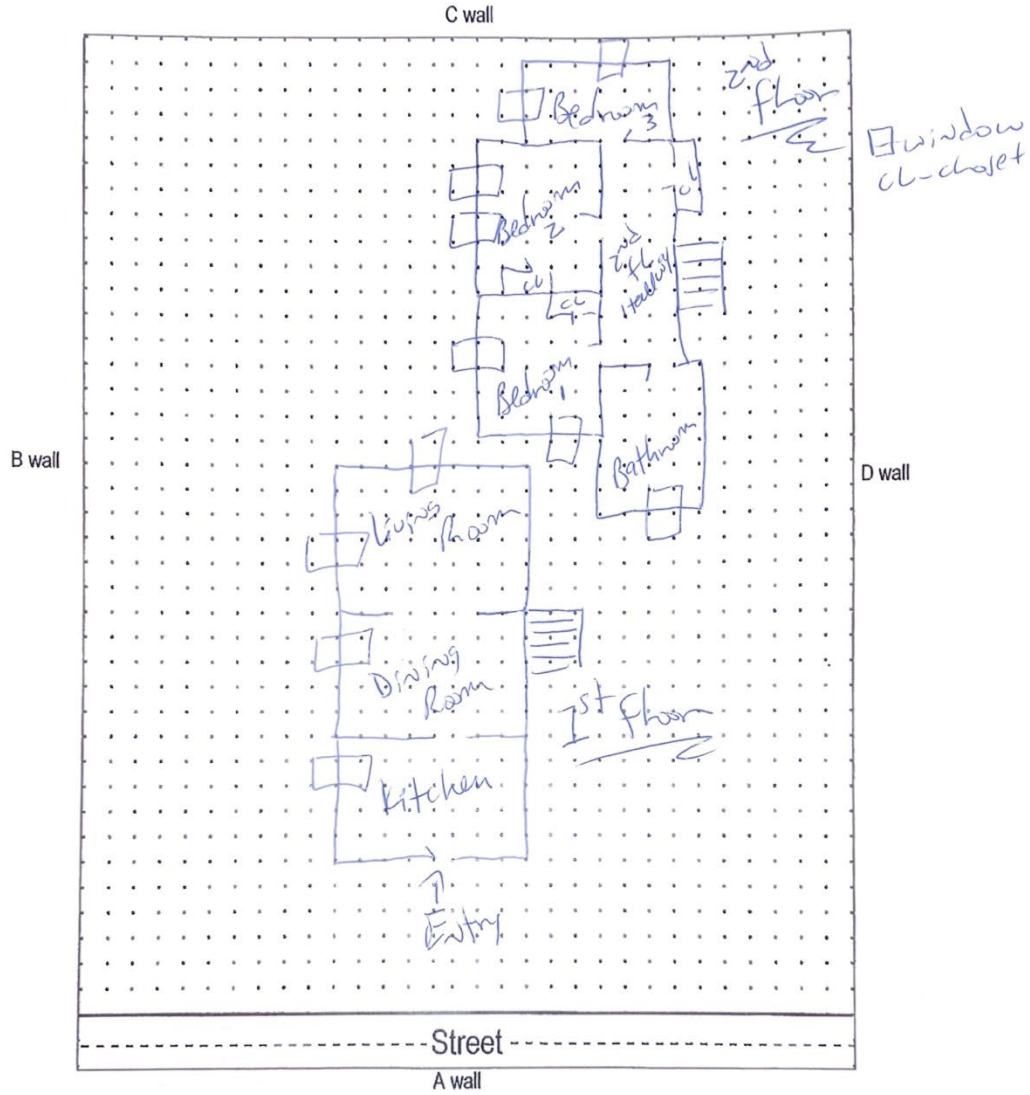
Appendix A

Floor Plan



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

Site: 166 Millbrook Ave. Unit B, Rutherford, NJ 07070





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:** 24-01-00137

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

**Received Date:** 01/02/2024  
**Analyzed Date:** 01/04/2024  
**Reported Date:** 01/04/2024

**Project/Test Address:** 1198; Lead Clearance; 166 Millbrook Ave Apt B; Randolph, NJ  
**Collection Date:** 12/28/2023

**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
24-01-00137-001	1	BEDROOM 1 BC	FL	<5.00	1.00	<5.00	
24-01-00137-002	2	BEDROOM 2 BC	FL	<5.00	1.00	<5.00	
24-01-00137-003	3	HALLWAY AC	FL	<5.00	1.00	<5.00	
24-01-00137-004	4	BEDROOM 3 CC	FL	<5.00	1.00	<5.00	
24-01-00137-005	5	SUNROOM AC	FL	<5.00	1.00	<5.00	
24-01-00137-006	6	BATHROOM AC	FL	<5.00	1.00	<5.00	
24-01-00137-007	7	BEDROOM 1 DC	SL	<5.00	0.806	<6.21	
24-01-00137-008	8	BATHROOM CC	SL	<5.00	0.667	<7.50	
24-01-00137-009	9	BEDROOM 2 DC	WW	<5.00	0.375	<13.4	

# Environmental Hazards Services, L.L.C

Client Number: 201327

Report Number: 24-01-00137

Project/Test Address: 1198; Lead Clearance; 166 Millbrook Ave Apt B;  
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: 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/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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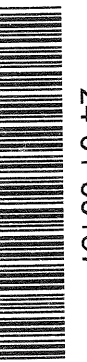
# ENVIRONMENTAL SERVICES

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

F: (908) 654-8069

## Chain-of-Custody

### Lead



24-01-00137

Due Date:

01/05/2024  
(Friday)

AE

\* All w

51

nts.

Project Name: Lead clearance  
 Address: 166 Milbrot Ave. Apt B  
 City, State: Randolph, NJ  
 Project Number: 1198

Sample Type:  Dust wipe  Paint chip  Soil  TCLP

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

Sampler Information: Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (inches)	Paint Chip Analysis		
				mg/cm <sup>2</sup>	PPM	% wt
1	12-28-23	Floor Bedroom 1 DC	12 x 12			
2		Floor Bedroom 2 DC	12 x 12			
3		Floor Hallway AC	12 x 12			
4		Floor Bedroom 3 CC	12 x 12			
5		Floor Sun Room AC	12 x 12			
6		Floor Bathroom AC	12 x 12			
7		W-S111 Bedroom 1 DC	29 x 4			
8		W-S111 Bathroom CC	24 x 4			
9		W-Wee Bedroom 2 DC	18 x 3			
				X		
				X		
				X		

2  
3

Relinquished by: Yvonne Hurdin Signature: Yvonne Hurdin Date/Time: 12-28-23 5:00 PM

Received by: Seaker Signature: Seaker Date/Time: 1/2/24 3:28 PM

Appendix C

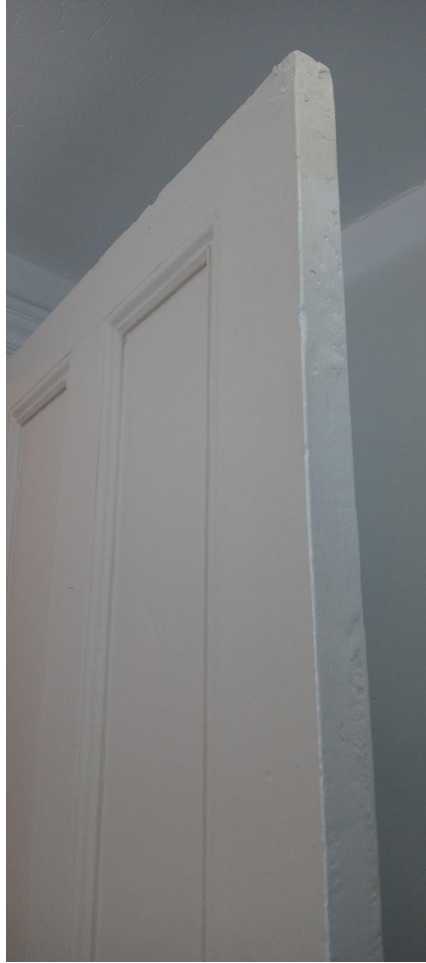
Photographs



Bedroom 2 Door



Bathroom Wall B



Bedroom 1 Door



Bedroom 1 Closet Door Head Jamb



Hallway Closet Head Jamb

## 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 cursive script, 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,

166 Millbrook Ave. Randolph, NJ 07869

*Site Address*

134

*Block*

1

*Lot*

***Applicable Dwelling Unit: Apt. B (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

1/11/2024

*Date Issued (mm / dd / yyyy)*