



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:

51 Huntington Street
Commons
New Brunswick, NJ, 08901

Performed For:

Bruce Newling
47 Huntington Street
New Brunswick, NJ, 08901

Prepared By:

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

Phone (908) 654-8068

Fax (908) 654-8069

Inspection Date: 01/04/2024

Project Number: 1219

Table of Contents

CONTACT INFORMATION	3
EXECUTIVE SUMMARY	4
EXAMINATION RESULTS	5
VISUAL CLEARANCE:	5
DUST WIPE CLEARANCE TESTING:	5
REGULATORY REQUIREMENTS.....	6
REGULATORY APPLICABILITY	6
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	SAMPLER CERTIFICATION AND COMPANY CERTIFICATION

Contact Information


Site

Street Address:	51 Huntington St, Commons, New Brunswick, NJ, 08901
Phone Number:	732-249-0044

Client

Contact:	Bruce Newling
Client:	Bruce Newling
Street:	47 Huntington St, New Brunswick, NJ, 08901
Phone Number:	732-249-0044

Risk Assessor/Inspector/Technician

Site Assessor:	Mark Franz
Signature:	
Date:	January 8, 2024

Firm

Organization:	LEW Environmental Services, LLC.
Certification #:	EPA LBP-74951-1
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 51 Huntington St, Commons, New Brunswick, NJ, 08901. 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:

Component	Room or Work Area	Deteriorated Paint	Debris or paint chips	Pass/Fail
Floor	Common Stair Hall	No	No	Pass

Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft ²	Pass/Fail
51-1	Floor	Stair Hall	5.30	Pass

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 NYC Local Law 1 of 2004 and Guide to Local Law#1 of 2004 Work Practices document.

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.

Three (3) dust samples from all rooms or work areas. Clearance dust samples should be taken 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 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 5 $\mu\text{g}/\text{ft}^2$ for floors, 40 $\mu\text{g}/\text{ft}^2$ for interior window sills, and 100 $\mu\text{g}/\text{ft}^2$ 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.

Appendix A

Floor Plan

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: 24-01-00606

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

Received Date: 01/05/2024
Analyzed Date: 01/08/2024
Reported Date: 01/08/2024

Project/Test Address: 28693; Newing; 51 Huntington St; New Brunswick, NJ

Collection Date: 01/04/2024

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
24-01-00606-001	51-1	STAIR HALL BL	FL	5.34	1.00	5.34	

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



24-01-00606

Due Date:
01/10/2024
(Wednesday)
AE

* All wipes

51

RS

Project Name: Neving
 Address: 51 Huntington St
 City, State: New Brunswick NJ
 Project Number: 28693

Sample Type:
 Dust wipe
 Paint chip
 Soil
 TCLP

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

Name: Mark Egan
 Signature: [Signature]

Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (inches)	Paint Chip Analysis		
				mg/cm ²	PPM	% wt
51-1	1/4/24	Floor, Stair Hall, B L	12" x 12"			
				X		
				X		
				X		
				X		
				X		
				X		
				X		
				X		
				X		
				X		

Relinquished by: Mark Egan Signature: [Signature] Date/Time: 1/4/24 5pm

Received by: D Bowen Signature: [Signature] Date/Time: 1/5/24 12:31 PM

①
RS

Appendix C Sampler Certification and Company Certification

New Jersey Department of Health

MARK FRANZ



Permit No.: 038867

ID No.: 003265

Expires: 12/5/2024

Authorization Signature



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





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.

51 Huntington Street, New Brunswick, NJ, 08901

403

1.01

Site Address

Block

Lot

Applicable Dwelling Unit: 1st Floor, 2nd Floor & Common Stair Hall (CERTIFICATE IS VALID FOR A DWELLING UNIT AND SHALL BE AFFIXED TO LEASE)

Insp/RA Name Mark Franz Evaluation Contractor #: 00015-E Phone 908-654-8068

Signature

003265

NJDOH ID #

Contractor Name: LEW Environmental Services, LLC

Contractor Address: 181 US Hwy 46

Mine Hill, NJ 07803

OR

Name of Municipal Inspector

Signature

1/8/2024
Date Issued (mm / dd / yyyy)