

Lead Paint Remediation Sales Lead Form

Project Information	
Project Number	1271
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:	Yerani Heredia De Rosado

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

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: 01/23/2024

Project Number: 1271

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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:	01/23/2024-01/23/2024

Clearance Personnel

Risk Assessor/Lead Inspector:	Yerani Heredia De Rosado, NJDOH # R001913
Reporting Assessor:	Yerani Heredia De Rosado, NJDOH #R001913
Signature:	<i>Yerani Heredia</i>
Date:	February 1, 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. No further abatement work is necessary. Clearance has been achieved.

Required Treatments

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

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.

January 23, 2024	Work Done	Debris or paint chips	Pass/Fail
All abated surfaces have been replaced, painted, or sealed	Yes	No	Pass
All work areas cleaned	Yes	No	Pass

Dust Wipe Clearance Testing

Sample	Component	Room or Work Area	Measurement ug/ft ²	Pass/Fail
1	Floor	Bathroom AC	<5.0	Pass
2	Floor	Sun Room (Blank)	<5.0	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
No bare soil present				

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.

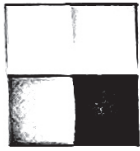
A copy of this lead-based paint evaluation report must be provided to new lessees (tenants), purchasers and owners of this property under federal law (24 CFR PART 35 AND 40 CFR PART 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers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

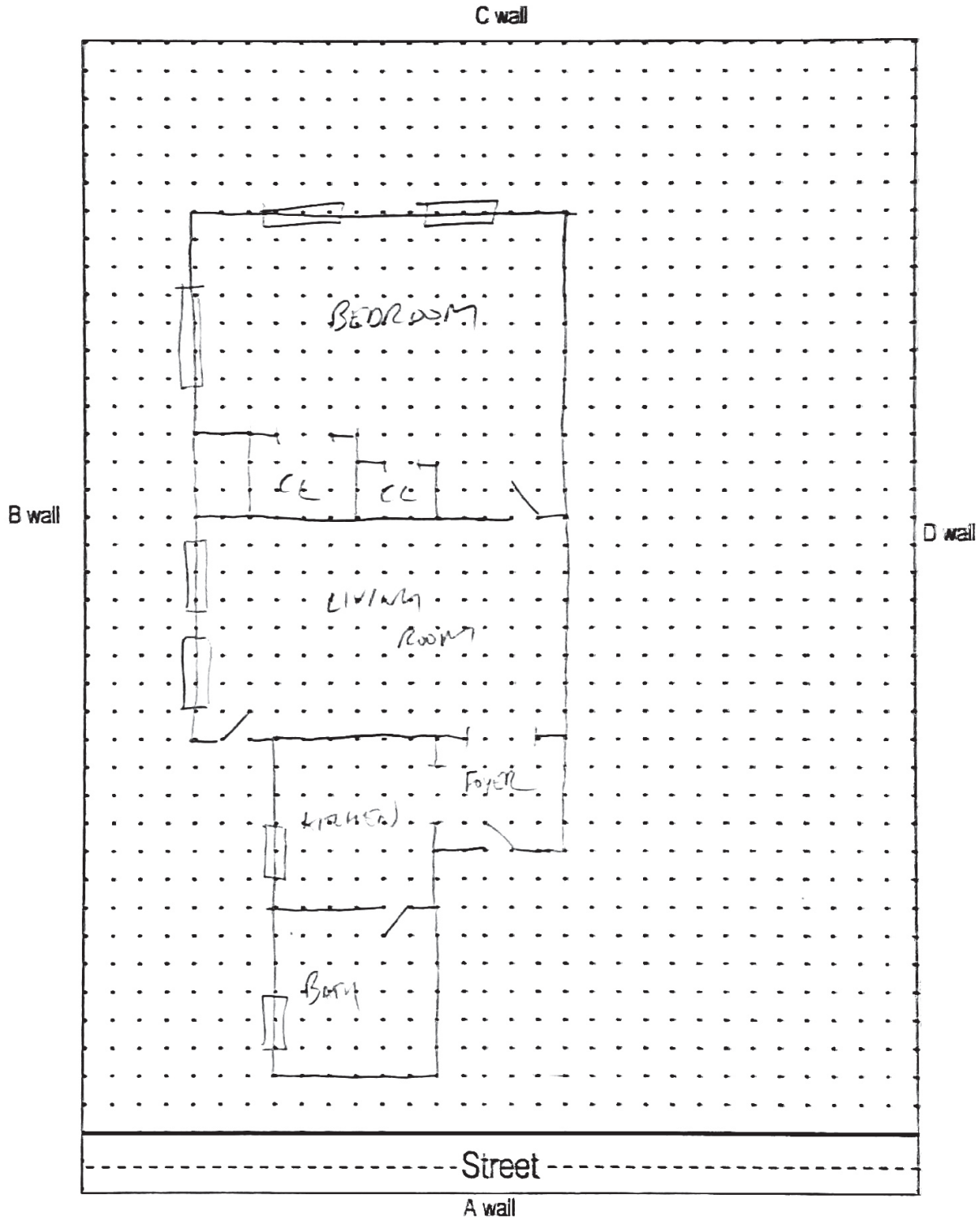


LEW
Corporation

"The Environmental Company"

187 US Highway 46
Mine Hill, NJ 07803
(908) 654-3068
(800) 783-0567
Fax 908-654-3069
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: 24-01-02997

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

Received Date: 01/25/2024

Analyzed Date: 01/29/2024

Reported Date: 01/29/2024

Project/Test Address: 28822; 1271; Dust Wipe Clearance; 127 Summit Ave Apt 3; Summit, NJ

Collection Date: 01/23/2024

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
24-01-02997-001	1	BATHROOM AC	FL	<5.00	1.00	<5.00	
24-01-02997-002	2	SUN ROOM AC	FL	<5.00	1.00	<5.00	

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory: Amanda Lowery
 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/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 mL = milliliter	ug/ft ² = micrograms per square foot ft ² = square foot	Pb = lead
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Appendix C

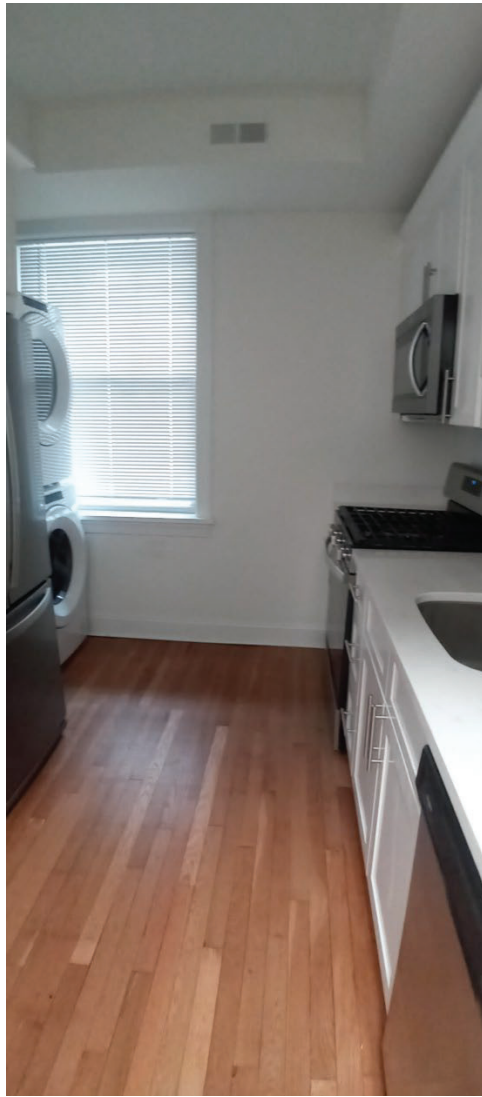
Photographs



Living Room



Bedroom



Kitchen

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



Appendix E

Abatement Document



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.

A handwritten signature in black ink, appearing to read "Michael Cardone", is written over a printed name. The signature is stylized and cursive.

Michael Cardone

cc. Luis Gomez – The Beacon at Summit

Appendix F

Lead Free Interior Only Certificate

Lead - FREE CERTIFICATE

LEAD - FREE (INTERIOR) ONLY

It is hereby certified that a lead based paint inspection, has been performed, and the results of this inspection indicate that no lead in the amount greater than or equal to 1.0 mg/cm² or greater than 0.5 % by weight in paint, was found on any building component using the protocols outlined in **N.J.A.C. 5:17-3.2(c)**. Therefore, the dwelling(s) identified below qualify for the following exemption.

- N.J.A.C. 5:10-1.12(h)4** (Additional Lead Paint Fee) BHI Registration Number: N/A
- N.J.A.C. 5:10-6.6** (Lead-Safe Maintenance)
- N.J.A.C. 5:27-4.10(a)1 OR N.J.A.C. 5:15-4.2(c)** (Rooming & Boarding **OR** Emergency Shelters) Facility ID:
- N.J.A.C. 5:28-2.1(a)** State Housing Code
- CHILD OCCUPIED FACILITY (Daycare Centers, Preschools, etc.)** **PURSUANT TO N.J.A.C. 5:17**

Site Address: 127 Summit Avenue, Summit, NJ, 07901 County: Union Block: 2608 Lot: 11

Applicable Units or Common Areas: Unit #3

Name of Inspector / Risk Assessor: Yerani Heredia De Rosado NJDOH ID #: R001913

Name of Evaluation Contractor: LEW Environmental Services, LLC NJDCA CERT. #: 00015

Address of Evaluation Contractor: 181 US Hwy 46, Mine Hill, NJ 07803 Phone #: (908) 654-8068

Date(s) of Inspection: 01/23 / 2024 **TO** 01 / 23 / 2024

Date Certificate Issued: 02 / 01 / 2024 Signature of Inspector / Risk Assessor: *Yerani Heredia*

THIS CERTIFICATE SHOULD BE KEPT BY THE OWNER AND TRANSFERRED TO ALL FUTURE OWNERS FOR LIFE OF STRUCTURE