



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:

716 Nassau St, North Brunswick, NJ, 08902

Performed For:

Luz Sandoval

716 Nassau St, North Brunswick, NJ, 08902

Prepared By:

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

Phone (908) 654-8068

Fax (908) 654-8069

Inspection Date:01/26/2024

Project Number: 1286

Table of Contents

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

Appendices

APPENDIX A	FLOOR PLAN
APPENDIX B	LAB SUPPORT DOCUMENTS (IF APPLICABLE)
APPENDIX C	PHOTOGRAPHS
APPENDIX D	IDENTIFIED LEAD-BASED PAINT (IF APPLICABLE)

Contact Information


Site

Tenant:	N/A
Street Address:	716 Nassau St, North Brunswick, NJ, 08902
Phone Number:	732-789-4261

Agency

Project Manager:	Luz Sandoval
Contract Agency:	Luz Sandoval
Street:	716 Nassau St, North Brunswick, NJ, 08902
Phone Number:	732-789-4261
Date Start – Date Complete:	January 26, 2024

Risk Assessor

Site Assessor:	Alex Salvador, NJDOH 022779
Signature:	
Date:	February 7, 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

Reinspection

Executive Summary

A lead-based paint hazard reduction clearance examination was performed at 716 Nassau St, North Brunswick, NJ, 08902. 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
Baseboard and Door Casing	Foyer	No	No	Pass
Window Sill	Kitchen	No	No	Pass
Closet door casing and entry Door casing	Bedroom 1	No	No	Pass
Closet Door Frame	Bedroom 2	No	No	Pass

Note: Attic stairs are not accessible to tenants

Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft ²	Pass/Fail
All dust samples collected and analyzed by the laboratory are below the threshold levels.				

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 and as detailed in the work practices 40 CFR 745. As per 24 CFR Part 35 subchapter J, if proposed work exceeds \$25,000 of federal subsidy, then an abatement contractor must be used. If the proposed work is less than \$25,000, then a contractor certified in "Lead-Safe Work Practices" may be used for the job (24 CFR Part 35.1330 – subchapter R).

The following list represents proposed lead hazard reduction plan and requirements.

1. Type of Program:
 - a. Subpart J of 24 CFR Part 35
 - b. Greater than \$5000, but less than \$25,000
2. Requirements of Program:
 - a. Provision of EPA pamphlet
 - b. Paint testing of surfaces to be disturbed or presume lead-based paint.
 - c. Risk Assessment
 - d. Interim Controls
 - e. Notice to occupants
 - f. Clearance is always required after abatement, interim controls, paint stabilization, or standard treatments of lead-based paint.

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.

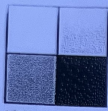
(C) Following an exterior renovation or lead hazard reduction activities, a visible inspection shall be conducted. All horizontal surfaces in the outdoor living area closest to the abated surface shall be found to be cleaned of visible dust and debris. In addition, a visual inspection shall be conducted 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(s)

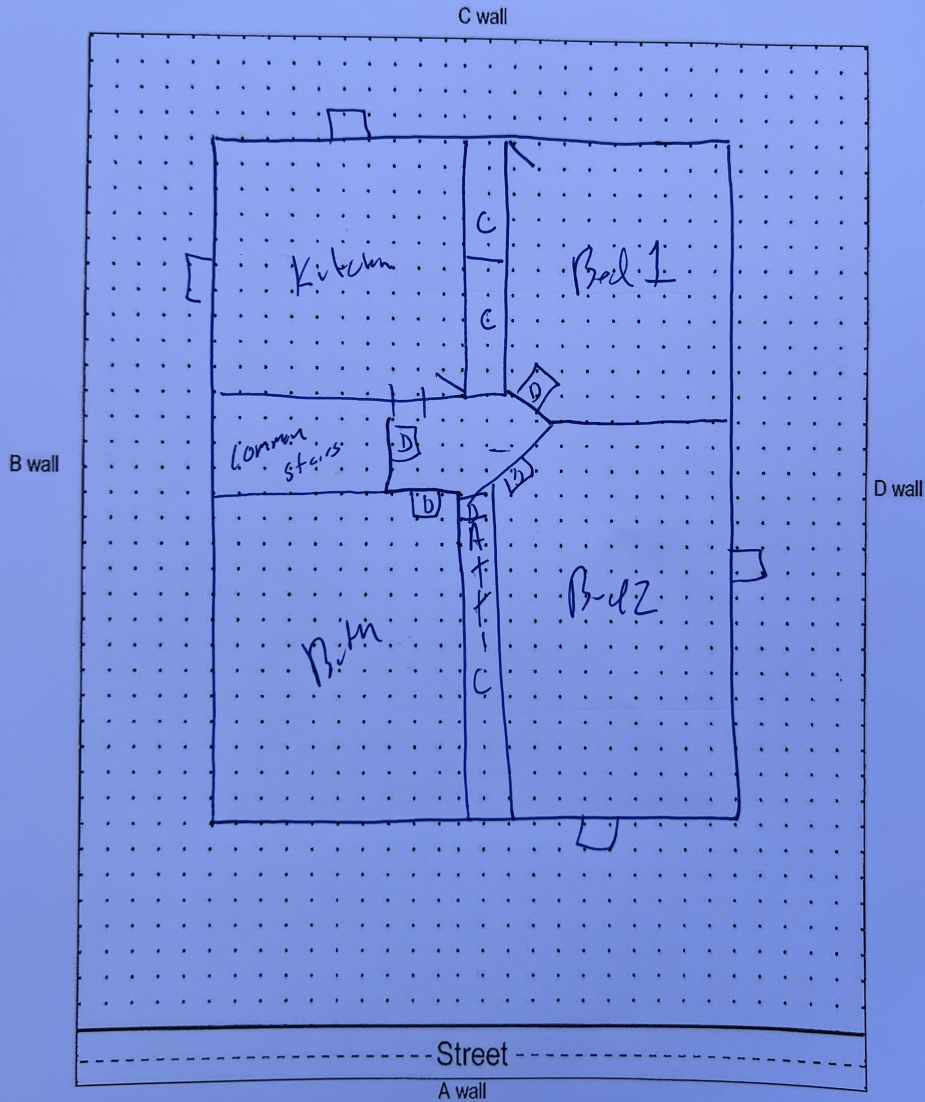


Lew Environmental Services
Corporation

"The Environmental Company"

(908)654-8068
(800)783-0567
Fax (908)654-8069
www.lewcorp.com

Site: 716-2 Nassau St.



Floor 1

Lew Environmental Services - 716 Nassau Street - Visual Inspection
Prepared By: LEW Environmental Services, LLC
12/22/2023

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: 24-01-03393

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

Received Date: 01/29/2024

Analyzed Date: 01/30/2024

Reported Date: 01/31/2024

Project/Test Address: 28855; Luz Sandoval; 716 Nassau Street; North Brunswick, NJ

Collection Date: 01/26/2024

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
24-01-03393-001	716-1	SUNROOM BC	FL	<5.00	1.00	<5.00	
24-01-03393-002	716-2	FOYER BC	FL	<5.00	1.00	<5.00	
24-01-03393-003	716-3	BEDROOM 2 AC	FL	<5.00	1.00	<5.00	
24-01-03393-004	716-4	BEDROOM 1 AC	FL	<5.00	1.00	<5.00	
24-01-03393-005	716-5	KITCHEN BC	FL	<5.00	1.00	<5.00	
24-01-03393-006	716-6	KITCHEN BC	SL	<5.00	0.604	<8.28	
24-01-03393-007	716-7	BEDROOM 2 DC	SL	<5.00	0.655	<7.64	
24-01-03393-008	716-8	BEDROOM 1 BC	SL	<5.00	0.655	<7.64	

Environmental Hazards Services, L.L.C

Client Number: 201327

Report Number: 24-01-03393

Project/Test Address: 28855; Luz Sandoval; 716 Nassau Street; North Brunswick, NJ

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
-------------------	----------------------	---------------------	---------	---------------	------------------------------	-------------------------------------	--------------

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

Accreditation #:

Reviewed By Authorized Signatory:



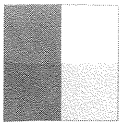
Amanda Lowery

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



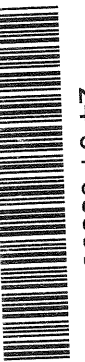
LEW
CORPORATION
The Environmental CompanySM

LEW Corporation P: (800) 783-0567
F: (908) 654-8069

Lead

Chain-of-Custody

24-01-03393



Due Date:
02/01/2024
(Thursday)
AE

* All wipes must meet ASTM E1792 requirements.

Project Name: Luz Sandoval
Address: 716 Massau street
City, State: North Brunswick NJ
Project Number: 28855

Sample Type

Dust wipe
 Paint chip
 Soil
 TCLP

Turn Around Time (TAT)

Same Day
 1 Day
 1 Week
 3 Day
 Weekend
 2 Weeks

Sampler Information

Name: Alex Salvader
Signature: [Signature]

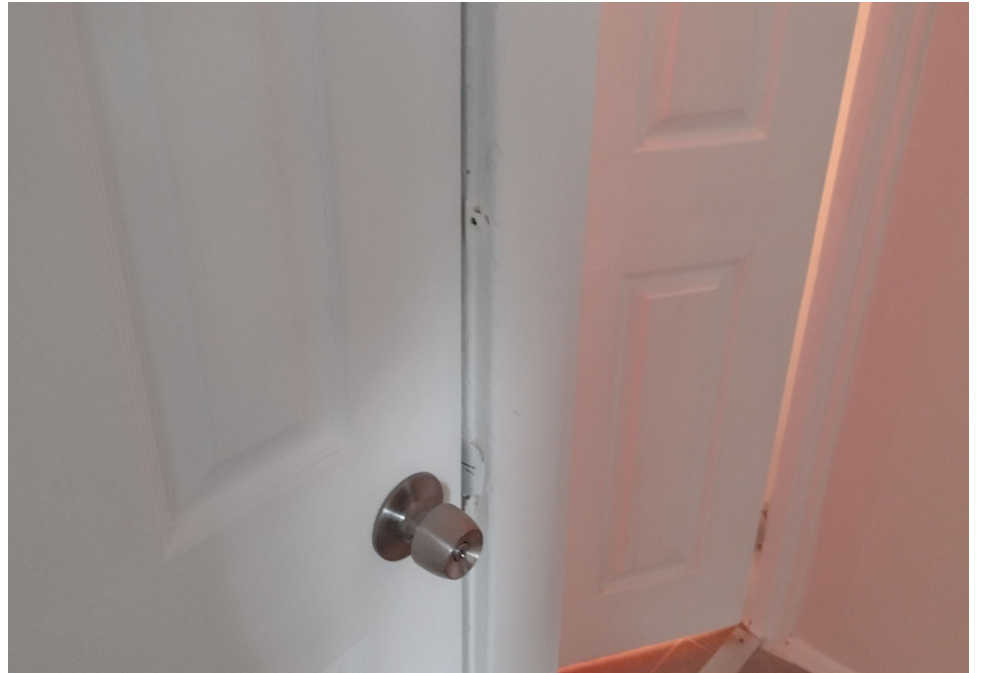
Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (inches)	Paint Chip Analysis		
				mg/cm ²	PPM	% wt
716-1	1/26/24	Staircase, floor	12 x 12			
2	[Diagram showing sample locations 2-9 in a house layout]	Foyer	X			
3		Bedroom 2	X			
4		Bedroom 1	X			
5		Kitchen	X			
6		Kitchen w.s.i.l.	X			
7		Bedroom 2 w.s.i.l.	X			
8		Bedroom 1 w.s.i.l.	X			
9						

Relinquished by: Alex Salvader Signature: [Signature] Date/Time: 1/26/2024

Received by: D Brown Signature: [Signature] Date/Time: 1/26/24 10:10am

Appendix C

Photographs







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.

716 Nassau Street North Brunswick NJ

190

2

Site Address

Block

Lot

Applicable Dwelling Unit: 2nd Floor Unit (CERTIFICATE IS VALID FOR A DWELLING UNIT AND SHALL BE AFFIXED TO LEASE)

Insp/RA Name Alex Salvador

Evaluation Contractor #: 00015-E *Phone* 908-654-8068

Alex Salvador

Signature

022779

NJDOH ID #

Contractor Name: LEW Environmental Services, LLC

Contractor Address: 181 US Hwy 46

Mine Hill, NJ 07803

OR

Name of Municipal Inspector

Signature

2/7/2024
Date Issued (mm / dd / yyyy)

Appendix D Identified Lead-Based Paint

This appendix lists the available information on the location of lead-based paint on a surface-by-surface basis identified during the evaluation before rehabilitation. The rehabilitation and hazard reduction work listed in this report may have reduced or eliminated the lead-based paint identified.