



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

## Lead Dust Wipe Report

For: 151 South Morris St , 2nd Floor, Dover, NJ, 07801

February 23, 2024

On 02/09/2024, LEW Environmental Services, LLC (NJDC 00015 E) performed dust wipe sampling for the presence of lead at 151 South Morris St , 2nd Fl, Dover, NJ, 07801, (the "property") in compliance with NJAC 5:28A. Four (8) dust wipes were taken for dust level determination. We conducted our inspection in accordance with all federal, state, and municipal regulations. The regulations and inspection standards require that we plan and perform the inspection to obtain a reasonable assurance about whether or not the property is at risk from lead dust.

The maintenance and the environmental conditions of the property are the responsibility of the property's management, principals, or owners. If the property, program, or any of its tenants receive financial federal assistance, the results of this evaluation 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 exist, per the Department of Housing and Urban Development 24 CFR Part 35.125.

**All dust wipes tested are not considered actionable for lead dust.** The property may still contain lead painted components and lead dust re-accumulation is possible.

### Lead Dust Hazard Standards

Floors (Bare and Carpeted)..... < 10 ug/ft<sup>2</sup>  
Window Sill..... < 100 ug/ft<sup>2</sup>

Respectfully submitted,

1347

Risk Assessor, NJDOH ID#003265

Encl: Laboratory Results, Floor Plan, Lead-safe Certificate



## Laboratory Results



Environmental Hazards Services, L.L.C.  
 7469 Whitepine Rd  
 Richmond, VA 23237  
 Telephone: 800.347.4010

# Lead Dust Wipe Analysis Report

**Report Number:** 24-02-01631

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

**Received Date:** 02/12/2024

**Analyzed Date:** 02/15/2024

**Reported Date:** 02/15/2024

**Project/Test Address:** 29385; Fuentes; 151 S Morris St 2nd Floor; Dover, NJ

**Collection Date:** 02/09/2024

**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 <sup>2</sup> )	Concentration (ug/ft <sup>2</sup> )	Narrative ID
24-02-01631-001	2-1	KITCHEN BC	FL	<5.00	1.00	<5.00	
24-02-01631-002	2-2	BEDROOM 1 DL	FL	<5.00	1.00	<5.00	
24-02-01631-003	2-3	BEDROOM 2 DC	FL	<5.00	1.00	<5.00	
24-02-01631-004	2-4	BEDROOM 3 AL	FL	6.02	1.00	6.02	
24-02-01631-005	2-5	SUN RM CR	FL	<5.00	1.00	<5.00	
24-02-01631-006	2-6	KITCHEN BC	SL	<5.00	0.729	<6.86	
24-02-01631-007	2-7	BEDROOM 1 DL	SL	<5.00	0.729	<6.86	
24-02-01631-008	2-8	BEDROOM 2 DR	SL	<5.00	0.729	<6.86	
24-02-01631-009	2-9	BEDROOM 3 DC	SL	6.14	0.729	8.42	

# Environmental Hazards Services, L.L.C

Client Number: 201327

Report Number: 24-02-01631

Project/Test Address: 29385; Fuentes; 151 S Morris St 2nd Floor; Dover, 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

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

F: (908) 654-8069

## Lead

### Chain-of-Custody

24-02-01631



Due Date:

02/15/2024

(Thursday)

\* All wip

ST

AE

nts.

Project Name: Fuentes  
 Address: 151 S. Morris St., 2nd Floor  
 City, State: Dover NJ  
 Project Number: 29385

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: Mark Franz  
 Signature: [Signature]

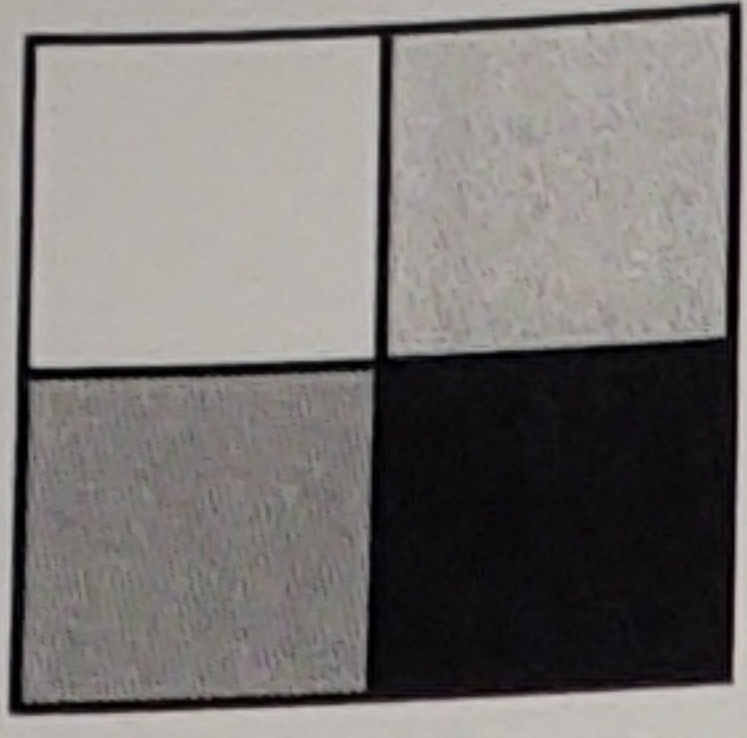
Sample #	Date Collected	Sample Location (Ex: Fl, Kitchen, AC)	Area (inches)	Paint Chip Analysis		
				mg/cm <sup>2</sup>	PPM	% wt
2-1	2/9/24	Floor, Kitchen, BC	12" x 12"			
-2		Bedroom 1, DL	X			
-3		Bedroom 2, DC	X			
-4		Bedroom 3, AL	X			
-5		Sun Rm, CR	X			
-6		Sill, Kitchen, BG	X	3 1/2		
-7		Bedroom 1, DL	X	3 1/2		
-8		Bedroom 2, DR	X	3 1/2		
-9		Bedroom 3, DC	X	3 1/2		
			X			
			X			
			X			

Relinquished by: Mark Franz Signature: [Signature] Date/Time: 2/9/24 5pm

Received by: Sober Signature: [Signature] Date/Time: 2/12/24 4:08pm



## Floor Plan



**LEW**  
Corporation

"The Environmental Company"

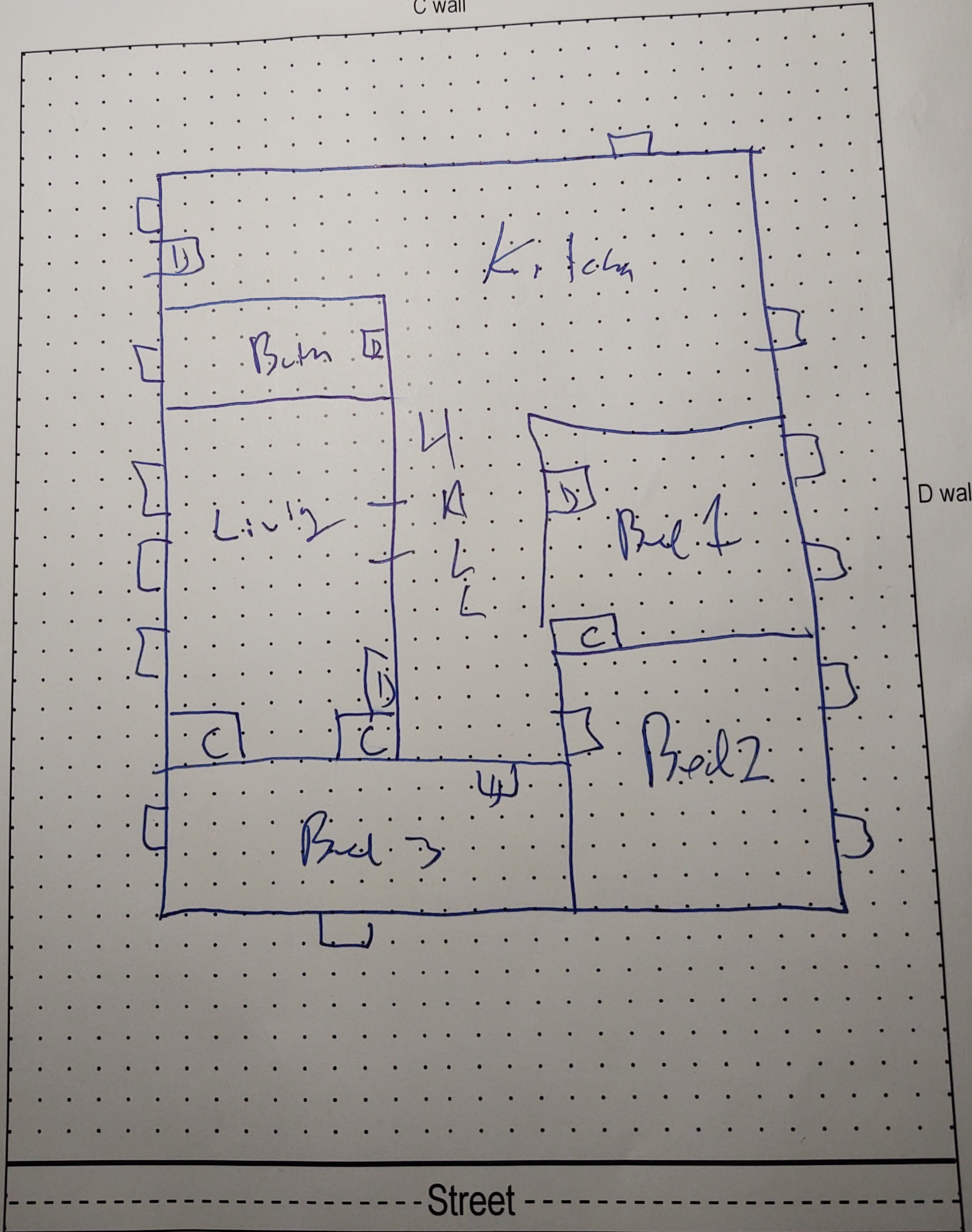
Mine Hill, NJ 07803  
(908)654-8068  
(800)783-0567  
Fax (908)654-8069  
www.lewcorp.com

Site: 151 Morris St., 2nd Floor

C wall

B wall

D wall



Street

A wall



## 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.

151 South Morris St , 2nd Fl, Dover, NJ, 07801

1810

11

Site Address

Block

Lot

Applicable Dwelling Unit: Unit 2 (2<sup>nd</sup> Floor) (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 07830

**OR**

Name of Municipal Inspector

Signature

2/23/2024  
Date Issued (mm / dd / yyyy)



# Lead Paint Remediation Sales Lead Form

Project Information	
Project Number	1347
Site Address	151 South Morris St , 2nd Fl, Dover, NJ, 07801
Client Name	Michael Fuentes
Client Contact	Michael Fuentes
Client Phone Number	973-980-9500
Client Email	gladism81@icloud.com 1
Inspector:	Mark Franz

To be filled out by Inspector
<p><input type="checkbox"/> No lead paint found.</p> <p><input checked="" 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 <sup>st</sup> Class <input type="checkbox"/> FedEx 2 Day <input type="checkbox"/> FedEx Overnight



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## LEAD-BASED PAINT EVALUATION REPORT INSPECTION

**Performed At:**

151 South Morris Street  
2nd Floor  
Dover, NJ, 07801

**Performed For:**

Michael Fuentes  
151 South Morris Street  
1st Floor  
Dover, NJ, 07801

**Prepared By:**

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

Phone (908) 654-8068

Fax (908) 654-8069

Inspection Date: 02/09/2024

Project Number: 1347

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

## Contact Information


### Site

Street Address	151 South Morris St , 2nd Fl, Dover, NJ, 07801
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### Client

Name	Michael Fuentes
Contact	Michael Fuentes
Street	151 South Morris St, 1st Fl, Dover, NJ, 07801
Phone Number	973-980-9500

### Site Evaluator

Site Evaluator	Mark Franz
Certification Number	NJDHSS 003265
Instrumentation	Viken Pb200i Serial #2823
Signature	
Date	February 23, 2024

### Firm

Organization:	LEW Environmental Services, LLC.
Certification #:	NJDCA 00015 E
Street:	181 US Hwy 46
City, State & Zip:	Mine Hill, NJ 07803
Phone Number:	908-654-8068
Web Address:	www.lewcorp.com

## Background

XRF possible dust wipe sampling

## Executive Summary

On 02/09/2024 Mark Franz, of LEW Environmental Services, LLC. performed a lead-based paint inspection at 151 South Morris St , 2nd Floor, Dover, NJ, 07801. The apartment interior was inspected. Of the 116 readings taken, 39 were positive for lead-based paint. The lead-based paint inspection sampling protocol that was applied follows "Inspections in Single-Family Housing" Chapter 7 of the HUD Guidelines (2012 revision) and the protocol as referenced in USEPA 40 CFR Part 745.227(b). See Appendix B Lead Paint Inspection Report for the complete set of X-Ray Fluorescence data.

The apartment unit A-Wall pertains to the wall that is in the same plane or closest to the street address of the property.

The tables below indicate the location of the lead-based paint found. Each positive reading applies to all similar components in the same room equivalent (room, hall, stairwell, building exterior, etc.) For a lead-based paint free certification, the lead must be stripped or the leaded component replaced and confirmation achieved. Enclosure and encapsulation are not acceptable methods for a lead-based paint free certification.

## Apartment 2 Interior Components with Lead Based Paint

Room Equivalent	Component		Substrate	Value(mg/cm <sup>2</sup> )
Hallway	Door	Casing	Wood	1
Hallway	Baseboard	N/A	Wood	4.7
Hallway	Door	Header	Wood	3.5
Bedroom 1	Door	Casing	Wood	7.9
Bedroom 1	Door	Jamb	Wood	3.8
Bedroom 1	Baseboard	N/A	Wood	3.8
Bedroom 1	Closet	Casing	Wood	4.1
Bedroom 1	Closet	Jamb	Wood	4.4
Bedroom 1	Closet	Shelf Support	Wood	4.1
Bedroom 1	Baseboard	N/A	Wood	4.1
Bedroom 1	Window	Sill	Wood	5.1
Bedroom 1	Window	Casing	Wood	5.2
Bedroom 1	Window	Header	Wood	4.1
Bedroom 3	Door	Casing	Metal	5.4
Bedroom 3	Door	Jamb	Metal	4.7
Bedroom 3	Baseboard	N/A	Wood	3.6
Bedroom 3	Window	Sill	Wood	3.9
Bedroom 3	Window	Casing	Wood	4.8
Bedroom 3	Window	Header	Wood	2.3
Bedroom 2	Door	Casing	Wood	8.4
Bedroom 2	Door	Jamb	Wood	3.8
Bedroom 2	Baseboard	N/A	Wood	6.1

Room Equivalent	Component		Substrate	Value(mg/cm <sup>2</sup> )
Bedroom 2	Window	Sill	Wood	3.9
Bedroom 2	Window	Casing	Wood	4.6
Bedroom 2	Window	Header	Wood	5.7
Living Room	Door	Casing	Wood	6.1
Living Room	Door	Casing	Wood	5.3
Living Room	Door	Jamb	Wood	4.3
Living Room	Baseboard	N/A	Wood	3.8
Living Room	Window	Sill	Wood	4.1
Living Room	Window	Casing	Wood	5.2
Living Room	Window	Header	Wood	1.4
Living Room	Wall Trim	N/A	Wood	1.6
Bathroom	Door	Jamb	Wood	4.3
Bathroom	Wall	N/A	Plaster	3.1
Bathroom	Wall	N/A	Plaster	4.9
Bathroom	Wall	N/A	Plaster	3.1
Bathroom	Chair Rail	N/A	Wood	5.1
Bathroom	Baseboard	N/A	Wood	2

***Paint Chips (if applicable)***

Sample number	Location	Measurement	Actionable
NONE COLLECTED			

EPA 40 CFR 745.227(h) states lead-based paint is present on any surface that is tested and found to contain lead equal to or in excess of 1.0 milligrams per square centimeter or equal to or in excess of 0.5% by weight. Local thresholds may be lower than this Federal standard. For example, NYC defines LBP as equal to or in excess of 0.5 milligrams per square centimeter

# Regulatory Requirements

## *Required Disclosure*

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

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. 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.

## *Required Training for Workers*

Should the lead-based paint and lead hazard reduction activities be part of a program which receives federal subsidy or a New Jersey multifamily building, all persons performing “Interim Controls” or “Standard Treatments” 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.

If a renovation at the property is to occur, all work should comply with 40 CFR 745 Subpart E-Residential Property Renovation.

## **Controlling Lead-Based Paint**

There are different options available for controlling lead-based paint. Each option has its own associated costs and benefits both short and long term. In most cases, a combination of the options can be implemented to reduce the possibility of lead contamination. LEW Environmental Services, LLC. strongly suggests that each option is thoroughly contemplated before beginning any activity.

Components that are found to be positive for lead-based paint should be checked for deterioration. Lead-based paint in deteriorated condition is considered a paint-lead hazard. Those components should be address as soon as possible using lead safe work practices at a minimum. However, if any components are found to test positive for lead based paint, they should be considered for future component removal or paint stripping.

## ***Abatement for Lead-Based Paint Free Certification***

### **Component Removal**

Component removal is a permanent solution to the issue of potential exposure of lead. It requires taking the old lead-based painted component out and replacing it with a new non-lead painted component. The cost associated with this option depends mostly on the cost of the replacement component. Since labor is most often the more costly aspect of controlling lead issues, many owners choose component removal over more labor intensive methods. Components often chosen for removal are wood trim, windows, most doors, and exterior railings. Plaster and drywall ceilings and walls, fire rated doors, and wood porch components should also be considered.

### **Paint Stripping**

Paint stripping is a permanent solution to the issue of potential exposure of lead. The paint can be removed either in-place or by an off-site processing facility. In-place removal can be mechanical or chemical. In-place paint stripping has the issue of proper disposal of the hazardous waste generated.

Mechanical stripping scrapes the paint off the substrate. Most times dry scraping is prohibited, but sanding or scraping can be done in conjunction with engineering controls to reduce airborne and settled lead dust. Power tools used to remove the paint must be equipped with a HEPA filtered shroud. Wetting a surface and hand scraping is also permitted. The components most often chosen for hand scraping are window and door jambs. Power tools are better equipped to handle larger surface areas.

Chemical stripping in-place uses strong chemicals to soften the paint for easier removal from the substrate. The chemicals are either very acidic or very basic, so proper training and protection for the worker is imperative. Generally, the chemicals must remain in-place overnight, so maintaining a secure worksite separate from occupants is mandatory.

Off site facilities use much stronger chemicals to remove the lead-based paint from the component. Components often chosen for off-site paint removal are intricate metal pieces. Sometimes this method is used for intricate wood work, but the stronger chemicals soften the wood and can drive lead into the wood while removing the paint.

## ***Abatement to Control Lead-Based Paint Hazards***

### **Enclosure**

Enclosure is the option of sealing off the lead-based painted component by sealing it in with another building material. Such materials would include, but are not limited to; sheet rock, paneling, vinyl or aluminum siding and radiator covers, etc. Enclosure is not a permanent solution; and, if the enclosure material ever becomes disturbed, the lead-based paint is exposed. Depending on the building material used for enclosure, this can be an affordable option. Depending on the enclosure option taken it is possible that no lead abatement procedures need to be followed; but, of course, consult a professional before beginning.

### **Encapsulation**

Encapsulation is the process of using an encapsulant-type of product that is applied over the lead-painted component. There are currently many different types of encapsulants on the market, and they come in many different forms. Some encapsulants are like stucco, some are like a two-part epoxy, some are like a heavy latex paint, and some are like a cement or plaster. Different types of encapsulants have different life expectancies and some come in different colors. None of the encapsulants are guaranteed forever, although some do come with a life or 10 to 20 year guarantee. To be considered a true lead abatement method according to the American Society of Testing Materials (ASTM) the encapsulant must meet their longevity criteria of at a minimum twenty (20) years. This option is not a permanent solution; and if the encapsulant ever becomes disturbed, the lead-based paint is exposed. Encapsulation is typically the least expensive option and has currently been accepted at the federal level as a viable and affordable option for lead abatement or in-place management, assuming the encapsulant meets the ASTM requirements for encapsulants.



## ***Interim Control Options***

An In-Place Management program is an on going set of measures designed to temporarily reduce human exposure or possible exposure and accessibility to lead-based paint hazards. Such measures include specialized cleaning, repairs, maintenance, paint stabilization, painting, temporary containment, and management and resident education programs. Monitoring, conducted by owners, and reevaluations conducted by professionals, are integral elements of interim controls. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; ground covering plants so as not to allow for easy accessibility, and land-use controls

Unlike Abatement, Interim Controls are considered to be temporary repairs and are not to be used as permanent solutions to lead-based hazards. Interim controls strategies are a very effective and cost saving program to substantially reduce the potential for lead poisoning. However, interim controls programs will only work and prove effective if reevaluation is continually performed. Reevaluation is the combination of a visual assessment and collection of environmental samples by a certified risk assessor on an on-going basis to determine if a previously implemented lead-based hazard control measure is still effective and if the dwelling remains lead-safe.

LEW Environmental Services, LLC. strongly suggests that HEPA vacuuming and Lead-Specific Cleaning detergent/LEDIZOLV wash downs should continue on a routine basis and a continual visual inspection/assessment and sample collection should be performed at least every 1 to 3 years, or until the dust levels continually remain below actionable levels.

## **Procedures & Methodology**

### ***Location Conventions***

When reviewing Appendix A "Floor Plan" and Appendix B "Lead-Based Paint Evaluation Report", you will notice that the letters A, B, C, and D are used to identify the location of specific components. The key to correct orientation is the location of the "A" wall, which is depicted on the floor plan or in the Executive Summary. The "B" wall, "C" wall, and "D" wall run clockwise from the "A" wall. The Lead-Based Paint Evaluation Report lists this information under the "Wall" column. The "Location" column uses numbering of replicated components starting with "1" at left and continuing sequentially to right respectively to describe the location of the component while facing the wall identified.

### ***Paint Testing***

#### **X-Ray Fluorescence**

X-Ray Fluorescence (XRF) paint testing is performed to detect the presence of lead on painted surfaces. The XRF instrument is state-of-the art equipment. XRF testing is usually the preferred method of testing, because it is non-destructive, quantitative and can be performed on the spot with acceptable accuracy. LEW Environmental Services, LLC. 's evaluators follow the manufacturer's suggested use and the Performance Characteristic Sheet of the XRF instrument being used. The results of the XRF testing are the basis for drawing conclusions and making recommendations in the report.

All LEW Environmental Services, LLC. 's evaluators follow 40 CFR 745 and the HUD Guidelines for testing lead using an XRF instrument. All federal, state and city regulations are followed when applicable. The evaluator will test one of each and every different type of testing combination (component) in each room being surveyed. Each XRF reading is assigned an exclusive sample reference number and a measurement that is stored in the instrument. Each sample reference number location is logged on the XRF instrument for future reference, testing location, and report generation. The above described testing format is followed unless otherwise not practical or if the evaluator's judgment decides to test in a different systematic approach.

It should be noted that detected lead levels below current levels still could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding leading to possible elevated blood lead levels. Lead poisoning is a cumulative affect. Should a child or an adult inhale or ingest sufficient quantities of low

concentrations of leaded paint, dust, or soil, it will accumulate in the body's systems and could eventually cumulate to an elevated blood level of concern.  
Any untested building components should be considered lead-based paint until tested.

## **Substrate Correction**

X-Ray Fluorescence (XRF) readings are sometimes subject to systematic biases as a result of interference from substrate material beneath the paint. The magnitude and direction of bias depends on the substrate, the specific XRF instrument being used, and other factors such as temperature and humidity. Results can be biased in either the positive or negative direction and may be quite high. Consequently, the XRF Performance Characteristic Sheet is consulted to determine the requirements for XRF substrate correction conditions.

XRF results are corrected for substrate bias by subtracting a correction value determined by randomly selecting two housing units to be used to collect substrate measurements for all substrates within the development that need corrections and use the results from those two units to perform substrate correction calculations in all tested units within the development or building. The substrate correction value is obtained by using the specific XRF instrument(s) that is/are being used at the site. The correction value is an average of six XRF readings taken over red NIST SRM (1.02mg/cm<sup>2</sup>) paint film, with three readings taken from two test locations that have been scraped visually clean of their paint coating. The red NIST SRM 1.02mg/cm<sup>2</sup> is then subtracted from the average of the six readings; the result is the Substrate Correction value. The substrate correction value is then subtracted from the XRF measurement on the specific testing combinations that falls within the substrate correction range according to the Performance Characteristic Sheets requirements. According to the Performance Characteristic Sheet for the XRF instrument once a substrate correction value is applied should it be needed the final Lead-Based Paint measurement should be either Positive or Negative.

## **Calibration Check Readings**

In addition to the manufacturer's recommended warm up and quality control procedures, LEW Environmental Services, LLC. collects quality control readings as recommended in the HUD Guidelines. Quality control for XRF instrumentation instruments involves readings to check calibration.

For each XRF instrument, one set of XRF calibration check readings are recommended at least every four hours. The first is a set of three nominal-time or source decay corrected time XRF calibration check readings to be taken before the inspection begins for the day. The second occurs either after the day's inspection work has been completed, or at least every four hours, whichever occurs first. LEW Environmental Services, LLC. 's XRF calibration check readings are taken on the Standard Reference Material (SRM) paint film nearest to 1.0 mg/cm<sup>2</sup> within the National Institute of Standards and Technology (NIST) SRM Used or the XRF manufacturer's factory supplied SRM film. Three readings are collected on the SRM. The average of the three readings on the SRM must be within the acceptable plus and minus tolerances for proper calibration as detailed in the Performance Characteristic Sheet (PCS). All calibration checks are taken with the SRM film positioned at least several inches away from any potential source of lead.

Three readings are taken each time calibration check readings are made, the readings are taken using the nominal time that is specified in the Performance Characteristic Sheet. The average of the readings are compared to the known value and if the average value is within the acceptable calibration check tolerance specified in the XRF Performance Characteristic Sheet the instrument is considered in control. If the average readings are not within the calibration check tolerance the instrument is not used until the instrument is brought back into control.

## **Paint Chips**

Paint chips are taken for confirmation of lead based paint, or as a solution to inconclusive measurement recorded by the use of XRF testing. Paint chips are typically not taken unless absolutely necessary. On components that are right on the XRF action level, a paint chip is the only other way to get a conclusive determination as to the level of lead in the paint and if the component should be considered as actionable or not. Paint chips, when taken, are usually taken from an inconspicuous areas and tape and/or paint is placed over the removed paint location.

When the inspector collects paint-chip samples for analysis, they are analyzed by a laboratory recognized under the EPA's National Lead Laboratory Accreditation Program (NLLAP). Paint-chip samples contain all layers of paint (not just

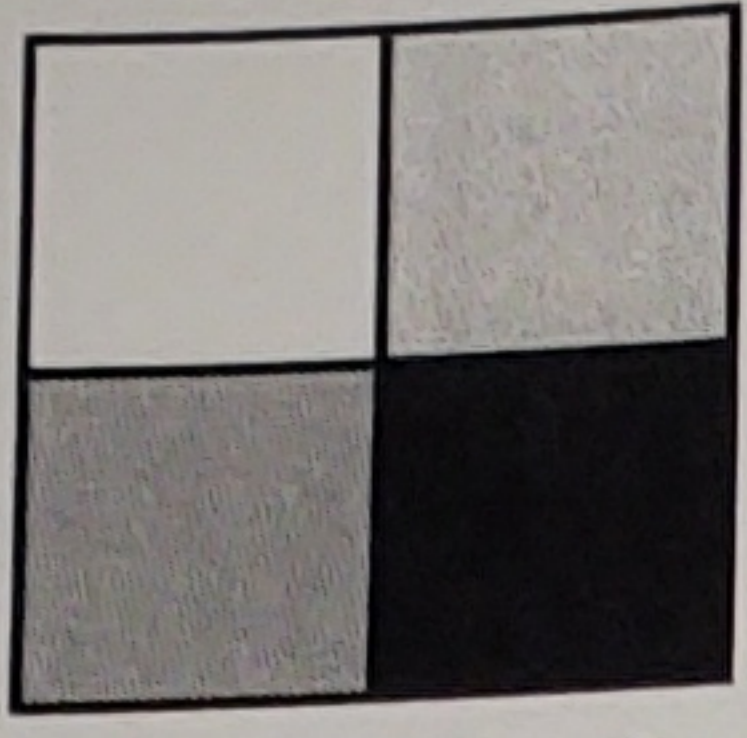
peeled layers) and must always include the bottom layer. If results will be reported in mg/cm<sup>2</sup>, including a small amount of substrate with the sample will not significantly bias results. Substrate material should not, however, be included in samples reported in weight percent. Paint from 4 square inches (25 square centimeters) should provide a sufficient quantity for laboratory analysis. Smaller surface areas may be used, if the laboratory indicates that a smaller sample is acceptable.

**Current action levels for lead in paint:**

PAINT CHIP ACTION LEVELS BY PERCENT WEIGHT	0.5% OR 5000 parts per million
PAINT CHIP ACTION LEVELS BY WEIGHT PER AREA	Same as XRF action levels, may be state dependent

Appendix A

Floor Plan



**LEW**  
Corporation

"The Environmental Company"

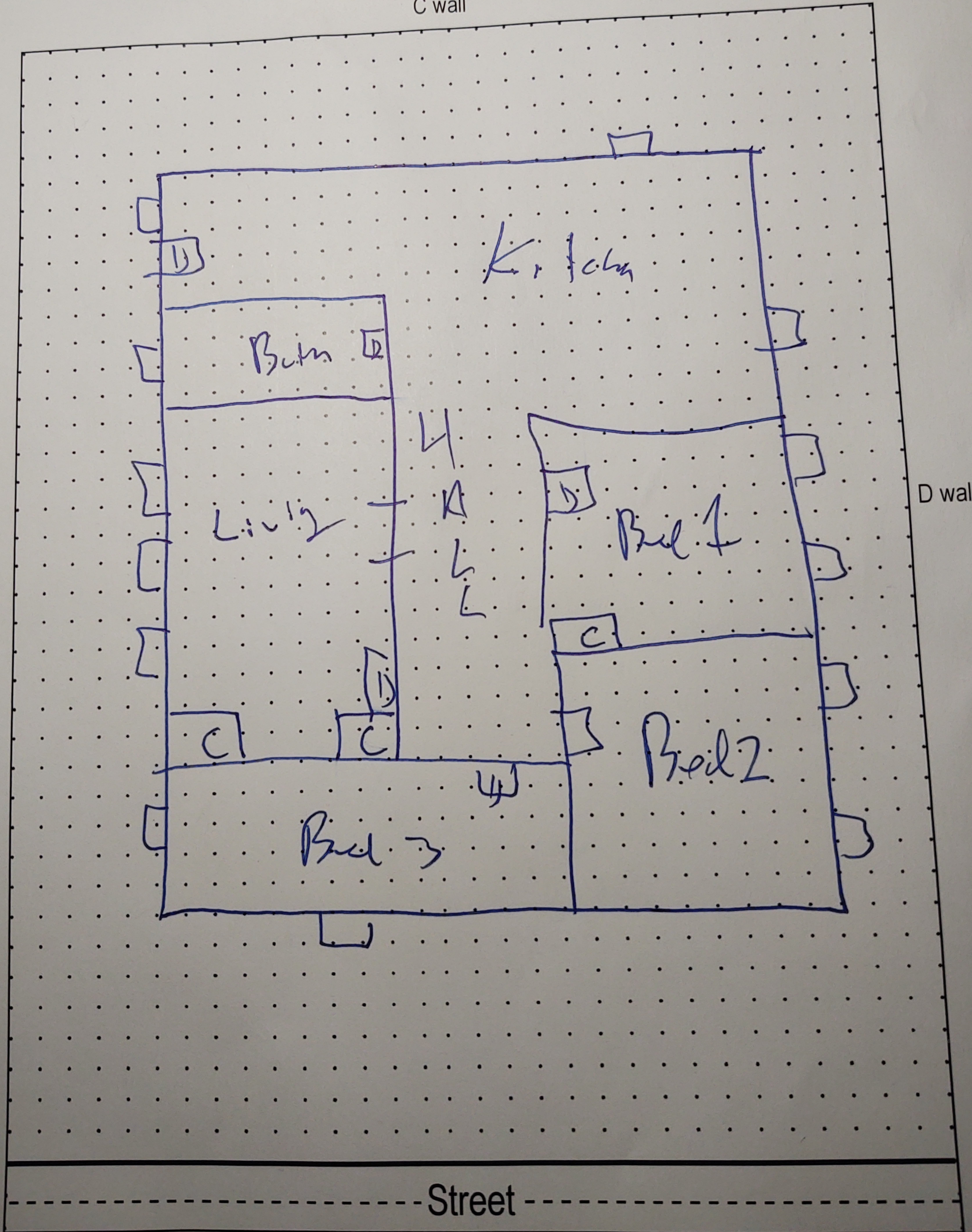
Mine Hill, NJ 07803  
(908)654-8068  
(800)783-0567  
Fax (908)654-8069  
www.lewcorp.com

Site: 151 Morris St., 2nd Floor

C wall

B wall

D wall



Street

A wall

Appendix B      Lead-Based Paint Evaluation Report









Company LEW Corporation  
 XRF Make Heuresis  
 Model Pb200i  
 Serial Num. 2823  
 Lead concentration units: mg/cm2  
 Total Readings: 116 Total Positives 39  
 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
2091059	17718	1	Positive	FALSE	FALSE	2/9/2024	11:51 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Hallway	Door	Casing	Wood	B	1
2091059	17720	4.7	Positive	FALSE	FALSE	2/9/2024	11:52 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Hallway	Baseboard	N/A	Wood	B	1
2091059	17723	3.5	Positive	FALSE	FALSE	2/9/2024	11:53 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Hallway	Door	Header	Wood	B	2
2091059	17728	7.9	Positive	FALSE	FALSE	2/9/2024	11:54 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Door	Casing	Wood	B	1
2091059	17729	3.8	Positive	FALSE	FALSE	2/9/2024	11:54 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Door	Jamb	Wood	B	1
2091059	17730	3.8	Positive	FALSE	FALSE	2/9/2024	11:54 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Baseboard	N/A	Wood	B	1
2091059	17737	4.1	Positive	FALSE	FALSE	2/9/2024	11:57 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Closet	Casing	Wood	A	1
2091059	17738	4.4	Positive	FALSE	FALSE	2/9/2024	11:57 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Closet	Jamb	Wood	A	1
2091059	17740	4.1	Positive	FALSE	FALSE	2/9/2024	11:58 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Closet	Shelf Support	Wood	A	1
2091059	17741	4.1	Positive	FALSE	FALSE	2/9/2024	11:58 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Baseboard	N/A	Wood	A	1
2091059	17742	5.1	Positive	FALSE	FALSE	2/9/2024	11:58 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Window	Sill	Wood	D	1
2091059	17743	5.2	Positive	FALSE	FALSE	2/9/2024	11:58 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Window	Casing	Wood	D	1
2091059	17744	4.1	Positive	FALSE	FALSE	2/9/2024	11:58 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 1	Window	Header	Wood	D	1
2091059	17747	5.4	Positive	FALSE	FALSE	2/9/2024	11:59 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Door	Casing	Metal	C	1
2091059	17748	4.7	Positive	FALSE	FALSE	2/9/2024	11:59 AM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Door	Jamb	Metal	C	1
2091059	17749	3.6	Positive	FALSE	FALSE	2/9/2024	12:00 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Baseboard	N/A	Wood	C	1
2091059	17758	3.9	Positive	FALSE	FALSE	2/9/2024	12:01 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Window	Sill	Wood	B	1
2091059	17759	4.8	Positive	FALSE	FALSE	2/9/2024	12:01 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Window	Casing	Wood	B	1
2091059	17760	2.3	Positive	FALSE	FALSE	2/9/2024	12:01 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 3	Window	Header	Wood	B	1
2091059	17763	8.4	Positive	FALSE	FALSE	2/9/2024	12:03 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Door	Casing	Wood	B	1
2091059	17764	3.8	Positive	FALSE	FALSE	2/9/2024	12:03 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Door	Jamb	Wood	B	1
2091059	17769	6.1	Positive	FALSE	FALSE	2/9/2024	12:04 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Baseboard	N/A	Wood	C	1
2091059	17770	3.9	Positive	FALSE	FALSE	2/9/2024	12:04 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Window	Sill	Wood	D	1
2091059	17771	4.6	Positive	FALSE	FALSE	2/9/2024	12:04 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Window	Casing	Wood	D	1
2091059	17772	5.7	Positive	FALSE	FALSE	2/9/2024	12:04 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bedroom 2	Window	Header	Wood	D	1
2091059	17780	6.1	Positive	FALSE	FALSE	2/9/2024	12:06 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Door	Casing	Wood	D	1
2091059	17781	5.3	Positive	FALSE	FALSE	2/9/2024	12:06 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Door	Casing	Wood	D	1
2091059	17782	4.3	Positive	FALSE	FALSE	2/9/2024	12:07 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Door	Jamb	Wood	D	1
2091059	17783	3.8	Positive	FALSE	FALSE	2/9/2024	12:07 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Baseboard	N/A	Wood	D	1
2091059	17791	4.1	Positive	FALSE	FALSE	2/9/2024	12:09 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Window	Sill	Wood	B	1
2091059	17792	5.2	Positive	FALSE	FALSE	2/9/2024	12:09 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Window	Casing	Wood	B	1
2091059	17793	1.4	Positive	FALSE	FALSE	2/9/2024	12:09 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Window	Header	Wood	B	1
2091059	17796	1.6	Positive	FALSE	FALSE	2/9/2024	12:10 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Living Room	Wall Trim	N/A	Wood	A	1
2091059	17803	4.3	Positive	FALSE	FALSE	2/9/2024	12:13 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Door	Jamb	Wood	D	1
2091059	17806	3.1	Positive	FALSE	FALSE	2/9/2024	12:14 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Wall	N/A	Plaster	A	1
2091059	17807	4.9	Positive	FALSE	FALSE	2/9/2024	12:14 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Wall	N/A	Plaster	B	1
2091059	17808	3.1	Positive	FALSE	FALSE	2/9/2024	12:14 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Wall	N/A	Plaster	C	1
2091059	17811	5.1	Positive	FALSE	FALSE	2/9/2024	12:15 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Chair Rail	N/A	Wood	B	1
2091059	17812	2	Positive	FALSE	FALSE	2/9/2024	12:15 PM	mark franz	Paint	151 S Morris St 2nd Fl Dover NJ	Unit	151 S Morris St 2nd Floor Dover NJ	Bathroom	Baseboard	N/A	Wood	B	1

## Appendix C

## Photographs (if applicable)

LEW Environmental Services, LLC. is not responsible for the quality of the pictures, nor the clarity, content or the detail.

Appendix D Lab Support Documents (if applicable)