Lead Paint Remediation Sales Lead Form

Project Information	
Project Number	29801/1478
Site Name	
Site Address	66 Mechanics St, Apt A, Freehold, NJ, 07728
Client Name	352 Monmouth Rd LLC
Client Contact	Andy Kiely
Client Phone Number	732-740-2251
Client Email	andy@kielyproperties.com
Inspector:	Yerani Heredia De Rosado

To be filled out by Inspector

X No lead paint found.

☐ Lead paint found but remediation NOT recommended.

☐ Lead paint found and recommended remediation.

To be filled out by Administration

Date Report was Mailed: _____

Mailed via:

☐ USPS 1st Class ☐ FedEx 2 Day ☐ 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
DWELLING UNIT(S) INSPECTION

Performed At:
66 Mechanics St, Apt A, Freehold, NJ, 07728

Performed For:
352 Monmouth Rd LLC
7 Broadway, Freehold, NJ, 07728

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

Phone (908) 654-8068
Fax (908) 654-8069

Inspection Date: 03/12/2024
Project Number: Order 29801/ 1478

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Appendices

Contact Information

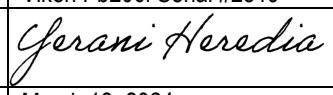
Site

Name	
Street Address	66 Mechanics St, Apt A, Freehold, NJ, 07728
Year Of Construction	1910

Client

Name	Andy Kiely
Contact	Andy Kiely
Street	7 Broadway, Freehold, NJ, 07728
Phone Number	732-740-2251

Site Evaluator

Site Evaluator	Yerani Heredia De Rosado
Certification Number	NJDOH R001913
Instrumentation	Viken Pb200i Serial #2819
Signature	
Date	March 13, 2024

Firm

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

Executive Summary

On 03/12/2024, Yerani Heredia De Rosado, of LEW Environmental Services, LLC. performed a lead-based paint inspection at 66 Mechanics St, Apt A, Freehold, NJ, 07728. Only dwelling unit and common area interiors were inspected. Exteriors where not part of the scope of services. 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. In addition to the HUD required inspection protocol, paint condition was noted.

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.

Any component listed as "Deteriorated" in the table(s) below will require remediation per NJAC 5:28A using either abatement (permanent) or interim controls (temporary) in order to obtain a lead-safe certification. Abatement shall be performed by a NJ Licensed lead abatement firm using licensed lead abatement supervisors and workers. Interim control work shall be performed by EPA RRP certified firms using an EPA certified RRP Renovator. After completion of interim control work, a lead-based paint post-remediation with dust wipes will be required. After completion of abatement work, a lead-based paint abatement clearance will be required.

Apartment A Components with Lead Based Paint

Room Equivalent	Component	Substrate	Value (mg/cm^2)	Paint Condition
NONE				

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.

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 lager 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 a PDA 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.

The federal level for lead based paint testing is 1.0 $^{mg}/_{cm^2}$. 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.

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^2 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 (LPA-1 XRF only reads 3/8" deep 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 LPA-1's 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 LPA-1's 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/cm², 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:

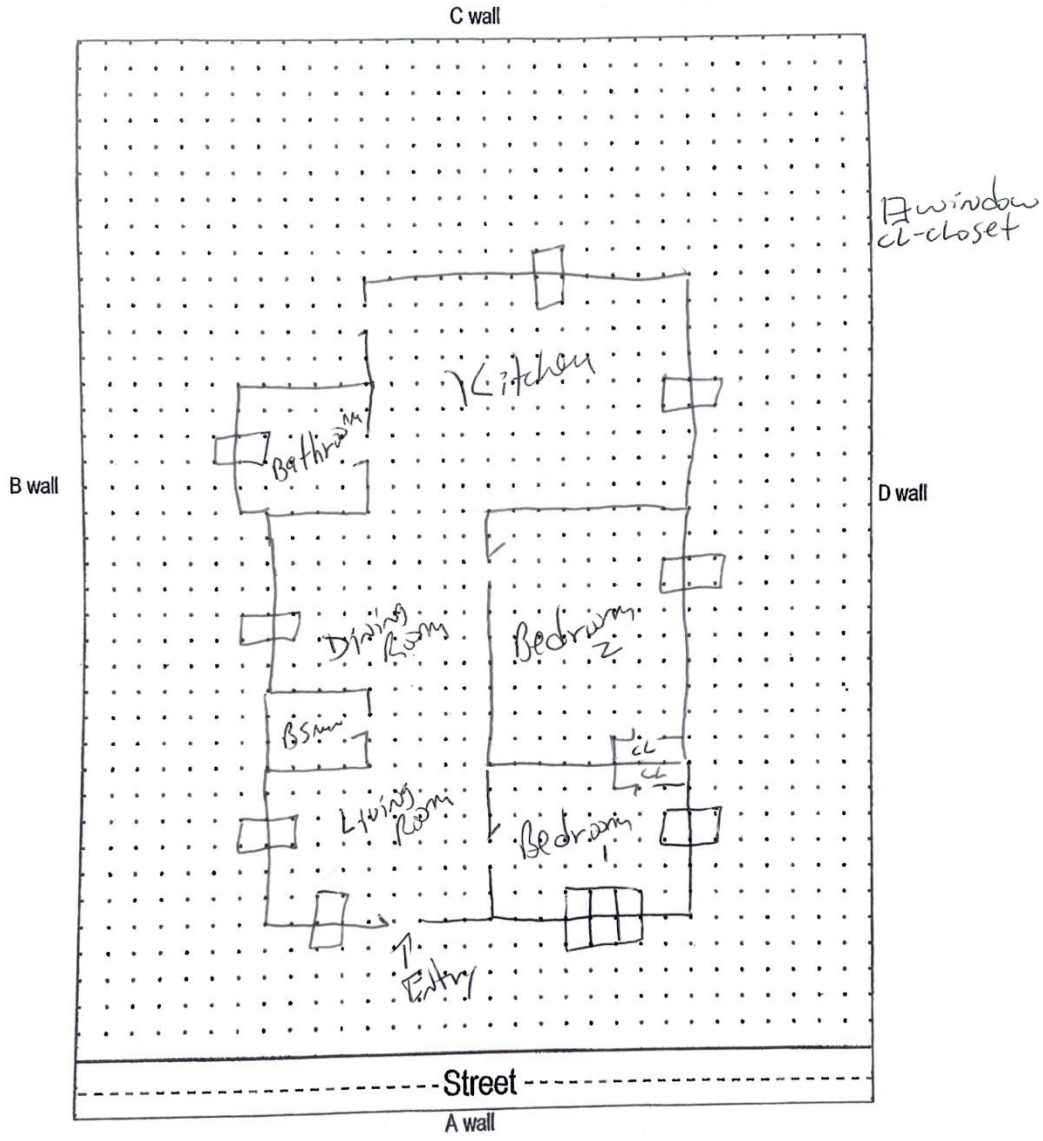
PAINT CHIP ACTION LEVELS BY PERCENT WEIGHT	0.5% OR 5000 parts per million
PAINT CHIP ACTION LEVELS BY WEIGHT PER AREA	Same as XRF action levels, may be state dependent

Appendix A Floor Plan

LEW Corporation
"The Environmental Company"

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

Site: 66 Mechanics st. Unit A, freehold, NJ



Appendix B Lead-Based Paint Evaluation Report

Company	LEW Corporation
XRF Make	Heuresis
Model	Pb200i
Serial Num.	2819
Lead concentration units: mg/cm2	
Total Readings:	78
Action Level	1
Mode	Action Level
Analytic Mode	Paint

All Readings

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location	Condition	Cause
3121412	33898	1.1		TRUE	FALSE	3/12/2024	2:13 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33899	1		TRUE	FALSE	3/12/2024	2:13 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33900	1		TRUE	FALSE	3/12/2024	2:14 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33901	-0.2		TRUE	FALSE	3/12/2024	2:14 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33902	-0.1		TRUE	FALSE	3/12/2024	2:15 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33903	-0.2		TRUE	FALSE	3/12/2024	2:15 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33904	-0.1	Negative	FALSE	FALSE	3/12/2024	2:15 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Door	---	Wood	A	1	Intact	
3121412	33905	0	Negative	FALSE	FALSE	3/12/2024	2:16 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Door	Jamb	Wood	A	1	Intact	
3121412	33906	0.1	Negative	FALSE	FALSE	3/12/2024	2:16 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Door	Casing	Wood	A	1	Intact	
3121412	33907	0.1	Negative	FALSE	FALSE	3/12/2024	2:17 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Wall	Plaster	A	1	Intact	
3121412	33908	0.2	Negative	FALSE	FALSE	3/12/2024	2:17 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Wall	Plaster	B	1	Intact	
3121412	33909	0.1	Negative	FALSE	FALSE	3/12/2024	2:18 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Wall	Plaster	C	1	Intact	
3121412	33910	0.1	Negative	FALSE	FALSE	3/12/2024	2:18 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Wall	Plaster	D	1	Intact	
3121412	33911	0.1	Negative	FALSE	FALSE	3/12/2024	2:19 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Chair Rail	Wood	D	1	Intact	
3121412	33912	0	Negative	FALSE	FALSE	3/12/2024	2:19 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Baseboard	Wood	D	1	Intact	
3121412	33913	0.1	Negative	FALSE	FALSE	3/12/2024	2:19 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Window	Sash	Metal	A	1	Intact	
3121412	33914	0.1	Negative	FALSE	FALSE	3/12/2024	2:20 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Window	Casing	Wood	A	1	Intact	
3121412	33915	0.1	Negative	FALSE	FALSE	3/12/2024	2:21 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Living Room	Room	Ceiling	Drywall	A	1	Intact	
3121412	33916	0.1	Negative	FALSE	FALSE	3/12/2024	2:21 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Ceiling	Drywall	A	1	Intact	
3121412	33917	0.1	Negative	FALSE	FALSE	3/12/2024	2:22 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Room	Ceiling	Drywall	A	1	Intact	
3121412	33918	0.1	Negative	FALSE	FALSE	3/12/2024	2:23 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Room	Ceiling	Drywall	A	1	Intact	
3121412	33919	0	Negative	FALSE	FALSE	3/12/2024	2:23 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Room	Ceiling	Drywall	A	1	Intact	
3121412	33920	0.1	Negative	FALSE	FALSE	3/12/2024	2:24 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Ceiling	Drywall	A	1	Intact	
3121412	33921	-0.1	Negative	FALSE	FALSE	3/12/2024	2:24 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Door	---	Wood	B	1	Intact	
3121412	33922	-0.1	Negative	FALSE	FALSE	3/12/2024	2:25 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Door	Jamb	Wood	B	1	Intact	
3121412	33923	0	Negative	FALSE	FALSE	3/12/2024	2:25 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Door	Casing	Wood	B	1	Intact	
3121412	33924	0.1	Negative	FALSE	FALSE	3/12/2024	2:25 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Wall	Plaster	A	1	Intact	
3121412	33925	0.1	Negative	FALSE	FALSE	3/12/2024	2:26 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Wall	Plaster	B	1	Intact	
3121412	33926	0	Negative	FALSE	FALSE	3/12/2024	2:26 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Wall	Plaster	C	1	Intact	
3121412	33927	0.2	Negative	FALSE	FALSE	3/12/2024	2:27 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Wall	Plaster	D	1	Intact	
3121412	33928	0	Negative	FALSE	FALSE	3/12/2024	2:27 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Chair Rail	Wood	D	1	Intact	
3121412	33929	0.2	Negative	FALSE	FALSE	3/12/2024	2:27 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Room	Baseboard	Wood	D	1	Intact	
3121412	33930	-0.1	Negative	FALSE	FALSE	3/12/2024	2:28 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Window	Sash	Metal	B	1	Intact	
3121412	33931	0.1	Negative	FALSE	FALSE	3/12/2024	2:28 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Window	Casing	Wood	B	1	Intact	
3121412	33932	0.1	Negative	FALSE	FALSE	3/12/2024	2:29 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Dining Room	Window	Jamb	Wood	B	1	Intact	
3121412	33933	-0.1	Negative	FALSE	FALSE	3/12/2024	2:29 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Door	---	Wood	D	1	Intact	
3121412	33934	-0.1	Negative	FALSE	FALSE	3/12/2024	2:30 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Door	Jamb	Wood	D	1	Intact	
3121412	33935	-0.1	Negative	FALSE	FALSE	3/12/2024	2:30 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Door	Casing	Wood	D	1	Intact	
3121412	33936	0	Negative	FALSE	FALSE	3/12/2024	2:31 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Window	Sash	Metal	B	1	Intact	
3121412	33937	-0.1	Negative	FALSE	FALSE	3/12/2024	2:31 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Window	Casing	Wood	B	1	Intact	
3121412	33938	-0.2	Negative	FALSE	FALSE	3/12/2024	2:31 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	Cabinets	Door	Wood	B	1	Intact	
3121412	33939	0.1	Negative	FALSE	FALSE	3/12/2024	2:32 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bathroom	HVAC	Vent	Metal	D	1	Intact	
3121412	33940	0.1	Negative	FALSE	FALSE	3/12/2024	2:32 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Door	---	Wood	B	1	Intact	
3121412	33941	0.1	Negative	FALSE	FALSE	3/12/2024	2:33 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Door	Jamb	Wood	B	1	Intact	
3121412	33942	-0.3	Negative	FALSE	FALSE	3/12/2024	2:33 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Door	Casing	Wood	B	1	Intact	

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location	Condition	Cause
3121412	33943	0	Negative	FALSE	FALSE	3/12/2024	2:34 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Cabinets	Door	Wood	C	1	Intact	
3121412	33944	0.1	Negative	FALSE	FALSE	3/12/2024	2:34 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Window	Sash	Metal	D	1	Intact	
3121412	33945	0	Negative	FALSE	FALSE	3/12/2024	2:35 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Window	Casing	Wood	D	1	Intact	
3121412	33946	0.1	Negative	FALSE	FALSE	3/12/2024	2:35 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Room	Wall	Plaster	A	1	Intact	
3121412	33947	0.1	Negative	FALSE	FALSE	3/12/2024	2:36 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Room	Wall	Plaster	B	1	Intact	
3121412	33948	0	Negative	FALSE	FALSE	3/12/2024	2:36 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Room	Wall	Plaster	C	1	Intact	
3121412	33949	0.1	Negative	FALSE	FALSE	3/12/2024	2:36 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Kitchen	Room	Wall	Plaster	D	1	Intact	
3121412	33950	0.1	Negative	FALSE	FALSE	3/12/2024	2:37 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Wall	Plaster	A	1	Intact	
3121412	33951	0.1	Negative	FALSE	FALSE	3/12/2024	2:37 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Wall	Plaster	B	1	Intact	
3121412	33952	0.1	Negative	FALSE	FALSE	3/12/2024	2:38 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Wall	Plaster	C	1	Intact	
3121412	33953	0.1	Negative	FALSE	FALSE	3/12/2024	2:38 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Wall	Plaster	D	1	Intact	
3121412	33954	0.1	Negative	FALSE	FALSE	3/12/2024	2:39 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Room	Baseboard	Wood	D	1	Intact	
3121412	33955	0.1	Negative	FALSE	FALSE	3/12/2024	2:39 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Window	Sash	Metal	D	1	Intact	
3121412	33956	0	Negative	FALSE	FALSE	3/12/2024	2:39 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Window	Casing	Wood	D	1	Intact	
3121412	33957	0	Negative	FALSE	FALSE	3/12/2024	2:40 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Door	Wood	A	1	Intact	
3121412	33958	0	Negative	FALSE	FALSE	3/12/2024	2:40 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Door Jamb	Wood	A	1	Intact	
3121412	33959	0	Negative	FALSE	FALSE	3/12/2024	2:41 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Door Casing	Wood	A	1	Intact	
3121412	33960	0.1	Negative	FALSE	FALSE	3/12/2024	2:41 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Shelf Support	Wood	A	1	Intact	
3121412	33961	0.2	Negative	FALSE	FALSE	3/12/2024	2:42 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Shelf	Metal	A	1	Intact	
3121412	33962	0.1	Negative	FALSE	FALSE	3/12/2024	2:42 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Wall	Plaster	A	1	Intact	
3121412	33963	0.1	Negative	FALSE	FALSE	3/12/2024	2:43 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Closet	Baseboard	Wood	A	1	Intact	
3121412	33964	0	Negative	FALSE	FALSE	3/12/2024	2:43 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Door	---	Wood	B	1	Intact	
3121412	33965	0.1	Negative	FALSE	FALSE	3/12/2024	2:44 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Door	Jamb	Wood	B	1	Intact	
3121412	33966	0.1	Negative	FALSE	FALSE	3/12/2024	2:44 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 2	Door	Casing	Wood	B	1	Intact	
3121412	33967	0.1	Negative	FALSE	FALSE	3/12/2024	2:44 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Door	Casing	Wood	B	1	Intact	
3121412	33968	0	Negative	FALSE	FALSE	3/12/2024	2:45 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Door	Jamb	Wood	B	1	Intact	
3121412	33969	0	Negative	FALSE	FALSE	3/12/2024	2:45 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Door	---	Wood	B	1	Intact	
3121412	33970	0.1	Negative	FALSE	FALSE	3/12/2024	2:46 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Window	Sash	Metal	D	1	Intact	
3121412	33971	-0.1	Negative	FALSE	FALSE	3/12/2024	2:46 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Window	Casing	Wood	D	1	Intact	
3121412	33972	0.1	Negative	FALSE	FALSE	3/12/2024	2:47 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Door	Wood	C	1	Intact	
3121412	33973	-0.3	Negative	FALSE	FALSE	3/12/2024	2:47 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Door Jamb	Wood	C	1	Intact	
3121412	33974	0	Negative	FALSE	FALSE	3/12/2024	2:48 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Door Casing	Wood	C	1	Intact	
3121412	33975	0.1	Negative	FALSE	FALSE	3/12/2024	2:48 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Shelf Support	Wood	C	1	Intact	
3121412	33976	-0.1	Negative	FALSE	FALSE	3/12/2024	2:49 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Wall	Plaster	C	1	Intact	
3121412	33977	-0.1	Negative	FALSE	FALSE	3/12/2024	2:49 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Closet	Baseboard	Wood	C	1	Intact	
3121412	33978	0	Negative	FALSE	FALSE	3/12/2024	2:49 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Room	Wall	Plaster	A	1	Intact	
3121412	33979	0.1	Negative	FALSE	FALSE	3/12/2024	2:50 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Room	Wall	Plaster	B	1	Intact	
3121412	33980	0	Negative	FALSE	FALSE	3/12/2024	2:51 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Room	Wall	Plaster	C	1	Intact	
3121412	33981	0.1	Negative	FALSE	FALSE	3/12/2024	2:51 PM	Yerani Heredia	Paint	66 Mechanics St.	Unit	Apt. A	Bedroom 1	Room	Wall	Plaster	D	1	Intact	
3121412	33982	1		TRUE	FALSE	3/12/2024	2:51 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33983	1.1		TRUE	FALSE	3/12/2024	2:52 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33984	1.1		TRUE	FALSE	3/12/2024	2:52 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33985	-0.1		TRUE	FALSE	3/12/2024	2:53 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33986	0		TRUE	FALSE	3/12/2024	2:53 PM	Yerani Heredia	Paint	66 Mechanics St.										
3121412	33987	-0.1		TRUE	FALSE	3/12/2024	2:53 PM	Yerani Heredia	Paint	66 Mechanics St.										

Company	LEW Corporation
XRF Make	Heuresis
Model	Pb200i
Serial Num.	2819
Lead concentration units: mg/cm2	
Total Readings:	78
Total Positives	0
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	Condition	Cause
No Actionables																				

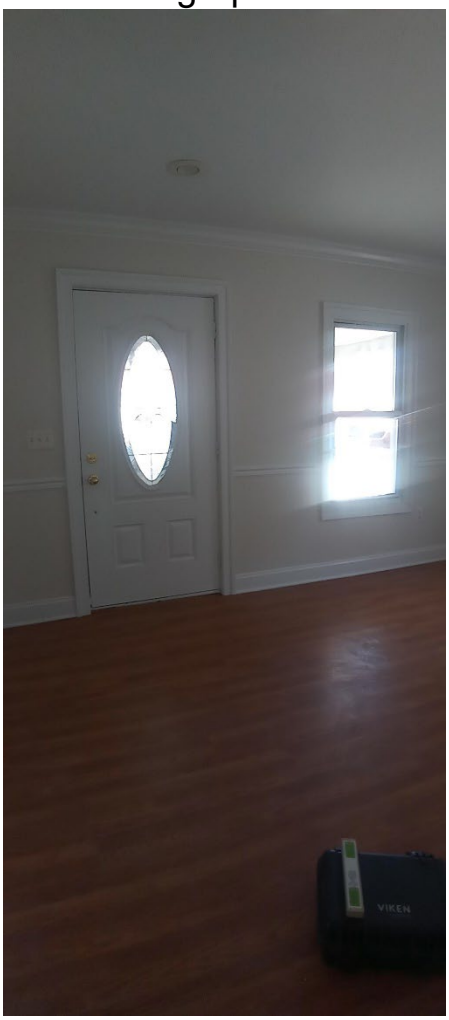
Company	LEW Corporation
XRF Make	Heuresis
Model	Pb200i
Serial Num.	2819
Lead concentration units: mg/cm2	
Total Readings:	78
Action Level	1
Mode	Action Level
Analytic Mode	Paint

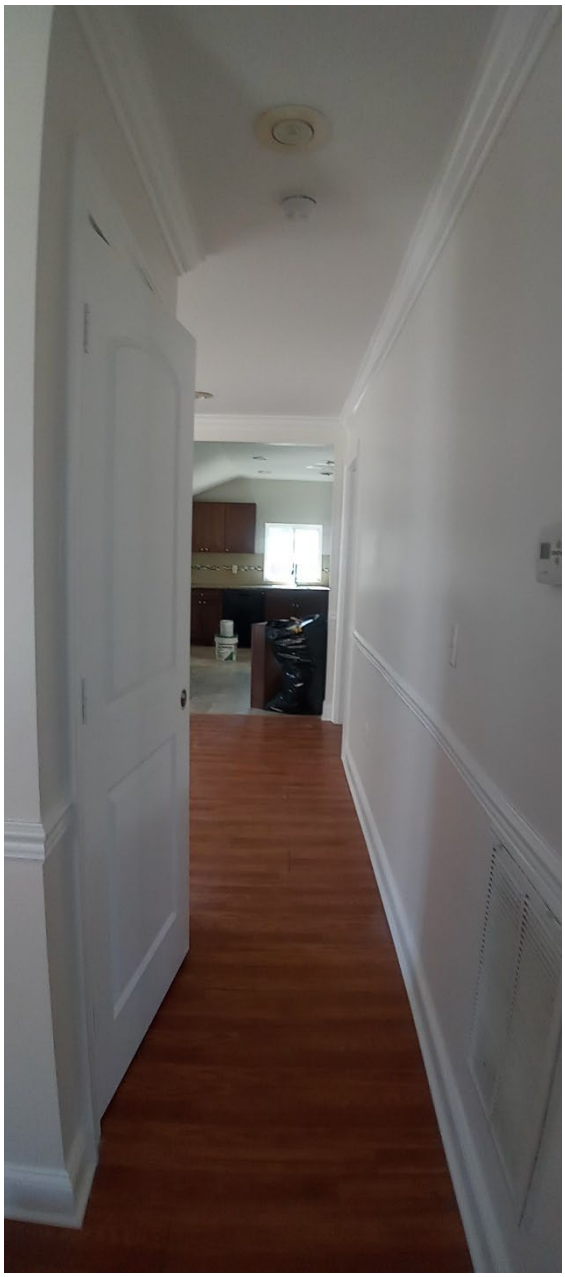
Total Hazards 0

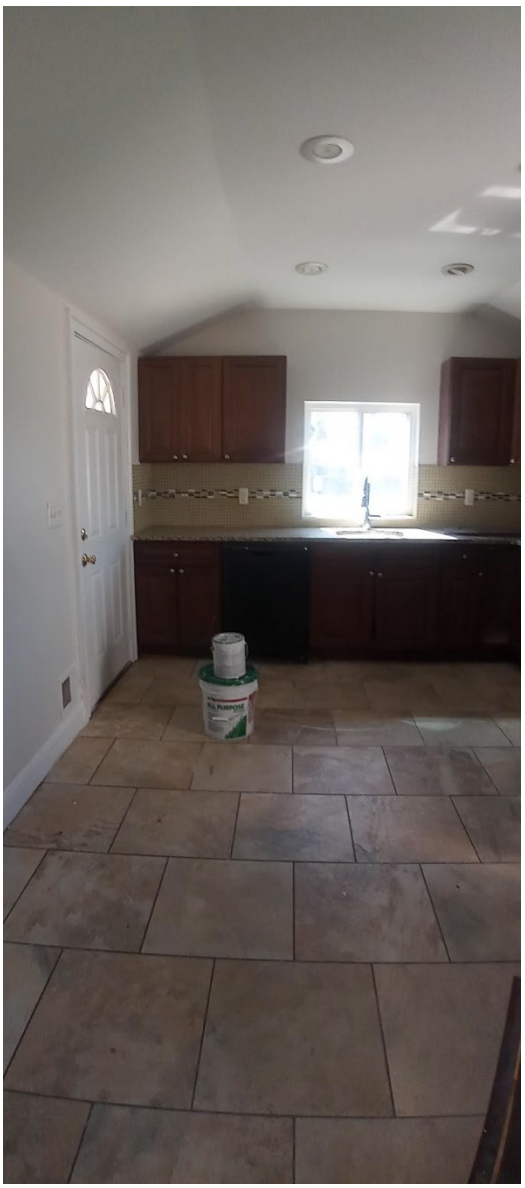
Hazards

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location	Condition	Cause
No Hazards																				

Appendix C Photographs







Appendix D 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/cm^2 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: 66 Mechanics St, Freehold, NJ, 07728 County: Monmouth Block: 59 Lot: 10.02

Applicable Units or Common Areas: Unit A

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: 03 / 12 / 24 **TO** 03 / 12 / 24

Date Certificate Issued: 03 / 13 / 24 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

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.

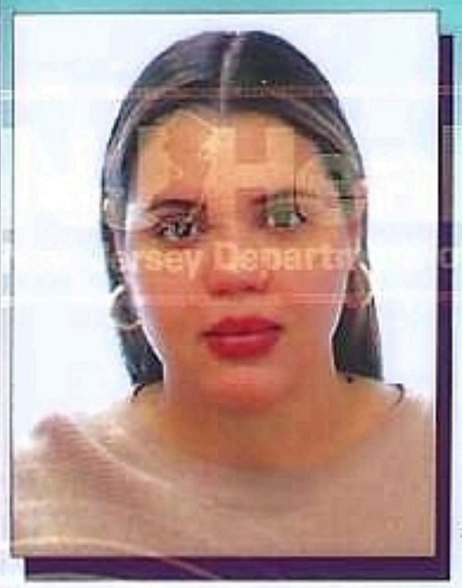
Sincerely,

O. Tex Falajiki
Supervisor of Certification
Lead Hazard Unit

Lead Identification Permit

New Jersey Department of Health

YERANI M HEREDIA DE ROSADO



Permit No.: R001913

ID No.: R001913

Expires: 3/20/2025

Authorization Signature: Christina Tan

Christina Tan, MD, M.P.H., Assistant Commissioner

Inspector/Risk Assessor