

## Visual Paint Assessment Report

For: 170 Grove Avenue, Apt. A, Verona, NJ 07044  
March 19, 2024

On March 19, 2024, LEW Environmental Services, LLC (NJDC 00015 E) performed a visual paint condition assessment for the presence of deteriorated paint, chips or dust from painting activities and paint residue on floors at 170 Grove Avenue, Apt. A, Verona, NJ 07044, (the “property”) in compliance with NJAC 5:28A. Only the dwelling and common area interiors were included. Exteriors were not part of the assessment. The visual assessment followed the protocols found in HUD’s Visual Assessment Training course.

Deteriorated paint, chips or dust from painting activities and paint residue on floors were observed on the following components/surfaces.

Room	Component	Hazard	Treatment
Foyer	Stair Treads (Wood)	Deteriorated Paint	Stabilized the paint (Repaint)
Kitchen	Door Casing in Wall A	Deteriorated Paint	Stabilized the paint (Repaint)
Bedroom 1	Door Jamb and Casing in Wall D	Deteriorated Paint	Stabilized the paint (Repaint)
Bedroom 1	Closet Door Jamb and Casing in Wall C (Wood)	Deteriorated Paint	Stabilized the paint (Repaint)
Bedroom 3	Door Jamb and Casing in Wall B (Wood)	Deteriorated Paint	Stabilized the paint (Repaint)
Hall 1 (2 <sup>nd</sup> Floor)	Baseboards	Deteriorated Paint	Stabilized the Paint (Repaint)
Hall 1 (2 <sup>nd</sup> Floor)	Door Casing (Attic Door)	Deteriorated Paint	Stabilized the Paint (Repaint)

Identified hazards shall be remediated using either abatement (permanent) or interim controls (temporary). 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.

Respectfully submitted,



Yerani Heredia  
Risk Assessor, NJDOH ID# R001913

Encl: Photographs, Floor Plan  
Order# 29877

Photographs



Foyer Stair Treads



Bedroom 1 Door Jamb



Bedroom 1 Closet Door Jamb and Casing



Bedroom 1 Closet Door Jamb



Hall 1 Door Casing Wall B  
(Attic Door)



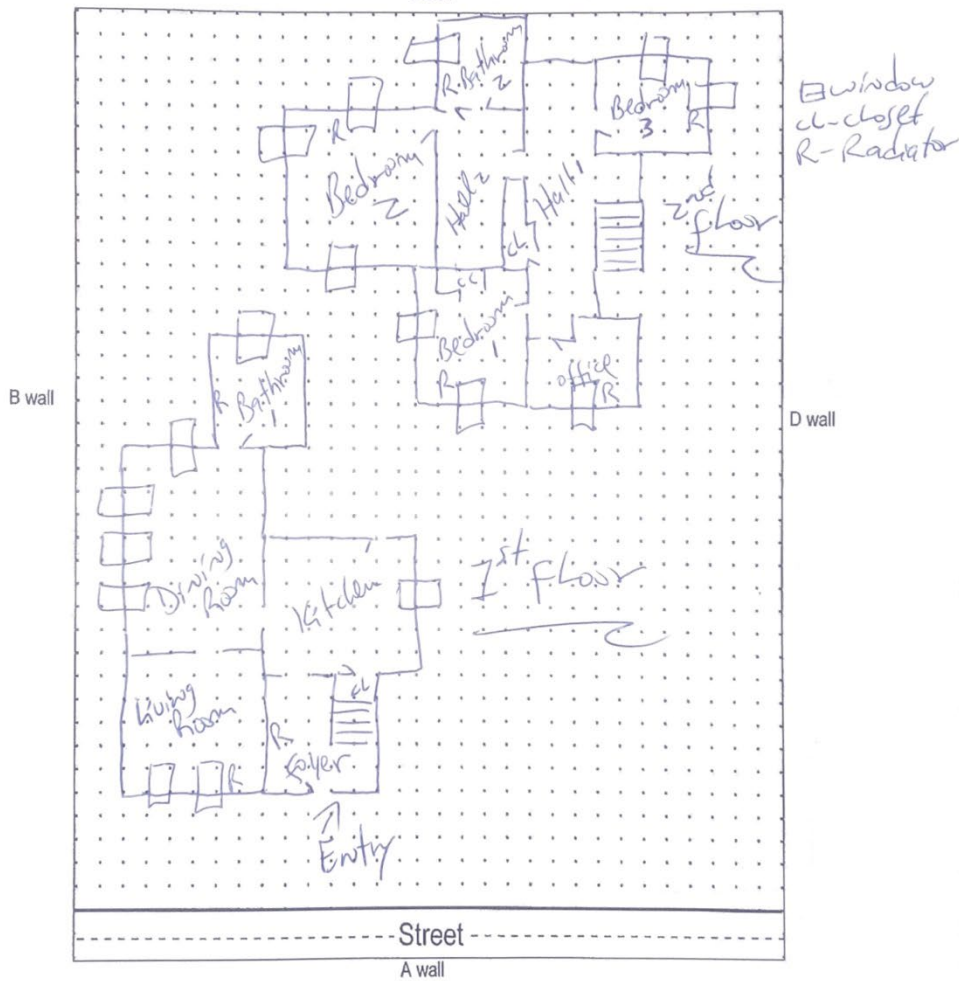
Bedroom 3 Door Jamb

Floor Plan



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

Site: 170 Grove Ave, Verona NJ 07044  
 unit A





Lead Identification Permit

New Jersey Department of Health

**YERANI M HEREDIA DE ROSADO**



Permit No.: **R001913**

ID No.: **R001913**

Expires: **3/20/2025**

Authorization Signature:

A handwritten signature in black ink, appearing to read "Christina Tan".

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

*Inspector/Risk Assessor*



PHILIP D. MURPHY

Governor

LOCATION

101 S BROAD ST  
TRENTON NJ 08608

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF CODES AND STANDARDS  
LEAD HAZARD UNIT

LT. GOVERNOR SHEILA Y. OLIVER

Commissioner

MAILING ADDRESS

101 S BROAD ST  
TRENTON NJ 08618

Certificate - Lead Evaluation Contractor

**RECERTIFIED**

This is to certify that the Department of Community Affairs has certified

LEW ENVIRONMENTAL SERVICES,LLC  
181 US HIGHWAY 46  
MINE HILL NJ 07803

To act as a Lead Evaluation Contractor on the following Projects

Residential  
Public Buildings  
Comm/Steel Structure

Cert #: 00015-E  
Effective Date: 4/1/2023  
Expiration Date: 3/31/2025  
Certificate Type: 2 YEAR







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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

