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Visual Paint Assessment Report

For 301 Center Street Unit:Primary Roxbury Township, NJ 07850
09/05/2024

On 08/20/24, LEW Environmental Services, LLC (NJDCA 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 301 Center Street Unit:Primary, (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
Living Room	Window sills	Deteriorated Paint
Living Room	Door jamb and trims	Deteriorated Paint
Hallway	Door and trims	Deteriorated Paint
Hallway	Closet door and trims	Deteriorated Paint
Hallway	Baseboard	Deteriorated Paint
Bedroom 1	Window trims	Deteriorated Paint
Bedroom 1	Door and trims	Deteriorated Paint
Bedroom 1	Closet door and trims	Deteriorated Paint
Kitchen	Door and trims	Deteriorated Paint
Bedroom 2	Window trims	Deteriorated Paint
Bedroom 2	door and trims	Deteriorated Paint
Bedrooms 1-2	Floors	Deteriorated Paint

Identified hazards shall be remediated using either abatement (permanent) or interim controls (temporary). Abatement is permanent but has a higher cost, as Interim controls are temporary but can be much more affordable. Abatement shall be performed by a NJ Licensed lead abatement firm using licensed lead abatement supervisors and workers. You can find the list of NJ licensed lead abatement contractors at https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/ld_abat_c.pdf. Interim control work shall be performed by EPA RRP certified firms using an EPA certified RRP Renovator. You can find certified EPA RRP contractors at <https://cdxapps.epa.gov/ocspp-oppt-lead/firm-location-search>. Select RRP Contractor, then NJ, then enter your zip code to search for contractors. 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,

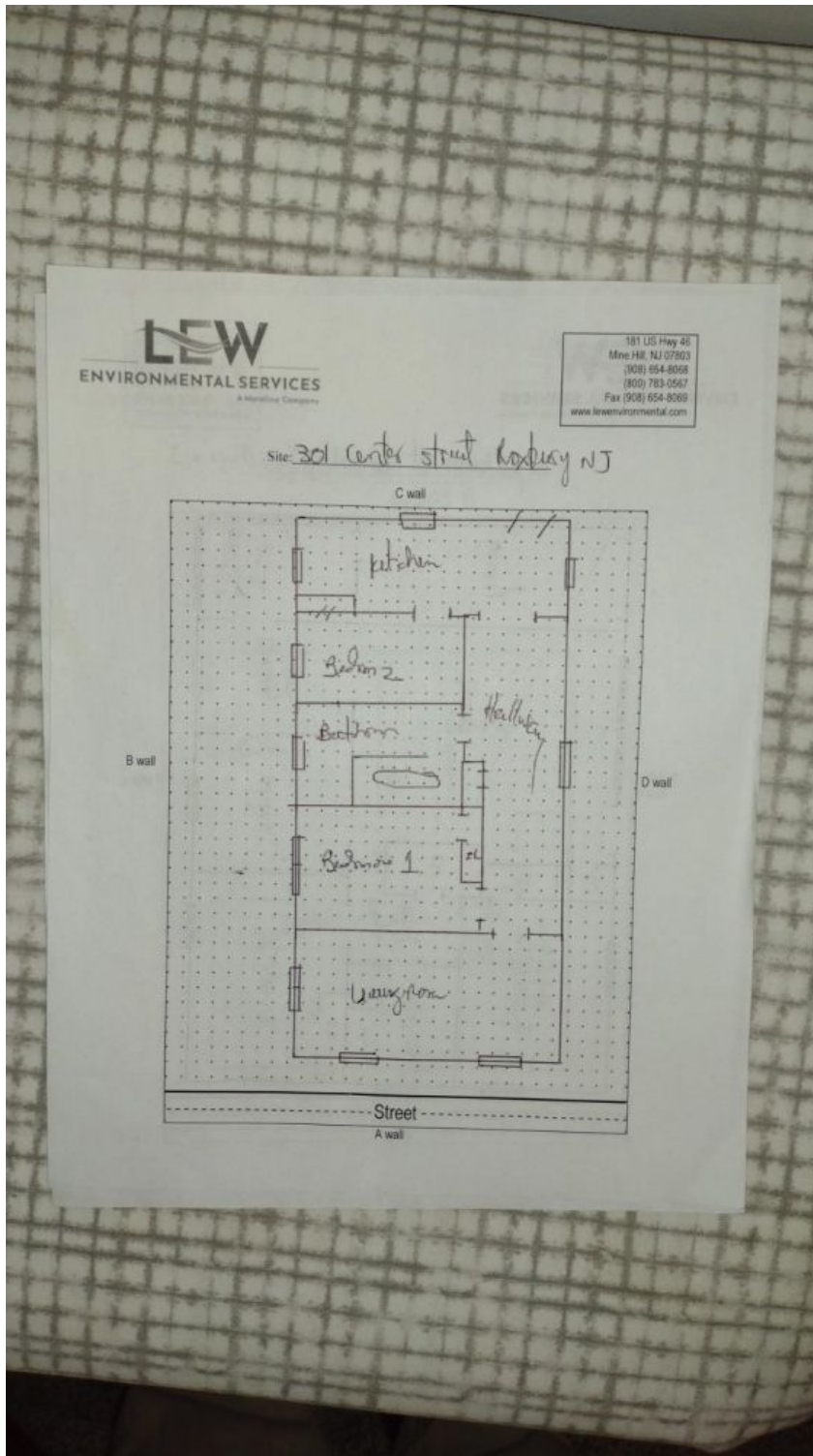
A handwritten signature in black ink, appearing to read 'Alex Salvador', with a long horizontal flourish extending to the right.

Alex Salvador

NJDOH Risk Assessor, ID#022779

Encl: Floor Plan, Photographs;

Floor Plan(s)



Floor 1

Lew Environmental Services - 301 Center Street Unit: Primary - Visual Inspection
Prepared By: LEW Environmental Services, LLC
09/05/2024

Hazard Photos



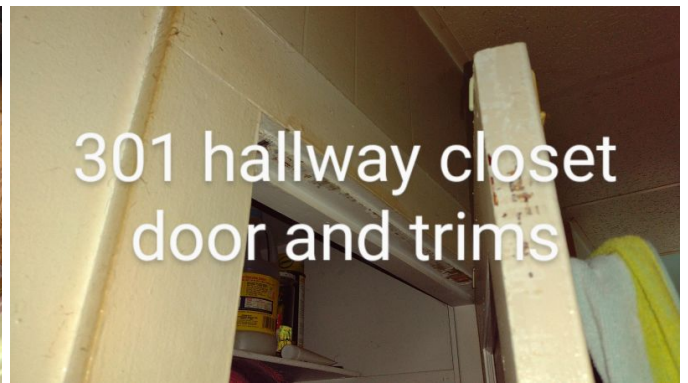
Hazard: Living Room | Window sills | Deteriorated Paint



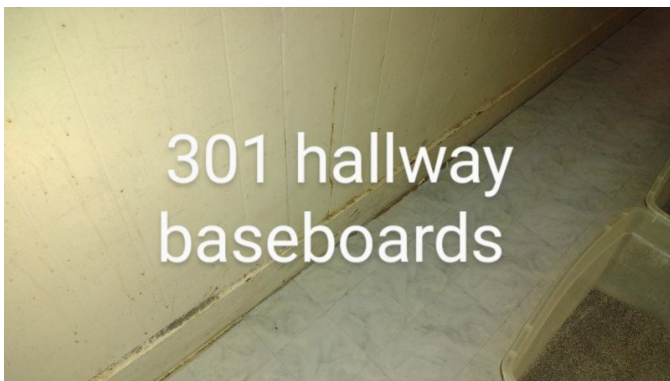
Hazard: Living Room | Door jamb and trims | Deteriorated Paint



Hazard: Hallway | Door and trims | Deteriorated Paint



Hazard: Hallway | Closet door and trims | Deteriorated Paint



Hazard: Hallway | Baseboard | Deteriorated Paint



Hazard: Bedroom 1 | Window trims | Deteriorated Paint



Hazard: Bedroom 1 | Door and trims | Deteriorated Paint



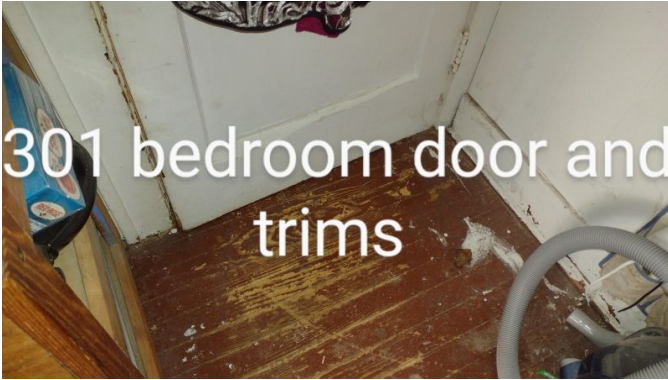
Hazard: Bedroom 1 | Closet door and trims | Deteriorated Paint



Hazard: Kitchen | Door and trims | Deteriorated Paint



Hazard: Bedroom 2 | Window trims | Deteriorated Paint



Hazard: Bedroom 2 | door and trims | Deteriorated Paint



Hazard: Bedrooms 1-2 | Floors | Deteriorated Paint