

Visual Paint Assessment Report

For 490 Broad Ave Leonia Borough, NJ 07605
 12/13/2023

On 12/05/23, 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 490 Broad Ave , (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 |
|---------|---------------|--------|
| Kitchen | kitchen floor | Dust |

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,



Alex Salvador
 Risk Assessor, NJDOH ID#022779
 Encl: Floor Plan, Photographs;

Floor Plan

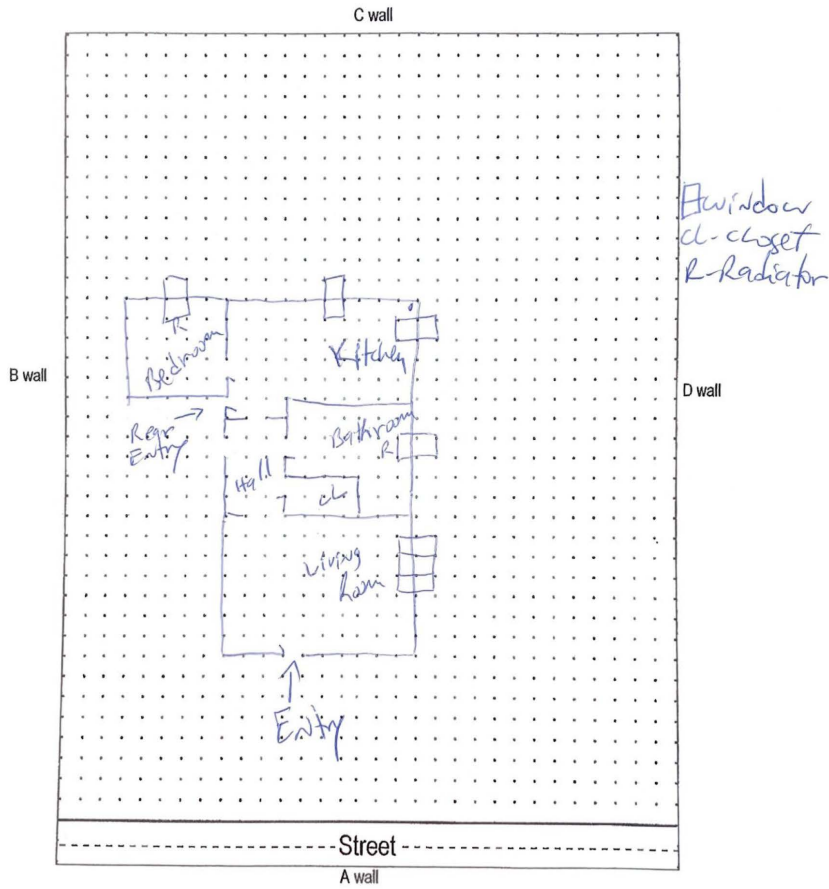


Floor Plan



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

Site: 490 Broad Ave. Unit 3, Leonia, NJ



David Griffith - 490 Broad Ave, Unit 3, Leonia, NJ, 07605 -Dust Wipes

Prepared By: LEW Environmental Services, LLC

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10/25/23


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Low Environmental Services - 490 Broad Ave -Visual Inspection

Prepared By: LEW Environmental Services, LLC

12/13/2023

Hazard Photos



LEW Environmental Services, LLC
7401 Whiting Rd
Pharmacia, NJ 07051
Telephone: 908.341.4510

Client: LEW Corp
100 US Hwy 26
Morris NJ 07960

Project Test Address: 25200 492 Broad Avenue Unit 2, Laramie, NJ
Collection Date: 12/13/2023

Clear Number: 20152

Lead Dust Wipe Analysis Report

Report Number: 23-12-00722

Received Date: 12/08/2023
Analysis Date: 12/11/2023
Reported Date: 12/15/2023

Lab Number: 20152-00001

| Clear Number | | Laboratory Results | | | | Lab Number | |
|-------------------|----------------------|---------------------|---------|---------------|------------------------------|-------------------------------------|-------------|
| Lab Sample Number | Client Sample Number | Collection Location | Surface | Total Pb (ng) | Wipe Area (ft ²) | Concentration (ng/ft ²) | Surfaces ID |
| 23-12-00722-001 | 490-3-1 | KITCHEN/AC | FL | 85.9 | 1.50 | 57.3 | |
| 23-12-00722-002 | 490-3-2 | BEDROOM/CC | FL | 45.00 | 1.50 | 30.00 | |
| 23-12-00722-003 | 490-3-3 | BATHROOM/CC | FL | 6.44 | 1.50 | 4.29 | |
| 23-12-00722-004 | 490-3-4 | LIVING ROOM/AC | FL | 5.14 | 1.50 | 3.43 | |
| 23-12-00722-005 | 490-3-5 | HALL/CC | FL | 8.76 | 1.50 | 5.84 | |
| 23-12-00722-006 | 490-3-6 | 3D BEDROOM/CC | FL | 45.00 | 1.50 | 30.00 | |
| 23-12-00722-007 | 490-3-7 | BEDROOM/CC | SL | 45.00 | 0.777 | 57.91 | |
| 23-12-00722-008 | 490-3-8 | LIVING ROOM/CC | SL | 5.40 | 0.521 | 10.37 | |
| 23-12-00722-009 | 490-3-9 | KITCHEN/CC | WV | 88.8 | 0.832 | 106.25 | |

Hazard: Kitchen | kitchen floor | Dust

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