

## Visual Paint Assessment Report

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

On 12/05/23, 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 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

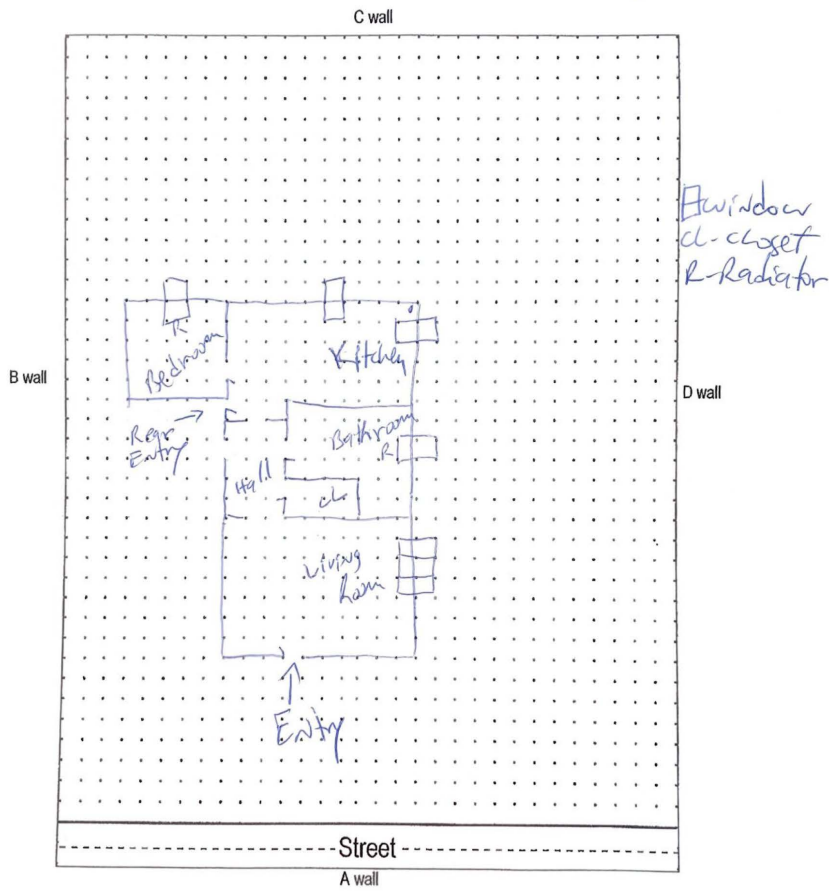


## Floor Plan



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 07071  
Telephone: 908.341.4510

**Client:**  
LEW Corp  
100 US Hwy 26  
Morris NJ 07960

**Project Test Address:** 25225 492 Broad Avenue Unit 2, Larchmont, 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:** 20177848414

Clear Number:		Laboratory Results				Lab Number:	
20152						20177848414	
Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft <sup>2</sup> )	Concentration (ug/ft <sup>2</sup> )	Regulation ID
23-12-00722-100	490-3-1	KITCHEN/AC	FL	85.9	1.00	85.9	
23-12-00722-101	490-3-2	BEDROOM/CC	FL	45.00	1.00	45.00	
23-12-00722-102	490-3-3	BATHROOM/CC	FL	6.44	1.00	6.44	
23-12-00722-103	490-3-4	LIVING ROOM/AC	FL	5.14	1.00	5.14	
23-12-00722-104	490-3-5	HALL/CC	FL	8.76	1.00	8.76	
23-12-00722-105	490-3-6	DIAPHRAGM/CC	FL	45.00	1.00	45.00	
23-12-00722-106	490-3-7	BEDROOM/CC	SL	45.00	0.677	67.39	
23-12-00722-107	490-3-8	LIVING ROOM/DC	SL	5.40	0.521	10.4	
23-12-00722-108	490-3-9	KITCHEN/DC	WV	88.8	0.632	140	

Hazard: Kitchen | kitchen floor | Dust

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