



181 US Hwy 46
Mine Hill, NJ 07830
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Lead-Based Paint Evaluation Report Inspection

Performed At:

9 Central Ave Unit:A

A

Montclair Township, NJ 07042

Performed For:

Bruce Jackson

130 Theodore Fremd Ave

Rye, NY 10580

Prepared By:

LEW Environmental Services, LLC.

181 US Hwy 46

Mine Hill, NJ 07803

Phone (908) 654-8068

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Inspection Date: 05/23/24

Order Number: 33299

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Appendices

Appendix A - Floor Plan

Appendix B - Lead-Based Paint Evaluation Report

Contact Information


Site

Street Address	9 Central Ave Unit A Montclair Township, NJ 07042
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Property Owner

Name	Bruce Jackson
Street Address	130 Theodore Fremd Ave Rye, NY 10580
Phone Number	646-623-1707

Lead-Based Paint Risk Assessor

Name	Gloria Washington
Certification Number	040601
Instrumentation	Viken Pb200i/e
Signature	
Date	06/11/2024

Firm

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



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Executive Summary

For 9 Central Ave Unit A
Montclair Township, NJ 07042
06/11/2024

On 05/23/24, Gloria Washington of LEW Environmental Services, LLC (NJDCA 00015 E) performed a lead-based paint inspection at 9 Central Ave Unit A . 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.

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. If no lead-based paint was identified, the table will list “None” and the dwelling unit is considered lead-based paint free.

Components With Lead Based Paint

Room Equivalent	Component	Substrate	Value(mg/cm ²)
	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.

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 or the numbers 1, 2, 3 and 4 are used to identify the location of specific components. The key to correct orientation is the location of the "A" or "1" wall. The "B" or "2" wall, "C" or "3" wall, and "D" or "4" wall run clockwise from the "A" or "1" 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 the XRF instrument 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.

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/cm² 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.

Three readings are taken each time calibration check readings are made. 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 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.

Company LEW Corporation
 XRF Make Heuresis
 Model Pb200i
 Serial Num. 2096
 Lead concentration units: mg/cm2
 Total Readings: 201
 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
5230924	43295	1		TRUE	FALSE	5/23/2024	9:24 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43296	1		TRUE	FALSE	5/23/2024	9:25 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43297	1		TRUE	FALSE	5/23/2024	9:25 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43298	-0.1		TRUE	FALSE	5/23/2024	9:26 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43299	-0.1		TRUE	FALSE	5/23/2024	9:26 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43300	-0.1		TRUE	FALSE	5/23/2024	9:27 AM	Gloria Washington	Paint	9 Central Ave Montcll								
5230924	43301	0	Negative	FALSE	FALSE	5/23/2024	9:31 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Door		Other	A	
5230924	43302	0.1	Negative	FALSE	FALSE	5/23/2024	9:32 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Wall	Drywall	D	
5230924	43303	0.1	Negative	FALSE	FALSE	5/23/2024	9:33 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Wall	Drywall	C	
5230924	43304	0.1	Negative	FALSE	FALSE	5/23/2024	9:33 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Wall	Drywall	B	
5230924	43305	-0.1	Negative	FALSE	FALSE	5/23/2024	9:34 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Door	Casing	Wood	A	
5230924	43306	-0.1	Negative	FALSE	FALSE	5/23/2024	9:35 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Chair Rail	Wood	B	
5230924	43307	0.2	Negative	FALSE	FALSE	5/23/2024	9:36 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Wall Trim	Wood	B	
5230924	43308	0	Negative	FALSE	FALSE	5/23/2024	9:36 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Baseboard	Wood	B	
5230924	43309	0.2	Negative	FALSE	FALSE	5/23/2024	9:38 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	shoe moulding	Wood	B	
5230924	43310	-0.3	Negative	FALSE	FALSE	5/23/2024	9:41 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Door	Casing	Wood	C	
5230924	43311	0	Negative	FALSE	FALSE	5/23/2024	9:42 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Door	Jamb	Wood	D	
5230924	43312	0	Negative	FALSE	FALSE	5/23/2024	9:44 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer	Door	Casing	Wood	A	
5230924	43313	0	Negative	FALSE	FALSE	5/23/2024	9:45 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer	Door	Casing	Wood	D	
5230924	43314	-0.2	Negative	FALSE	FALSE	5/23/2024	9:46 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer	Door	Jamb	Wood	A	
5230924	43315	0	Negative	FALSE	FALSE	5/23/2024	9:47 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Door		Wood	C	
5230924	43316	-0.1	Negative	FALSE	FALSE	5/23/2024	9:48 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Door	Casing	Wood	C	
5230924	43317	-0.1	Negative	FALSE	FALSE	5/23/2024	9:52 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Door	Jamb	Wood	B	
5230924	43318	-0.2	Negative	FALSE	FALSE	5/23/2024	9:53 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Door	Stop	Wood	B	
5230924	43319	0	Negative	FALSE	FALSE	5/23/2024	9:54 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Door		Wood	C	
5230924	43320	0	Negative	FALSE	FALSE	5/23/2024	9:55 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Door	Casing	Wood	C	
5230924	43321	-0.1	Negative	FALSE	FALSE	5/23/2024	9:56 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Door	Jamb	Wood	B	
5230924	43322	-0.1	Negative	FALSE	FALSE	5/23/2024	9:56 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Door	Stop	Wood	B	
5230924	43323	0.1	Negative	FALSE	FALSE	5/23/2024	9:58 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	Wall	Drywall	B	
5230924	43324	-0.1	Negative	FALSE	FALSE	5/23/2024	9:59 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	Wall	Drywall	A	
5230924	43325	-0.1	Negative	FALSE	FALSE	5/23/2024	10:00 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	Wall	Drywall	D	
5230924	43326	-0.1	Negative	FALSE	FALSE	5/23/2024	10:01 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	Wall	Drywall	C	
5230924	43327	-0.1	Negative	FALSE	FALSE	5/23/2024	10:02 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	Baseboard	Wood	B	
5230924	43328	0.1	Negative	FALSE	FALSE	5/23/2024	10:03 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Room	shoe moulding	Wood	B	
5230924	43329	0	Negative	FALSE	FALSE	5/23/2024	10:04 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Powder Room	Cabinets		Wood	A	
5230924	43330	0.1	Negative	FALSE	FALSE	5/23/2024	10:06 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Ceiling	Drywall	A	
5230924	43331	-0.1	Negative	FALSE	FALSE	5/23/2024	10:07 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer/Hall	Room	Crown Molding	Wood	B	
5230924	43332	-0.3	Negative	FALSE	FALSE	5/23/2024	10:09 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer	Room	Ceiling	Drywall		
5230924	43333	0	Negative	FALSE	FALSE	5/23/2024	10:10 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Foyer	Room	Crown Molding	Wood	A	
5230924	43334	-0.1	Negative	FALSE	FALSE	5/23/2024	10:11 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Crown Molding	Wood	B	
5230924	43335	0	Negative	FALSE	FALSE	5/23/2024	10:12 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Ceiling	Wood		
5230924	43336	0.1	Negative	FALSE	FALSE	5/23/2024	10:13 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Ceiling	Wood		
5230924	43337	0	Negative	FALSE	FALSE	5/23/2024	10:14 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Wall	Drywall	A	
5230924	43338	0.1	Negative	FALSE	FALSE	5/23/2024	10:15 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Wall	Drywall	B	
5230924	43339	0.2	Negative	FALSE	FALSE	5/23/2024	10:16 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Wall	Drywall	C	
5230924	43340	0	Negative	FALSE	FALSE	5/23/2024	10:16 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Wall	Drywall	D	
5230924	43341	0	Negative	FALSE	FALSE	5/23/2024	10:18 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Wall Trim	Wood	A	

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location
5230924	43342	0.2	Negative	FALSE	FALSE	5/23/2024	10:20 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Chair Rail	Wood	A	
5230924	43343	-0.1	Negative	FALSE	FALSE	5/23/2024	10:21 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Window	Sill	Wood	A	3
5230924	43344	-0.1	Negative	FALSE	FALSE	5/23/2024	10:22 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Window	Casing	Wood	A	3
5230924	43345	-0.1	Negative	FALSE	FALSE	5/23/2024	10:22 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Window	Jamb	Wood	A	3
5230924	43346	0	Negative	FALSE	FALSE	5/23/2024	10:23 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Window	Apron	Wood	A	3
5230924	43347	0	Negative	FALSE	FALSE	5/23/2024	10:25 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	Baseboard	Wood	A	
5230924	43348	0	Negative	FALSE	FALSE	5/23/2024	10:26 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Living Room	Room	shoe moulding	Wood	A	
5230924	43349	-0.1	Negative	FALSE	FALSE	5/23/2024	10:29 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Dining Room	Window	Sill	Wood	D	3
5230924	43350	0.1	Negative	FALSE	FALSE	5/23/2024	10:30 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Dining Room	Window	Casing	Wood	D	
5230924	43351	0	Negative	FALSE	FALSE	5/23/2024	10:31 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Dining Room	Window	Jamb	Wood	D	
5230924	43352	0	Negative	FALSE	FALSE	5/23/2024	10:31 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Dining Room	Window	Exterior Jamb	Wood	D	
5230924	43353	-0.1	Negative	FALSE	FALSE	5/23/2024	10:32 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Dining Room	Window	Apron	Wood	D	
5230924	43354	0.1	Negative	FALSE	FALSE	5/23/2024	10:34 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Hallway 1	Room	Wall	Drywall	A	
5230924	43355	0	Negative	FALSE	FALSE	5/23/2024	10:35 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Hallway 1	Room	Wall	Drywall	B	
5230924	43356	0	Negative	FALSE	FALSE	5/23/2024	10:35 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Hallway 1	Room	Wall	Drywall	D	
5230924	43357	0.2	Negative	FALSE	FALSE	5/23/2024	10:38 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Hallway 1	Room	Wall	Drywall	C	
5230924	43358	0	Negative	FALSE	FALSE	5/23/2024	10:40 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Door		Wood		
5230924	43359	-0.1	Negative	FALSE	FALSE	5/23/2024	10:41 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Door	Casing	Wood	B	
5230924	43360	0	Negative	FALSE	FALSE	5/23/2024	10:42 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Door	Jamb	Wood	B	
5230924	43361	-0.1	Negative	FALSE	FALSE	5/23/2024	10:43 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Door	Stop	Wood		
5230924	43362	0.1	Negative	FALSE	FALSE	5/23/2024	10:44 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Wall	Drywall	C	
5230924	43363	-0.1	Negative	FALSE	FALSE	5/23/2024	10:45 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Wall	Drywall	A	
5230924	43364	0	Negative	FALSE	FALSE	5/23/2024	10:45 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Wall	Drywall	B	
5230924	43365	0.1	Negative	FALSE	FALSE	5/23/2024	10:47 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Wall	Drywall	B	
5230924	43366	-0.2	Negative	FALSE	FALSE	5/23/2024	10:47 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Wall	Drywall	D	
5230924	43367	0	Negative	FALSE	FALSE	5/23/2024	10:49 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Closet	Wall	Drywall	D	
5230924	43368	0.1	Negative	FALSE	FALSE	5/23/2024	10:50 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Closet	Wall	Drywall	C	
5230924	43369	0.2	Negative	FALSE	FALSE	5/23/2024	10:51 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Closet	Wall	Drywall	B	
5230924	43370	0	Negative	FALSE	FALSE	5/23/2024	10:52 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Closet	Wall	Drywall	A	
5230924	43371	-0.2	Negative	FALSE	FALSE	5/23/2024	10:54 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Baseboard	Wood	C	
5230924	43372	-0.5	Negative	FALSE	FALSE	5/23/2024	10:55 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	shoe moulding	Wood	C	
5230924	43373	0.1	Negative	FALSE	FALSE	5/23/2024	10:56 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Window	Sill	Wood	B	
5230924	43374	-0.1	Negative	FALSE	FALSE	5/23/2024	10:57 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Window	Jamb	Wood	B	
5230924	43375	-0.2	Negative	FALSE	FALSE	5/23/2024	10:57 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Window	Casing	Wood	B	
5230924	43376	-0.1	Negative	FALSE	FALSE	5/23/2024	10:58 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Window	Apron	Wood	B	
5230924	43377	0	Negative	FALSE	FALSE	5/23/2024	11:00 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Door	Inner Casing	Wood	D	
5230924	43378	0.1	Negative	FALSE	FALSE	5/23/2024	11:02 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Ceiling	Drywall		
5230924	43379	-0.2	Negative	FALSE	FALSE	5/23/2024	11:02 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bedroom 1	Room	Crown Molding	Drywall		
5230924	43380	0	Negative	FALSE	FALSE	5/23/2024	11:06 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Door	Casing	Wood	D	
5230924	43381	0	Negative	FALSE	FALSE	5/23/2024	11:07 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Door	Jamb	Wood	A	
5230924	43382	-0.1	Negative	FALSE	FALSE	5/23/2024	11:08 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Door	Stop	Wood	A	
5230924	43383	0	Negative	FALSE	FALSE	5/23/2024	11:09 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Door	Inner Casing	Wood	A	
5230924	43384	0	Negative	FALSE	FALSE	5/23/2024	11:10 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Door		Wood	D	
5230924	43385	0.1	Negative	FALSE	FALSE	5/23/2024	11:11 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Door	Wood	D	
5230924	43386	0	Negative	FALSE	FALSE	5/23/2024	11:12 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Door Casing	Wood	D	
5230924	43387	-0.4	Negative	FALSE	FALSE	5/23/2024	11:13 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Door Jamb	Wood	D	
5230924	43388	-0.2	Negative	FALSE	FALSE	5/23/2024	11:13 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Door Stop	Wood	D	
5230924	43389	0.1	Negative	FALSE	FALSE	5/23/2024	11:26 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Wall	Drywall	D	
5230924	43390	0	Negative	FALSE	FALSE	5/23/2024	11:26 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Wall	Drywall	C	
5230924	43391	0.1	Negative	FALSE	FALSE	5/23/2024	11:27 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Linen Closet	Wall	Drywall	B	
5230924	43392	0.1	Negative	FALSE	FALSE	5/23/2024	11:28 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Wall	Drywall	D	
5230924	43393	0	Negative	FALSE	FALSE	5/23/2024	11:29 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Wall	Drywall	A	
5230924	43394	-0.4	Negative	FALSE	FALSE	5/23/2024	11:29 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Wall	Drywall	B	
5230924	43395	-0.1	Negative	FALSE	FALSE	5/23/2024	11:30 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Wall	Drywall	C	
5230924	43396	0	Negative	FALSE	FALSE	5/23/2024	11:31 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Baseboard	Wood	D	
5230924	43397	0.2	Negative	FALSE	FALSE	5/23/2024	11:33 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	shoe moulding	Wood	D	
5230924	43398	-0.2	Negative	FALSE	FALSE	5/23/2024	11:35 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Ceiling	Drywall		
5230924	43399	-0.1	Negative	FALSE	FALSE	5/23/2024	11:36 AM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Bathroom	Room	Crown Molding	Wood	C	

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	User	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location
5230924	43458	-0.1		TRUE	FALSE	5/23/2024	12:40 PM	Gloria Washington	Paint	9 Central Ave Montcll								
5231257	43459	0.1	Negative	FALSE	FALSE	5/23/2024	12:59 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Room	Wall	Drywall	A	
5231257	43460	0.2	Negative	FALSE	FALSE	5/23/2024	1:00 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Room	Wall	Drywall	D	
5231257	43461	-0.1	Negative	FALSE	FALSE	5/23/2024	1:01 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Room	Wall	Drywall	C	
5231257	43462	0.2	Negative	FALSE	FALSE	5/23/2024	1:01 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Room	Wall	Drywall	B	
5231257	43463	0	Negative	FALSE	FALSE	5/23/2024	1:04 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Stairwell 1	Room	Wall	Wood	D	
5231257	43464	0	Negative	FALSE	FALSE	5/23/2024	1:06 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Stair	Stringer	Wood	B	
5231257	43465	-0.1	Negative	FALSE	FALSE	5/23/2024	1:06 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Stair	Stringer	Wood	D	
5231257	43466	-0.1	Negative	FALSE	FALSE	5/23/2024	1:07 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Stairwell	Stair	Stringer	Wood	D	Upper
5231257	43467	0.1	Negative	FALSE	FALSE	5/23/2024	1:09 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Room	Wall	Drywall	A	Upper
5231257	43468	0	Negative	FALSE	FALSE	5/23/2024	1:09 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Room	Wall	Drywall	C	
5231257	43469	0.1	Negative	FALSE	FALSE	5/23/2024	1:10 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Room	Wall	Drywall	B	
5231257	43470	0.1	Negative	FALSE	FALSE	5/23/2024	1:11 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Door		Wood	B	
5231257	43471	-0.1	Negative	FALSE	FALSE	5/23/2024	1:12 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Door	Casing	Wood	B	
5231257	43472	-0.3	Negative	FALSE	FALSE	5/23/2024	1:12 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Door	Jamb	Wood	B	
5231257	43473	0	Negative	FALSE	FALSE	5/23/2024	1:13 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Door	Stop	Wood	B	
5231257	43474	0	Negative	FALSE	FALSE	5/23/2024	1:14 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Room	Ceiling	Drywall		
5231257	43475	0.1	Negative	FALSE	FALSE	5/23/2024	1:15 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Cabinets		Wood		
5231257	43476	-0.1	Negative	FALSE	FALSE	5/23/2024	1:16 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Room	Baseboard	Wood		
5231257	43477	0	Negative	FALSE	FALSE	5/23/2024	1:17 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Window	Casing	Wood	D	2
5231257	43478	0	Negative	FALSE	FALSE	5/23/2024	1:18 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement Bathroom	Window	Jamb	Wood	D	2
5231257	43479	0.7	Negative	FALSE	FALSE	5/23/2024	1:20 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Closet	Wall	Concrete	D	
5231257	43480	0.6	Negative	FALSE	FALSE	5/23/2024	1:21 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Closet	Wall	Concrete	A	
5231257	43481	0	Negative	FALSE	FALSE	5/23/2024	1:23 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Closet	wallboard	Concrete	D	
5231257	43482	0.1	Negative	FALSE	FALSE	5/23/2024	1:25 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Room	Ceiling	Drywall		
5231257	43483	0.1	Negative	FALSE	FALSE	5/23/2024	1:27 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Closet	Door	Wood	B	1
5231257	43484	0.1	Negative	FALSE	FALSE	5/23/2024	1:28 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement room 1	Closet	Door	Wood	B	2
5231257	43485	0.2	Negative	FALSE	FALSE	5/23/2024	1:31 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Wall	Drywall	B	
5231257	43486	0.1	Negative	FALSE	FALSE	5/23/2024	1:32 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Wall	Drywall	C	
5231257	43487	0.1	Negative	FALSE	FALSE	5/23/2024	1:32 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Wall	Drywall	C	
5231257	43488	0.1	Negative	FALSE	FALSE	5/23/2024	1:33 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Wall	Drywall	D	
5231257	43489	0.2	Negative	FALSE	FALSE	5/23/2024	1:33 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Wall	Drywall	A	
5231257	43490	0	Negative	FALSE	FALSE	5/23/2024	1:34 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Baseboard	Wood	A	
5231257	43491	0.1	Negative	FALSE	FALSE	5/23/2024	1:36 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Window	Jamb	Drywall	D	
5231257	43492	-0.1	Negative	FALSE	FALSE	5/23/2024	1:37 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Window	Casing	Drywall	D	
5231257	43493	0	Negative	FALSE	FALSE	5/23/2024	1:38 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Column		Wood	A	2
5231257	43494	-0.4	Negative	FALSE	FALSE	5/23/2024	1:39 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Column	Base	Wood	A	2
5231257	43495	-0.4	Negative	FALSE	FALSE	5/23/2024	1:39 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Column	Capital	Wood	A	2
5231257	43496	0	Negative	FALSE	FALSE	5/23/2024	1:40 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		bsmt office	Room	Ceiling	Drywall	A	
5231257	43497	0.2	Negative	FALSE	FALSE	5/23/2024	1:44 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		laundry	Room	Wall	Drywall	A	
5231257	43498	0.2	Negative	FALSE	FALSE	5/23/2024	1:45 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		laundry	Room	Wall	Drywall	B	
5231257	43499	0.2	Negative	FALSE	FALSE	5/23/2024	1:46 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Utility Closet	Room	Wall	Concrete	C	
5231257	43500	0.2	Negative	FALSE	FALSE	5/23/2024	1:47 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Utility Closet	Room	Wall	Concrete	B	
5231257	43501	0	Negative	FALSE	FALSE	5/23/2024	1:48 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Utility Closet	Room	Wall	Drywall	A	
5231257	43502	0	Negative	FALSE	FALSE	5/23/2024	1:50 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Boiler Room	Room	Wall	Drywall	A	
5231257	43503	0.1	Negative	FALSE	FALSE	5/23/2024	1:50 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Boiler Room	Room	Wall	Drywall	B	
5231257	43504	0.1	Negative	FALSE	FALSE	5/23/2024	1:56 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit		Basement backdoor	Door		Metal	C	
5231257	43505	0.1	Negative	FALSE	FALSE	5/23/2024	2:02 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit			Door	Casing	Wood	B	
5231257	43506	0.7	Negative	FALSE	FALSE	5/23/2024	2:15 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit			Door	Casing	Wood	B	
5231257	43507	0.7	Negative	FALSE	FALSE	5/23/2024	2:16 PM	Gloria Washington	Paint	9 Central Ave Montcll	Unit			Door	Casing	Wood	B	

Company LEW Corporation
XRF Make Heuresis
Model Pb200i
Serial Num. 2096

Lead concentration units: mg/cm2

Total Readings: 201 Total Positives 0

Action Level 1

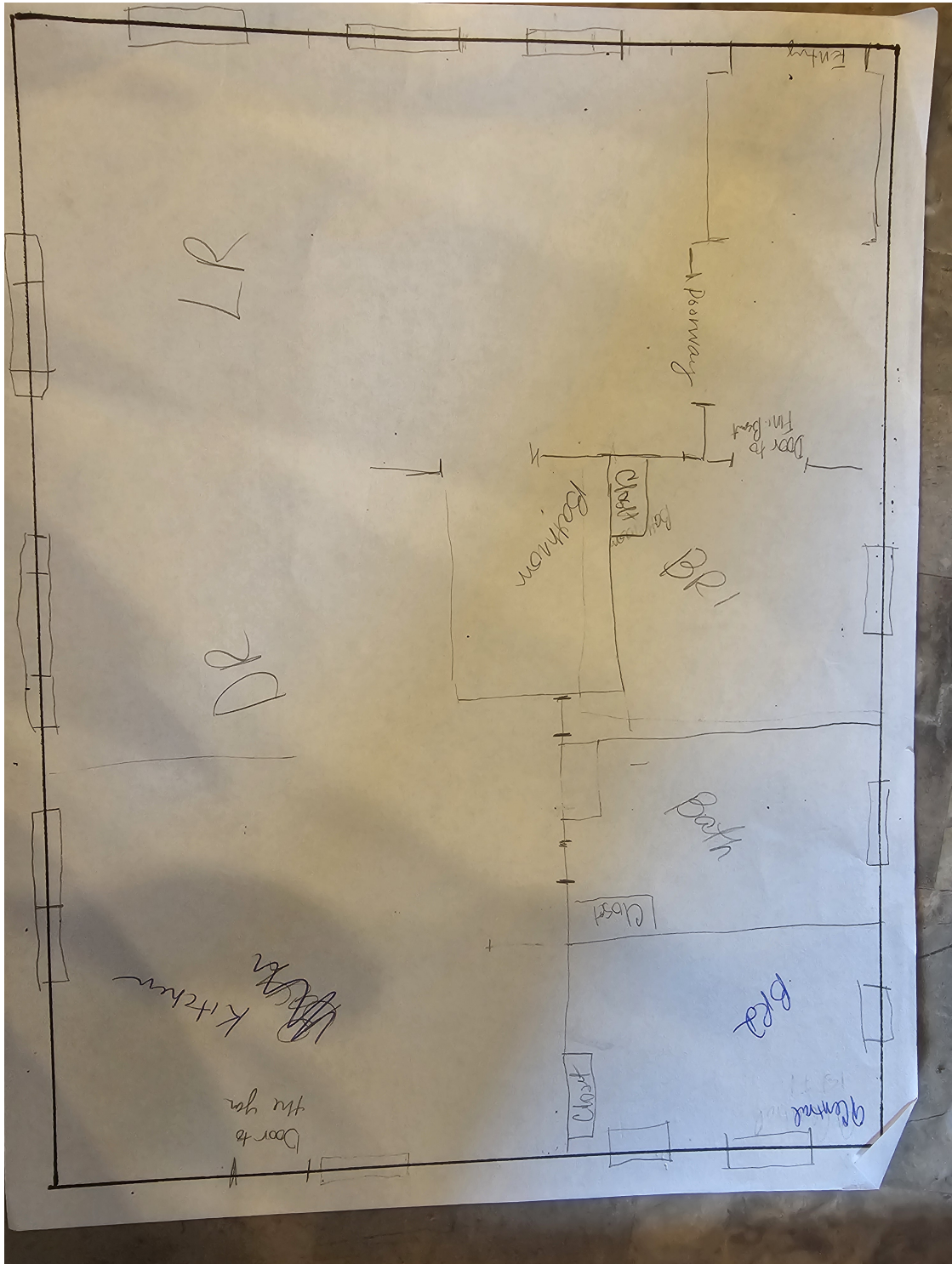
Mode Action Level

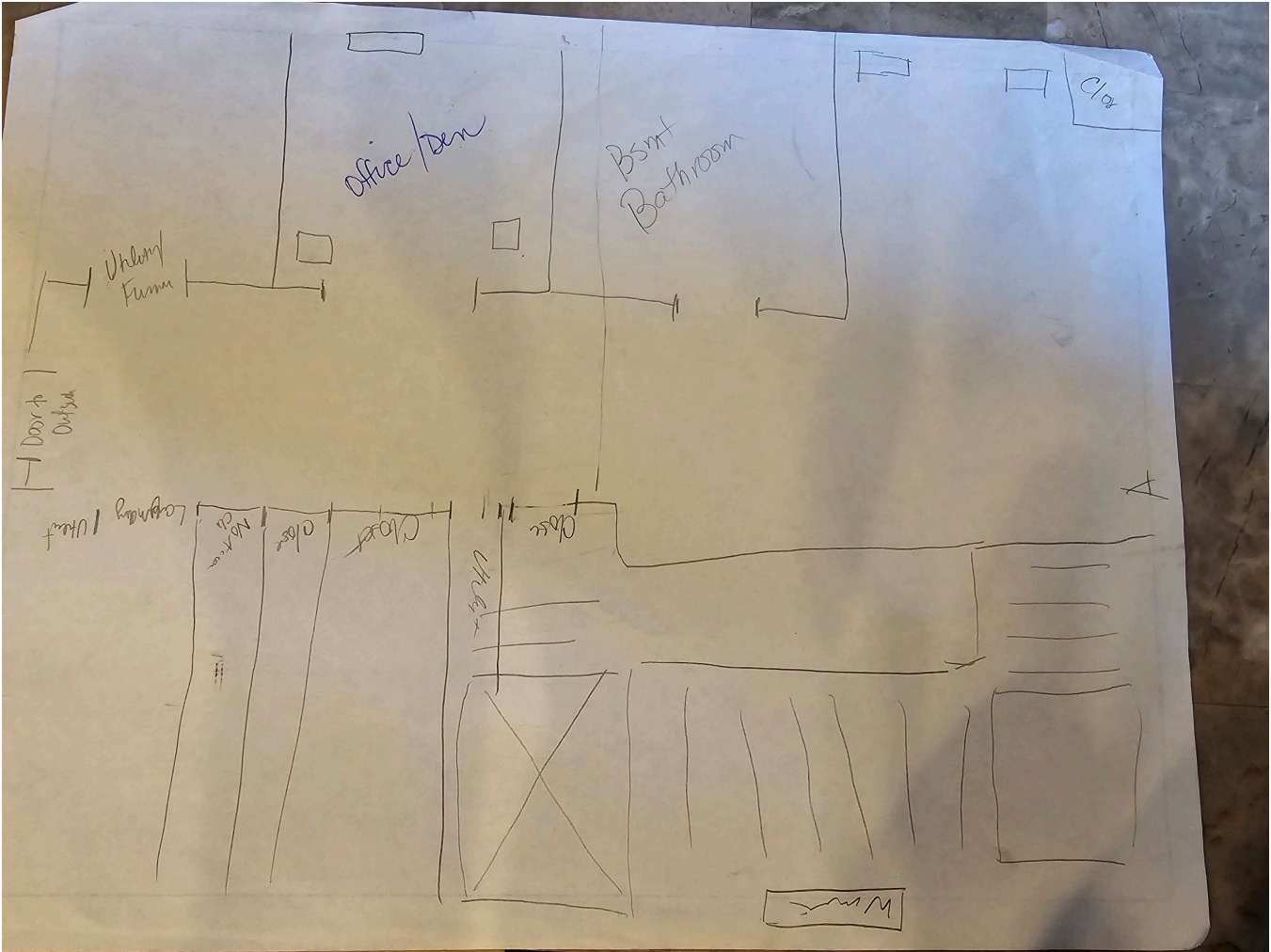
Analytic Mode Paint

Actionables

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

Floor Plan(s)





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/cm² 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: 9 Central Ave Unit A

County: Essex

Block: 2303

Lot: 27

Applicable Units or Common Areas: Unit: A

Name of Inspector Risk Assesor: Gloria Washington

NJDOH ID: 040601

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: 05/23/24

TO 05/23/24

Date Certificate Issue: 06/11/24

Signature of Inspector / Risk Assesor:



THIS CERTIFICATE SHOULD BE KEPT BY THE OWNER AND TRANSFERRED TO ALL FUTURE OWNERS FOR LIFE OF STRUCTURE

