

LEAD HAZARD EVALUATION NOTICE

Address: 719 Somerset Street, Common Area, Somerset, New Jersey 08873

Evaluation Completed (circle one): Paint Inspection Paint Testing Risk Assessment

Date: April 14, 2015

Summary of Results:

☐ No lead-based paint or lead-based paint hazards were found.

☒ Lead-based paint and/or lead-based paint hazards were found. See attachments for details

☐ The structure was built post-1978 or no structure exists at the site; therefore a Lead Risk Assessment was not completed.

Contact person for more information about the risk evaluation:

Printed name: Darren Slack

Signature:



Date: April 14, 2015

Organization: Mandell Lead Inspectors, Inc.

Street: 409 Minnisink Road

City & State Totowa, New Jersey

Zip 07512

Phone #: (973) 785-7574

Person who prepared this notice:

Printed name: Christine Lezette

Signature:



Date: April 20, 2015

Organization: Atlantic Environmental Solutions, Inc.

Street: 5 Marine View Plaza, Suite 303

City & State Hoboken, New Jersey

Zip 07030

Phone #: (201) 876-9400

**SRP0043396.02.00.D.COM– 719 Somerset Street, Common Area,
Somerset, New Jersey 08873**

Estimated Cost for LBP Hazard

Location	LBP Hazard	Quantity	Treatment/ Control	Unit Cost	Total Cost
LBP Hazard					
Exterior B	Window Molding	~20 Sq. Ft.	Cleaning/ Paint Stabilization, Interim Control	\$7.36/ Sq. Ft.	\$147.20
Total Cost Estimate:					\$147.20*

*Would likely equal \$2,000 depending on scope of work.

**SRP0043396.02.00.D.COM– 719 Somerset Street, Common Area,
Somerset, New Jersey 08873**

INTERIOR DUST SAMPLING AND LABORATORY INFORMATION

Type	Location	Component	Sample Size (in2)		Sample Location	Test Results (µg/ft2)
1	Exercise Room	Dust Wipe	Floor	144	Exercise Room-Floor	10
2	Exercise Room	Dust Wipe	Sill	162	Exercise Room-Sill	10
3	Bathroom	Dust Wipe	Floor	144	Bathroom-Floor	11
4	Foyer	Dust Wipe	Floor	144	Foyer-Floor	<10
5	Hall (BL)	Dust Wipe	Floor	144	Hall (BL)-Floor	<10

SOIL SAMPLING AND LABORATORY INFORMATION

No bare soil was observed; therefore, no composite soil sample was collected at this residence.

*Bolded or highlighted results indicate lead-based paint hazard

XRF Results

719 Somerset Street, Common Area
Somerset, NJ

Reading No	Room	Wall	Component	Substrate	Paint Condition	Results	PbC	PbL	PbK	Units
302							2.1	0.42	0.01	cps
303	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
304	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
305	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
325	Exersise Rm	B	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.4	mg / cm ^2
326	Exersise Rm	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	-0.05	mg / cm ^2
327	Exersise Rm	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.04	mg / cm ^2
328	Bathroom	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.16	mg / cm ^2
329	Bathroom	D	Door	Wood	Intact	Negative	0	0	0.1	mg / cm ^2
330	Bathroom	D	Door Jamb	Wood	Intact	Negative	0.01	0.01	0.8	mg / cm ^2
331	Exterior	D	Wall	Concrete	Fair	Negative	0.01	0.01	0.9	mg / cm ^2
335	Exterior	D	Stair Tread	Concrete	Poor	Negative	0	0	0.5	mg / cm ^2
336	Exterior	D	Window Sill	Concrete	Poor	Negative	0.06	0.06	1	mg / cm ^2
337	Exterior	C	Stair Stringer	Wood	Poor	Negative	0	0	0.5	mg / cm ^2
338	Exterior	C	Column	Wood	Poor	Negative	0	0	0.7	mg / cm ^2
339	Exterior	C	Wall	Transite	Fair	Negative	0	0	0.05	mg / cm ^2
340	Exterior	B	Wall	Concrete	Fair	Negative	0.01	0.01	0.7	mg / cm ^2
341	Exterior	B	Window Molding	Wood	Poor	Negative	0.5	0.5	1.4	mg / cm ^2
342	Exterior	B	Window Molding	Wood	Poor	Negative	0.4	0.4	1.1	mg / cm ^2
343	Exterior	B	Window Molding	Wood	Poor	Positive	1.3	1.3	1.6	mg / cm ^2
344	Exterior	B	Window Molding	Wood	Poor	Positive	1.8	1.2	1.8	mg / cm ^2
345	Exterior	B	Door	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
346	Foyer	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.3	mg / cm ^2
347	Calibration	*	*	*	*	Positive	1.1	1.1	0.8	mg / cm ^2
348	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
350	Calibration	*	*	*	*	Positive	1	1	0.5	mg / cm ^2

**LEAD HAZARD RISK ASSESSMENT
LEAD-BASED PAINT TESTING REPORT**

**Prepared for: Gilbane Building Company
4814 Outlook Drive
Suite 100
Wall Township, New Jersey 07753**

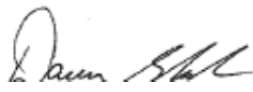
New Jersey Landlord Rental Repair Program (LRRP)



**SRP0043396.02.00.D.COM
719 Somerset Street, Common Area
Somerset, New Jersey 08873
Property Owner: Joann Mitchell**

**Lead Hazard Risk Assessment Performed by:
Mandell Lead Inspectors, Inc.
409 Minnisink Road
Totowa, New Jersey 07512
(973) 785-7574**

**This Lead-Based Paint Risk Assessment was performed by:
Mandell Lead Inspectors, Inc., Lead Evaluation Contractor Certificate #00076-E**

Signature: 
Printed: Darren Slack

**This Lead Hazard Risk Assessment Report was prepared by:
Atlantic Environmental Solutions, Inc.,
Lead Evaluation Contractor Certificate #00568-E (1/1/2014)**

Signature: 
Printed: Christine Lezette

April 20, 2015

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EXECUTIVE SUMMARY

Mandell Lead Inspectors, Inc. (Mandell) performed a Lead Hazard Risk Assessment for Gilbane Building Company ("Client") at the private residence of 719 Somerset Street, Common Area, Somerset, New Jersey ("subject property" or "site"). The Lead-Based Paint Risk Assessment was conducted on April 14, 2015 by Darren Slack. The assessment was conducted in conjunction with the residence's participation in the New Jersey Landlord Rental Repair (LRRP) Program managed by Gilbane Building Company. Based on available records and indication from the home owner, the date of construction is 1952. Lead-based paint and lead hazards were present on the subject property as of the date of the Assessment. This Assessment and analytical results were completed as defined by the Environmental Protection Agency (EPA) and U.S. Department of Housing and Urban Development (HUD) regulations and guidelines identified in 24 CFR 35.930(c)(2) and Chapter 5 – Risk Assessment and Reevaluation of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 edition).

The following is a summary of the Lead-Based Paint (LBP) or Lead-Based Paint Hazards discovered at the subject property during the Assessment:

- Lead-based paint was discovered by an X-Ray Fluorescent (XRF) analyzer.
- No bare soil was observed; therefore, no composite soil sample was collected at this residence.
- The Dust Wipe sample which was collected at this residence did not indicate dangerous levels of lead dust, as defined by HUD.

LBP

- Lead-based paint was discovered by an X-Ray Fluorescent (XRF) analyzer on exterior B window molding.

Lead-Based Paint Hazards

The following areas contain Lead-Based Paint that is *deteriorated* and present lead-based paint hazards

- Exterior B Window Molding



INTRODUCTION

A Lead Hazard Risk Assessment and Lead-Based Paint Assessment were conducted on April 14, 2015 at 719 Somerset Street, Common Area, Seaside Heights, New Jersey. The purpose of the assessment was to identify, estimate and assess the presence and condition of accessible materials containing lead-based paint and lead hazards.

The Assessment and sampling was completed by a certified Lead-Based Paint Inspector/Risk Assessor. The licensed inspector, Darren Slack, License #018847, completed the assessment by conducting a visual survey of the property and collecting XRF data and dust wipes sample. The assessment was non-destructive and did not include removing or damaging intact surfaces.

The XRF data was collected by the certified inspector and utilized a Niton XLp 300A XRF Lead-Based Paint Analyzer with the source date of June 1, 2013. All sampling and analyses were conducted by personnel and/or entities maintaining the appropriate licenses and certifications.

The quantities of the lead containing materials are not guaranteed. It should be noted that the actual determination of required abatement can only be made once AESI is informed of the specific renovation plans designed for this site. Consequently, any findings/recommendations provided herein should be considered preliminary. All identified LBP and Lead Hazards should be properly addressed by licensed lead workers.

SITE IDENTIFIED LEAD HAZARDS

During the site assessment, several materials and surfaces were identified which constituted presumed lead-based paint and lead hazards. Nineteen (19) areas were analyzed for lead using a X-Ray Fluorescent (XRF) analyzer; five (5) dust wipes were collected; and no soil sample was collected for lead analysis. The analysis of the sample results from the XRF showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Action of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in January 5, 2001 Federal Register. The XRF results indicated that lead levels above EPA and/or US Department of Housing Urban Development (HUD) criteria exist in the following locations:

Lead-Based Paint Hazards

Existing Lead Hazards

The following areas contain Lead-Based Paint that is *deteriorated* and present lead-based paint hazards.

- Exterior D Window Molding

In summary, two (2) sample areas were identified to contain lead-based paint using the XRF spectrometer and no wipes samples contained lead.

Refer to Appendix A for a list of areas analyzed by the XRF, Appendix B for the dust wipes sample results, Appendix C for the site plan.



Hazard control options and associated costs for the areas or components identified with approximately 20 square feet of surfaces areas containing LBP or lead hazards are estimated to be \$2,000.

Estimated Cost for LBP Hazard

Location	LBP Hazard	Quantity	Treatment/ Control	Unit Cost	Total Cost
LBP Hazard					
Exterior B	Window Molding	~20 Sq. Ft.	Cleaning/ Paint Stabilization, Interim Control	\$7.36/ Sq. Ft.	\$147.20
Total Cost Estimate:					\$147.20*

*Would likely equal \$2,000 depending on scope of work.



ONGOING MONITORING

Ongoing monitoring is necessary in all dwellings in which LBP is known or presumed to be present. At these dwellings, the very real potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the Client, which should be conducted at least once a year, when the Client or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all Paint with known or suspected LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, presumed or suspected LBP.

The visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

1. A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
2. A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;
3. Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
4. A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first reevaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Please refer to your community development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.



DISCLOSURE REGULATIONS

A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute and educational pamphlet development by the EPA entitled “Protect Your Family From Lead in Your Home” 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 LBP hazards.

FUTURE REMODELING PRECAUTIONS

It should be noted that during this Assessment, a limited number of areas were tested for the presence of LBP. All LBP and dust hazards that were identified are addressed in this report. However, LBP and dust lead hazards may be present at other locations of the property. Additional paint testing should precede any future remodeling activities that occur at any untested areas. Additional dust sample collection and analysis should follow any hazard control activity, repair, remodeling, or renovation effort, and any other work efforts that may in any way disturb LBP and/or any lead containing materials. These Assessment activities will help the Client and owner to ensure the health and safety of occupants and the neighborhood. Details concerning lead safe work techniques and approved hazard control methods can be found in the HUD publication entitled: “Guidelines for the Evaluation and Control of LBP Hazards in Housing”. Remodeling, repair, renovation and painting at the residence beyond the scale of minor repair and maintenance activities must be conducted in accordance with the EPA’s Lead Repair, Renovation, and Painting Rule (within 40 CFR part 745); see the EPA’s website on the RRP Rule at <http://www.epa.gov/lead/pubs/renovation.htm> for the scope and requirements of that Rule. Lead-based paint abatement or lead-based paint hazard abatement at the residence must be conducted in accordance with the EPA’s Lead Abatement Rule (also within 40 CFR 745); see the EPA’s website for Lead Abatement Professionals at <http://www.epa.gov/lead/pubs/traincert.htm>.



CONDITIONS & LIMITATIONS

Mandell Lead Inspectors, Inc. was subcontracted by Atlantic Environmental Solutions, Inc. (AESI). AESI was subcontracted by Gilbane Building Company. AESI and its subcontractors performed the Gilbane requested tasks listed above in a thorough and consistent with commonly accepted standard industry practices. AESI cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors or conditions affecting the subject property on the date of the Assessment. AESI cannot and will not warrant that the Assessment that was requested by Gilbane will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the Client to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported and conclusions reached by AESI are solely for the benefit of the client and the New Jersey Department of Community Affairs Sandy Recovery Division. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. AESI assumes no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.



SITE INFORMATION AND FIELD TESTING

RESIDENTIAL QUESTIONNAIRE

A resident questionnaire was completed as part of the Assessment, to help the Client identify particular use patterns, which may be associated with potential LBP hazards, such as opening and closing windows painted with LBP. The answers to the questionnaire were obtained during an interview with the occupants. Please note that is the owner's responsibility to disclose any known lead-based paint information. Following is a summary of the information obtained during that interview:

Children in the Household:	NA
Children's bedroom locations:	NA
Children's eating locations:	NA
Primary interior play area(s):	NA
Primary exterior play area(s):	NA
Toy Storage:	NA
Pets:	NA
Children's blood lead testing history:	NA
Observed chewed surfaces:	NA
Women of child bearing age:	NA
Previous lead testing:	NA
Most frequently used entrances:	NA
Most frequently opened windows:	NA
Structure cooling method:	NA
Gardening – type and location(s):	None
Plans for landscaping:	None
Cleaning regiment:	Weekly
Cleaning methods:	Mopping, sweeping, dusting, vacuuming
Recently completed renovations:	None recent
Demolition debris on site:	None
Resident(s) with work lead exposure:	None
Planned renovations:	Rehabilitation or renovation plans are provided with the Client.

BUILDING CONDITIONS SURVEY

Date of Construction:	1930
Apparent Building Use:	Residential
Setting:	Residential
Front Entry Faces:	NA
Design:	Bungalow
Construction Type:	Wood framed, wood shingles
Lot Type:	Slight slope
Roof:	Good
Foundation:	Good
Front Lawn Condition:	NA
Back Lawn Condition:	NA
Drip Line Condition:	NA



Site Evaluation:	Good
Exterior Structural Condition:	Good
Interior Structural Condition:	Good
Overall Building/Site Condition:	Good

PAINT CONDITION SURVEY

Please Note: EPA and HUD have provided a specific definition for the term “deteriorated paint.” Deteriorated paint is defined as “any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.” This definition is most typically associated with surface conditions only. Usage of this term in describing conditions other than those associated with surface coatings are not known to be defined by EPA or HUD.

IDENTIFIED DETERIORATED PAINT, PAINT CONDITIONS, LEAD CONTENT, & MOST APPARENT CAUSE OF DETERIORATION:

- Paint on the exterior B window molding is in poor condition. Testing in these areas revealed lead levels above HUD standards. Moisture and age are the most likely causes of damage.

PAINT SAMPLING AND TESTING

LBP Testing, conforming with HUD Guidelines 24 CFR 35 Section 35.930 (c), (d) and other Coatings Using Field-Portable X-Ray Fluorescence (XRF) Devices was accomplished at this residence on surfaces found to have deteriorated paint and/or where it was indicated to the Assessor that planned renovation would occur. No paint chip samples were taken. On April 14, 2015, a total of nineteen (19) tests (assays) were taken at a limited number of specified surfaces on the inside and outside of the residence using an x-ray fluorescence analyzer. Deteriorated paint and areas that were specified to be disturbed during the planned renovation project were tested. Lead concentrations that meet or exceed the HUD published levels identified as being potentially dangerous (e. g., greater than or equal to 1.0 milligrams per centimeter square [$> 1.0 \text{ mg/cm}^2$]) were encountered on the exterior B window molding.

Some of the remaining test locations exhibited lead-in-paint levels below the HUD levels, but in great enough quantities to be detectable by our XRF analyzer. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these or any potential LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. **It should be assumed that any and all painted surfaces, components, or surfaces not requested to be tested as part of this investigation, or any previous investigations are coated with LBP, and that renovation or repair activities in these areas dictate the use of safe work practices that limit dust generation and area contamination.**

Testing was performed by Darren Slack, a State of New Jersey certified Risk Assessor, using the Niton XLp 300A XRF Lead-Based Paint Analyzer (S/N 85840, State of New Jersey license #018847). The calibration, maintenance and quality control of the instrument is managed by the risk assessor. Please refer to the appendices for the detailed XRF analytical reports.



In an effort to aid in the interpretation of the report, a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included in Appendix G.

A total of five (5) single surface dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the subject property. These samples were collected from areas most likely to be lead contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD and State of New Jersey regulations define the following as dangerous levels for lead dust in residences: floors: ≥ 40 $\mu\text{g}/\text{ft}^2$ (micrograms per square foot); interior windowsills: ≥ 250 $\mu\text{g}/\text{ft}^2$; and, interior window troughs: ≥ 400 $\mu\text{g}/\text{ft}^2$. Please refer to Appendix B – Dust Wipe Analytical Results for the laboratory reports and to Appendix G – Lead and Lead Safety Information and Resources for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report. As indicated below, **dangerous levels of leaded dust, as defined by HUD, was not detected.**

Type	Location	Component	Sample Size (in2)		Sample Location	Test Results (µg/ft2)
1	Exercise Room	Dust Wipe	Floor	144	Exercise Room-Floor	10
2	Exercise Room	Dust Wipe	Sill	162	Exercise Room-Sill	10
3	Bathroom	Dust Wipe	Floor	144	Bathroom-Floor	11
4	Foyer	Dust Wipe	Floor	144	Foyer-Floor	<10
5	Hall (BL)	Dust Wipe	Floor	144	Hall (BL)-Floor	<10

EMSL Analytical, Inc. 200 Route 130 North
Cinnaminson, New Jersey 08077
(800) 220-3675

Dust Wipe Analysis Protocol: EPA Method SW846, 8000

Dust Wipe medium used: Lead-Wipes, ASTM # E1792-96a

National Lead Laboratory Accreditation
Program Serial number: #101048-0

SOIL SAMPLING AND LABORATORY INFORMATION

No bare soil was observed; therefore, no composite soil sample was collected at this residence.

LEAD HAZARD CONTROL OPTIONS AND COST ESTIMATES

Lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before.

Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazard in Housing* published by HUD, the Environmental Protection Agency (EPA) lead-based paint regulations, and the Occupational Safety and Health Administration (OSHA) regulations found in its Lead in Construction Industry Standard.

The associated cost estimates, unless otherwise noted, include the labor and materials to accomplish the stated activity and most additional funds typically found to be necessary to complete worker protection, site containment, and cleanup procedures. These are approximate estimates only and due to a variety of potential factors, may not accurately reflect all local cost factors. A precise estimate must be obtained from a certified LBP abatement contractor or a contractor trained in lead-safe work practices. Properly trained and/or licensed persons, as well as properly licensed firms (as mandated) should accomplish all abatement/interim control activities conducted at this residence.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human

exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to:

component and/or substrate repairs; paint and varnish repairs; the removal of dust-lead hazards; renovation; remodeling; maintenance; temporary containment; placement of seed, sod or other forms of vegetation over bare soil areas; the placement of at least 6 inches of an appropriate mulch material over an impervious material, laid on top of bare soil areas; the tilling of bare soil areas; extensive and specialized cleaning; and, ongoing LBP maintenance activities.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/ or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of components or fixtures with lead containing materials and/or lead containing paint; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; the removal or permanent covering (concrete or asphalt) of soil-lead hazards; and, extensive and specialized cleaning activities. (EPA's definition is substantively the same.)



SPECIAL CLEANING PRECEDING LEAD HAZARD CONTROL ACTIVITIES

- a) Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, window sills, troughs, etc.). (The cleaning protocols described in this publication can assist the contractor in doing a preliminary cleaning and improving the chances of passing clearance inspections after remediation.)

Cleaning: \$1.25-2.30/S.F.

HAZARD 1: Scraping LBP on all window or door components and trim

- a) **INTERIM CONTROLS - STABILIZATION:** A lead hazard could be created if the window/door components and trim is prepared for repainting (scraped) during the upcoming renovations. Any work that will disturb these surfaces must be carried out by properly trained lead workers, following lead-safe work practices. Following preparation work, the lead-based paint coatings on the window/door components and trim may be addressed by stabilizing the surfaces with new paint. This activity has the potential to create a high volume of lead-contaminated dust, and extra care must be taken by the contractor to limit and contain the dust generated.

Stabilization-siding, per square foot: \$2.13-\$2.35/S.F.

Stabilization-trim, per linear foot: \$1.84-\$2.25/S.F.

- b) **ABATEMENT - REPLACEMENT:** Installation of replacement windows/doors is another possible remediation option. This involves removing the window/door components and installing new replacement windows/doors. This activity has the potential to create a high volume of lead-contaminated dust. All windows/doors must be sealed off from the inside of the house during the duration of the work and extra care must be taken by the contractor to limit and contain the dust generated.

Siding enclosure, per square foot: \$4.00-\$4.90/S.F.

Trim enclosure, per square foot: \$3.56-\$4.65/S.F.

Removal and replacement of lead-based paint coated components, per square foot: \$6.00-\$7.36/S.F.

Application of approved encapsulants, per square foot: \$2.53-\$3.90



SPECIAL CLEANING FOLLOWING LEAD HAZARD CONTROL ACTIVITIES

As part of the end of all lead hazard control activities, the structure and site must be inspected and cleaned in accordance with either the EPA RRP Rule or the EPA Lead Abatement Rule, as applicable.

Interim Control – Follow all lead-safe work practice procedures to reduce dust lead content to less than acceptable clearance level (40 micrograms per square foot for floors). Cleaning must be accomplished following the HUD indicated cleaning protocols, as detailed in the *Guidelines for the Evaluation and Control of LBP Hazard in Housing* (2012), published by the U.S. Department of Housing and Urban Development. The cleaning protocols described in this publication can assist the contractor in thoroughly, properly and safely cleaning the site.

CLEARANCE FOLLOWING LEAD HAZARD CONTROL ACTIVITIES

Because this housing is receiving federal rehabilitation assistance, and the total amount of painted surfaces to be disturbed in the lead hazard control and rehabilitation work exceed HUD's *de minimis* amounts, HUD requires a clearance examination following the rehabilitation. Because of this regulatory requirement, cleaning verification as described in EPA's RRP rule is not allowable on this project and clearance must be performed.

ADDITIONAL NOTES:

Clean up of the remediated areas should be accomplished on an ongoing basis throughout all activities that impact or disturb any known or assumed lead containing materials (LCM) and Paint. When a material, surface coating, substrate, component, or surface is to be impacted as a result of any activity and the lead content is not known, those areas and/or items should be assumed to contain lead-based paint. Accumulation of debris is not recommended, and all plastic drop cloths must be replaced and disposed of properly each day. All trash must be promptly and properly removed from the site and the area left clean and as close to original condition as possible. Following the HUD guidelines will help increase the chances of attaining HUD and State of New Jersey lead-in-dust clearance levels.

Please remember that lead testing occurred at a limited number of locations in the structure; LBP and/or LCM could still be present in the unit at areas not tested as part of this Lead Hazard Risk Assessment. Great care should be taken by the Client and Contractor if, at a later date, any repair, maintenance, remodeling or renovation activities disturb any paint where the concentrations of lead are not known. In lieu of any additional testing, all surfaces and Paint should be assumed to contain lead-based paint.



APPENDIX A

XRF LEAD-BASED PAINT TESTING RESULTS



XRF Results

719 Somerset Street, Common Area
Somerset, NJ

Reading No	Room	Wall	Component	Substrate	Paint Condition	Results	PbC	PbL	PbK	Units
302							2.1	0.42	0.01	cps
303	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
304	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
305	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
325	Exersise Rm	B	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.4	mg / cm ^2
326	Exersise Rm	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	-0.05	mg / cm ^2
327	Exersise Rm	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.04	mg / cm ^2
328	Bathroom	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.16	mg / cm ^2
329	Bathroom	D	Door	Wood	Intact	Negative	0	0	0.1	mg / cm ^2
330	Bathroom	D	Door Jamb	Wood	Intact	Negative	0.01	0.01	0.8	mg / cm ^2
331	Exterior	D	Wall	Concrete	Fair	Negative	0.01	0.01	0.9	mg / cm ^2
335	Exterior	D	Stair Tread	Concrete	Poor	Negative	0	0	0.5	mg / cm ^2
336	Exterior	D	Window Sill	Concrete	Poor	Negative	0.06	0.06	1	mg / cm ^2
337	Exterior	C	Stair Stringer	Wood	Poor	Negative	0	0	0.5	mg / cm ^2
338	Exterior	C	Column	Wood	Poor	Negative	0	0	0.7	mg / cm ^2
339	Exterior	C	Wall	Transite	Fair	Negative	0	0	0.05	mg / cm ^2
340	Exterior	B	Wall	Concrete	Fair	Negative	0.01	0.01	0.7	mg / cm ^2
341	Exterior	B	Window Molding	Wood	Poor	Negative	0.5	0.5	1.4	mg / cm ^2
342	Exterior	B	Window Molding	Wood	Poor	Negative	0.4	0.4	1.1	mg / cm ^2
343	Exterior	B	Window Molding	Wood	Poor	Positive	1.3	1.3	1.6	mg / cm ^2
344	Exterior	B	Window Molding	Wood	Poor	Positive	1.8	1.2	1.8	mg / cm ^2
345	Exterior	B	Door	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
346	Foyer	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.3	mg / cm ^2
347	Calibration	*	*	*	*	Positive	1.1	1.1	0.8	mg / cm ^2
348	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
350	Calibration	*	*	*	*	Positive	1	1	0.5	mg / cm ^2

APPENDIX B

DUST WIPES SAMPLING RESULT



**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (856) 303-2500 / (856) 786-5974

<http://www.EMSL.com>cinnaminsonleadlab@emsl.com

EMSL Order: 201504361
CustomerID: AESI50
CustomerPO:
ProjectID: NJRREMA-GILBA

Attn: **Christine Lezette**
Atlantic Environmental Solutions, Inc.
5 Marine View Plaza
Suite 303
Hoboken, NJ 07030

Phone: (201) 876-9400
Fax: (201) 876-9563
Received: 04/15/15 10:15 AM
Collected: 4/14/2015

Project: **NJRRE-Gilbane / SRP0043396.02.00.D.COM / 719 Somerset Street Somerset,NJ Common Areas**

Test Report: Lead in Dust by Flame AAS (SW 846 3050B/7000B)*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Area Sampled</i>	<i>Lead Concentration</i>
1	201504361-0001	4/14/2015	4/16/2015	144 in ²	10 µg/ft ²
Site: Exercise Room Floor					
2	201504361-0002	4/14/2015	4/16/2015	162 in ²	10 µg/ft ²
Site: Exercise Room Sill					
3	201504361-0003	4/14/2015	4/16/2015	144 in ²	11 µg/ft ²
Site: Bathroom Floor					
4	201504361-0004	4/14/2015	4/16/2015	144 in ²	<10 µg/ft ²
Site: Foyer Floor					
5	201504361-0005	4/14/2015	4/16/2015	144 in ²	<10 µg/ft ²
Site: Hall (BL) Floor					

Julie Smith - Laboratory Director
NJ-NELAP Accredited:03036
or other approved signatory

*Analysis following Lead in Dust by EMSL SOP/ Determination of Environmental Lead by FLAA. Reporting limit is 10 ug/wipe. ug/wipe = ug/ft2 x area sampled in ft2. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependant on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements established by the AIHA-LAP, unless specifically indicated otherwise

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 04/16/2015 11:25:20

EMSL ANALYTICAL, INC.
LABORATORY SERVICES-TRANSFERS

Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

20504361

Cinnaminson, NJ 08077

1-800-220-3675

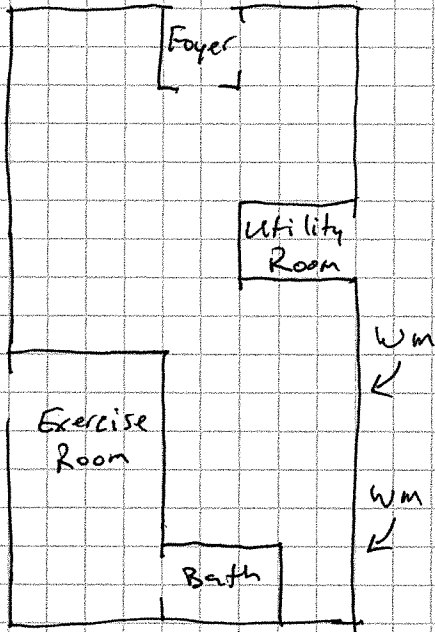
(856) 786-5974

Company: Atlantic Environmental Solutions, Inc.		EMSL-Bill to: <input type="checkbox"/> Different <input checked="" type="checkbox"/> Same If Bill to is Different note instructions in Comments**		
Street: 5 Marine View Plaza Suite 303		Third Party Billing requires written authorization from third party		
City: Hoboken	State/Province: NJ	Zip/Postal Code: 07030	Country: United States	
Report To (Name): Christine Lezette		Telephone #: 201-876-9400		
Email Address: clezette@solutionsenvironmental.com		Fax #: 201-876-9563	Purchase Order:	
Project Name/Number: NJRRE-Gilbane		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail		
U.S. State Samples Taken: NJ		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt		
Turnaround Time (TAT) Options* - Please Check				
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input checked="" type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week	
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide				
Matrix	Method	Instrument	Reporting Limit	Check
Chips <input type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm ² <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* <input checked="" type="checkbox"/> ASTM <input type="checkbox"/> non ASTM *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input checked="" type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3411B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>
Name of Sampler: Darren Slack		Signature of Sampler: <i>Darren Slack</i>		
Sample #	Location	Volume/Area	Date/Time Sampled	
1	Exercise Room Floor	12" x 12"	4-14-15	
2	" " Sill	6" x 27"		
3	Bathroom Floor	12" x 12"		
4	Foyer			
5	Hall (BL)			
Client Sample #s: 1 - 5		Total # of Samples: 5		
Relinquished (Client):	Signature: <i>Darren Slack</i>	Date: 4-14-15	Time: 5pm	
Received (Lab):	Signature: <i>[Signature]</i>	Date: 4/15/15	Time: 10:15am	
Comments: 719 Somerset St, Camden Acres SRP0043396, 02.00, 0.10m Somerset NJ				

APPENDIX C

SITE PLAN





wm = window molding/frame

4-14-15
 SRP0043396.02.00.D.COM
 719 Somerset St, Common Areas
 Somerset, NJ

Suspect ACM

- Sheetrock
- New + Old
- Intact
- Roofing
- New Post Sandy
- Transite Siding
- Intact
- Approx. 1700 SF

- Built in 1970's
- Lead Hazards Present
- No Asb. Samples Taken

**Form 5.1 Building Condition Form for Lead Hazard Risk Assessment.**

719 Somerset St.

Property address Somerset NJ Apt. No. Common AreasName of property owner Joann MitchellName of risk assessor Darren Slack Date of assessment: 4/14/15

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X	
Roof has holes or large cracks		X	
Gutters or downspouts broken		X	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		X	
Exterior siding has missing boards or shingles		X	
Water stains on interior walls or ceilings		X	
Walls or ceilings deteriorated		X	
More than "very small" amount of paint in a room deteriorated		X	
Two or more windows or doors broken, missing, or boarded up		4	
Porch or steps have major elements broken, missing, or boarded up		X	
Foundation has major cracks, missing material, structure leans, or visibly unsound		X	
** Total number	0	12	

* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

** If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment, and conducting a lead hazard screen is not advisable. However, specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe, below, the extenuating circumstances that justify conducting a lead hazard screen.

Notes (including other conditions of concern):

APPENDIX D


RISK ASSESSOR'S LICENSE/CERTIFICATION



Lead Identification Permit

New Jersey Department of Health
DARREN G SLACK

Permit No.: 027037
ID No.: 018847
Expires: 11/12/2015

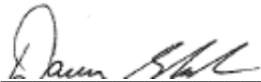


Authorization Signature: *[Signature]*
Joseph D. Eldridge, M.D., Director

Inspector/Risk Assessor

RISK ASSESSOR'S CERTIFICATION STATEMENT

The Lead-Based Paint Risk Assessment conducted at 719 Somerset Street, Somerset, New Jersey and referenced as SRP0043396 by the New Jersey Landlord Rental Recovery Program (LRRP), was performed on April 14, 2015 by the undersigned Lead-Based Paint Inspector/Risk Assessor in accordance with Environmental Protection Agency (EPA) and U.S. Department of Housing and Urban Development (HUD) regulations and guidelines.



Date April 14, 2015

Print Name: Darren Slack

Inspector#: 018847

Lead Identification Permit

NJ Department of Health
CEOHS, Indoor Environments Program

CHRISTINE LEZETTE



Permit Number: 027162

ID Number: 027162

Expires: 11/19/2015

Inspector/Risk Assessor

This PERMIT has been issued in accordance with N.J.A.C. 8-62. You MUST have this PERMIT with you any time you are performing work for which it is required. Failure to carry this PERMIT or altering or falsifying this PERMIT may result in a civil administrative PENALTY of up to \$1,000/day for the first offense and up to \$5,000/day for each subsequent offense. Each day shall constitute an additional and separate offense.

To report a lost or stolen PERMIT, defects to a PERMIT, or to find out how to renew a PERMIT, contact the NJ DOH (see below).

EMAIL: lep-program@doh.state.nj.us

TELEPHONE: 609-826-4950

WEB: www.state.nj.us/health/lep

FAX: 609-826-4975

ADDRESS: NJ DOH, CEOHS, Indoor Environments Program

PO Box 372, Trenton, NJ 08625-0372

If this PERMIT is found abandoned, please send it to the above address.

Issued By

Permit Holder Signature

Issue Date

DA

Christine Lezette

11/19/2013

APPENDIX E

FIRM'S LEAD ACTIVITY LICENSE/CERTIFICATION





CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

LOCATION
101 SOUTH BROAD STREET
TRENTON, NEW JERSEY 08618

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF CODE SERVICES
LEAD HAZARD ABATEMENT

RICHARD E. CONSTABLE, III
Commissioner

MAILING ADDRESS
PO BOX 816
TRENTON, NJ 08625-0816

Certificate - Lead Evaluation Contractor

This is to certify that the Department of Community Affairs has

() CERTIFIED
(XX) RECERTIFIED

MANDELL LEAD INSPECTORS, INC.
409 MINNISINK ROAD
SUITE 102
TOTOWA, NJ 07512

To act as a Lead Evaluation Contractor on the following projects

Residential
Public Buildings

Cert # 00076 E

Effective Date: NOVEMBER 1, 2014

Date of Expiration: OCTOBER 31, 2016

Certificate Type: 2 YEAR

Sincerely,

Olumuyiwa Tex Falaiki
Supervisor of Certification
Lead Hazard Abatement Unit





CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

LOCATION
SOUTH BROAD STREET
TRENTON, NEW JERSEY 08618

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF CODE SERVICES
LEAD HAZARD ABATEMENT

RICHARD E. CONSTABLE, III
Commissioner

MAILING ADDRESS
PO BOX 816
TRENTON, NJ 08625-0816

Certificate - Lead Evaluation Contractor

This is to certify that the Department of Community Affairs has

(XX) CERTIFIED
() RECERTIFIED

ATLANTIC ENVIRONMENTAL
5 MARINE VIEW PLAZA
SUITE 303
HOBOKEN, NJ 07030

To act as a Lead Evaluation Contractor on the following projects

Residential

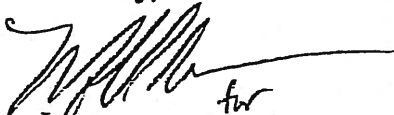
Cert # 00568 E

Effective Date: JANUARY 1, 2014

Date of Expiration: DECEMBER 31, 2015

Certificate Type: 2 YEAR

Sincerely,


James L. Amici
Supervisor of Certification
Lead Hazard Abatement Unit



APPENDIX F

XRF PERFORMANCE CHARACTERISTIC SHEET



Performance Characteristic Sheet

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: Niton LLC

Tested Model: XLP 300

Source: ¹⁰⁹Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLI and XLP series:

XLI 300A, XLI 301A, XLI 302A and XLI 303A.

XLP 300A, XLP 301A, XLP 302A and XLP 303A.

XLI 700A, XLI 701A, XLI 702A and XLI 703A.

XLP 700A, XLP 701A, XLP 702A, and XLP 703A.

Note: The XLI and XLP versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film)

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:
Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-In-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 28.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
Substrate	All Data			Median for laboratory-measured lead levels (mg/cm ²)		
	25 th Percentile	Median	75 th Percentile	Pb < 0.25	0.25 ≤ Pb < 1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

APPENDIX G

ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA



"LEAD SPEAK" A BRIEF GLOSSARY

COMMON LBP TERMS

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm²). This is infrequently expressed as 0.5% lead by weight and/or 5000 parts per million lead concentrations by dry weight.

LBP Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include, but are not necessarily limited to: deteriorated lead-based paint; friction, impact, or chewable surfaces; lead-contaminated dust; or, lead-contaminated soil.

Paint: Any and all paints, stains, varnishes, shellacs, epoxies, lacquers, polyurethanes, etc.

House Wall Identification Guide: The exterior wall that contains the front entry to the house is labeled as the A wall of the house. Proceeding clock-wise around the house label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

LEAD HAZARD EVALUATION METHODS

Visual Inspection: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contributes to LBP hazards. A certified risk assessor or a Housing Quality Standards inspector trained in visual assessments should perform these inspections.

Paint Testing: Testing of specific surfaces that are coated with paint, by XRF (x-ray florescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified LBP inspector or certified risk assessor

Risk Assessment: An on-site investigation to help determine the existence of LBP hazards. This can include paint testing, dust and soil sampling, water sampling and a visual inspection. The risk assessment report identifies lead hazards and potential options for lead hazard control. A certified risk assessor must conduct the assessment.

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation, renovation, repair, modernization, or maintenance activities to determine if a unit is safe for occupancy. It involves a visual inspection, analysis of dust and soil samples, and preparation of a report. A certified risk assessor that is independent from the company or individual conducting the lead hazard control activities should conduct the clearance examination.

X-Ray Fluorescence Analyzer (XRF): This device, often called a XRF, is used to help identify levels of lead in paint without disturbing the painted surfaces themselves. The unit uses gamma radiation to measure the lead content in the paint on a per square centimeter basis. Users of this device must be specially trained and licensed as Lead Inspectors and be licensed by State radioactive material regulatory licensing agencies.

LEAD POISONING

Environmental Intervention Blood Lead Level (EIBLL): The level of lead in blood that requires intervention in a child under the age of seventy-two (72) months. This is typically defined as a blood lead level of 20 $\mu\text{g}/\text{dL}$ (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 in two tests taken at least three months apart.

KEY UNITS OF MEASUREMENT

μg (Microgram): A microgram is 1/1000th of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

$\mu\text{g}/\text{dL}$ (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

$\mu\text{g}/\text{ft}^2$ (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in $\mu\text{g}/\text{ft}^2$.

mg/cm^2 (milligrams per centimeter square): used to report levels of lead in paint thru XRF testing.

PPM (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: $\mu\text{g}/\text{g}$, mg/kg or mg/l .

PPB (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: $\mu\text{g}/\text{l}$.

EPA/HUD PUBLISHED LBP STANDARDS

Dust-thresholds for Lead-Contamination

- Floors Less than ($<$) 40 $\mu\text{g}/\text{ft}^2$
- Interior Window Sills $<250 \mu\text{g}/\text{ft}^2$
- Window Troughs $<400 \mu\text{g}/\text{ft}^2$

Soil-thresholds for Lead Contamination

- Play areas used by children 6 and under $<400 \mu\text{g}/\text{gram}$ or 400 parts per million (PPM)
- Other areas $<1200 \mu\text{g}/\text{gram}$ or 1200 parts per million (PPM)
- Threshold for abatement $<5000 \mu\text{g}/\text{gram}$ or 5000 parts per million (PPM)

**THE FOLLOWING PUBLICATIONS AND RESOURCES CONTAIN ADDITIONAL
INFORMATION ON LEAD AND LEAD HAZARDS:**

NATIONAL CENTER FOR HEALTHY HOUSING:

<http://www.lead-safehousing.org/>

NATIONAL LEAD INFORMATION CENTER & CLEARINGHOUSE:

1-800-424 LEAD, Fax: 301-585-7976

www.epa.gov/lead/nlic.htm

NATION LEAD ABATEMENT AND ASSESSMENT COUNCIL:

1-800-590-6522 Fax: 301-924-0265

www.nlaac.org

HUD'S OFFICE OF HEALTH HOMES AND LEAD HAZARD CONTROL:

www.hud.gov/offices/lead

Voice: 1-202-401-0388

THE ALLIANCE TO END CHILDHOOD LEAD POISONING:

<http://www.aecfp.org/>

THE ENVIRONMENTAL PROTECTION AGENCY LEAD PROGRAMS:

www.epa.gov/opptintr/lead

Voice: 1-202-260-2090

**NEW JERSEY DEPARTMENT OF HEALTH AND ENVIRONMENT, LEAD POISONING
PREVENTION PROGRAM**

<http://www.nj.gov/health/epht/lead.shtml>

LEAD HAZARD EVALUATION NOTICE

Address: 719 Somerset Street, Unit 1, Somerset, New Jersey 08873

Evaluation Completed (circle one): Paint Inspection Paint Testing Risk Assessment

Date: April 14, 2015

Summary of Results:

☐ No lead-based paint or lead-based paint hazards were found.

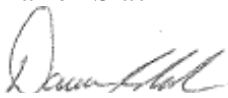
☒ Lead-based paint and/or lead-based paint hazards were found. See attachments for details

☐ The structure was built post-1978 or no structure exists at the site; therefore a Lead Risk Assessment was not completed.

Contact person for more information about the risk evaluation:

Printed name: Darren Slack

Signature:



Date: April 14, 2015

Organization: Mandell Lead Inspectors, Inc.

Street: 409 Minnisink Road

City & State Totowa, New Jersey

Zip 07512

Phone #: (973) 785-7574

Person who prepared this notice:

Printed name: Christine Lezette

Signature:



Date: April 20, 2015

Organization: Atlantic Environmental Solutions, Inc.

Street: 5 Marine View Plaza, Suite 303

City & State Hoboken, New Jersey

Zip 07030

Phone #: (201) 876-9400

SRP0043396.02.01.D.001– 719 Somerset Street, Unit 1,
Somerset, New Jersey 08873

Estimated Cost for LBP Hazard

Location	LBP Hazard	Quantity	Treatment/ Control	Unit Cost	Total Cost
LBP Hazard					
Bedroom 2 & Laundry Room	Floor	~300 Sq. Ft.	Cleaning/ Paint Stabilization, Interim Control	\$7.36/ Sq. Ft.	\$2,208.00
Total Cost Estimate:					\$2,208.00*

*Would likely equal \$5,000 depending on scope of work.

**SRP0043396.02.01.D.001– 719 Somerset Street, Unit 1,
Somerset, New Jersey 08873**

INTERIOR DUST SAMPLING AND LABORATORY INFORMATION

Type	Location	Component	Sample Size (in2)		Sample Location	Test Results (µg/ft2)
1	Living Room	Dust Wipe	Floor	144	Living Room-Floor	<10
2	Living Room	Dust Wipe	Sill	135	Living Room-Sill	24
3	Bedroom 1	Dust Wipe	Floor	144	Bedroom 1-Floor	<10
4	Bedroom 1	Dust Wipe	Sill	202.5	Bedroom 1-Sill	13
5	Hall (BL)	Dust Wipe	Floor	144	Hall (BL)-Floor	<10
6	Kitchen	Dust Wipe	Floor	144	Kitchen-Floor	14
7	Bathroom	Dust Wipe	Floor	144	Bathroom-Floor	26
8	Bedroom 2	Dust Wipe	Floor	144	Bedroom 2-Floor	45
9	Laundry Room	Dust Wipe	Floor	144	Laundry Room-Floor	74

SOIL SAMPLING AND LABORATORY INFORMATION

No bare soil was observed; therefore, no composite soil sample was collected at this residence.

*Bolded or highlighted results indicate lead-based paint hazard

XRF Results

719 Somerset Street, Unit 1
Somerset, NJ

Reading No	Room	Wall	Component	Substrate	Paint Condition	Results	PbC	PbL	PbK	Units
302							2.1	0.42	0.01	cps
303	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
304	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
305	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
306	Living Room	A	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.01	mg / cm ^2
308	Living Room	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.03	mg / cm ^2
309	Living Room	D	Door	Metal	Intact	Negative	0	0	0	mg / cm ^2
310	Living Room	D	Door Molding	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
311	Bedroom 1	B	Door Molding	Wood	Intact	Negative	0.01	0.01	0.5	mg / cm ^2
312	Bedroom 1	B	Door Jamb	Wood	Intact	Negative	0	0	0.29	mg / cm ^2
313	Bedroom 1	B	Door	Wood	Intact	Negative	0	0	0.3	mg / cm ^2
314	Bedroom 1	B	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.4	mg / cm ^2
315	Bedroom 1	D	Window Sill	Wood	Intact	Negative	0	0	0.3	mg / cm ^2
317	Bedroom 1	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.24	mg / cm ^2
318	Bathroom	A	Wall	Plaster/Sheetrock	Intact	Negative	0	0	-0.18	mg / cm ^2
319	Bathroom	D	Door Jamb	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
320	Bedroom 2	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.15	mg / cm ^2
321	Bedroom 2	Center	Ceiling	Plaster/Sheetrock	Intact	Negative	0	0	-0.63	mg / cm ^2
323	Laundry Room	Center	Ceiling	Plaster/Sheetrock	Intact	Negative	0.15	0.15	0.29	mg / cm ^2
324	Laundry Room	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.13	mg / cm ^2
347	Calibration	*	*	*	*	Positive	1.1	1.1	0.8	mg / cm ^2
348	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
350	Calibration	*	*	*	*	Positive	1	1	0.5	mg / cm ^2

**LEAD HAZARD RISK ASSESSMENT
LEAD-BASED PAINT TESTING REPORT**

**Prepared for: Gilbane Building Company
4814 Outlook Drive
Suite 100
Wall Township, New Jersey 07753**

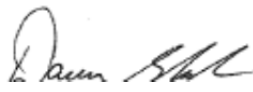
New Jersey Landlord Rental Repair Program (LRRP)



**SRP0043396.02.01.D.001
719 Somerset Street, Unit 1
Somerset, New Jersey 08873
Property Owner: Joann Mitchell**

**Lead Hazard Risk Assessment Performed by:
Mandell Lead Inspectors, Inc.
409 Minnisink Road
Totowa, New Jersey 07512
(973) 785-7574**

**This Lead-Based Paint Risk Assessment was performed by:
Mandell Lead Inspectors, Inc., Lead Evaluation Contractor Certificate #00076-E**

Signature: 
Printed: Darren Slack

**This Lead Hazard Risk Assessment Report was prepared by:
Atlantic Environmental Solutions, Inc.,
Lead Evaluation Contractor Certificate #00568-E (1/1/2014)**

Signature: 
Printed: Christine Lezette

April 20, 2015

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EXECUTIVE SUMMARY

Mandell Lead Inspectors, Inc. (Mandell) performed a Lead Hazard Risk Assessment for Gilbane Building Company (“Client”) at the private residence of 719 Somerset Street, Unit 1, Somerset, New Jersey (“subject property” or “site”). The Lead-Based Paint Risk Assessment was conducted on April 14, 2015 by Darren Slack. The assessment was conducted in conjunction with the residence’s participation in the New Jersey Landlord Rental Repair (LRRP) Program managed by Gilbane Building Company. Based on available records and indication from the home owner, the date of construction is 1952. Lead-based paint and lead hazards were present on the subject property as of the date of the Assessment. This Assessment and analytical results were completed as defined by the Environmental Protection Agency (EPA) and U.S. Department of Housing and Urban Development (HUD) regulations and guidelines identified in 24 CFR 35.930(c)(2) and Chapter 5 – Risk Assessment and Reevaluation of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 edition).

The following is a summary of the Lead-Based Paint (LBP) or Lead-Based Paint Hazards discovered at the subject property during the Assessment:

- Lead-based paint was not discovered by an X-Ray Fluorescent (XRF) analyzer.
- No bare soil was observed; therefore, no composite soil sample was collected at this residence.
- The Dust Wipe sample which was collected at this residence indicated dangerous levels of lead dust, as defined by HUD.

LBP

- Lead-based paint was not discovered by an X-Ray Fluorescent (XRF) analyzer.

Dangerous levels of leaded dust, as defined by HUD, was detected in bedroom 2 floor and laundry room floor.



INTRODUCTION

A Lead Hazard Risk Assessment and Lead-Based Paint Assessment were conducted on April 14, 2015 at 719 Somerset Street, Unit 1, Somerset, New Jersey. The purpose of the assessment was to identify, estimate and assess the presence and condition of accessible materials containing lead-based paint and lead hazards.

The Assessment and sampling was completed by a certified Lead-Based Paint Inspector/Risk Assessor. The licensed inspector, Darren Slack, License #018847, completed the assessment by conducting a visual survey of the property and collecting XRF data and dust wipes sample. The assessment was non-destructive and did not include removing or damaging intact surfaces.

The XRF data was collected by the certified inspector and utilized a Niton XLp 300A XRF Lead-Based Paint Analyzer with the source date of June 1, 2013. All sampling and analyses were conducted by personnel and/or entities maintaining the appropriate licenses and certifications.

The quantities of the lead containing materials are not guaranteed. It should be noted that the actual determination of required abatement can only be made once AESI is informed of the specific renovation plans designed for this site. Consequently, any findings/recommendations provided herein should be considered preliminary. All identified LBP and Lead Hazards should be properly addressed by licensed lead workers.

SITE IDENTIFIED LEAD HAZARDS

During the site assessment, several materials and surfaces were identified which constituted presumed lead-based paint and lead hazards. Sixteen (16) areas were analyzed for lead using a X-Ray Fluorescent (XRF) analyzer; nine (9) dust wipes were collected; and no soil sample was collected for lead analysis. The analysis of the sample results from the XRF showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Action of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in January 5, 2001 Federal Register. The XRF results indicated that lead levels above EPA and/or US Department of Housing Urban Development (HUD) criteria exist in the following locations:

Dangerous levels of leaded dust, as defined by HUD, was detected in bedroom 2 floor and laundry room floor.

In summary, no sample areas were identified to contain lead-based paint using the XRF spectrometer and two (2) wipes samples contained lead.

Refer to Appendix A for a list of areas analyzed by the XRF, Appendix B for the dust wipes sample results, Appendix C for the site plan.



Hazard control options and associated costs for the areas or components identified with approximately 300 square feet of surfaces areas containing LBP or lead hazards are estimated to be \$5,000.

Estimated Cost for LBP Hazard

Location	LBP Hazard	Quantity	Treatment/ Control	Unit Cost	Total Cost
LBP Hazard					
Bedroom 2 & Laundry Room	Floor	~300 Sq. Ft.	Cleaning/ Paint Stabilization, Interim Control	\$7.36/ Sq. Ft.	\$2,208.00
Total Cost Estimate:					\$2,208.00*

*Would likely equal \$5,000 depending on scope of work.



ONGOING MONITORING

Ongoing monitoring is necessary in all dwellings in which LBP is known or presumed to be present. At these dwellings, the very real potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the Client, which should be conducted at least once a year, when the Client or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all Paint with known or suspected LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, presumed or suspected LBP.

The visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

1. A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
2. A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;
3. Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
4. A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first reevaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Please refer to your community development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.



DISCLOSURE REGULATIONS

A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute and educational pamphlet development by the EPA entitled “Protect Your Family From Lead in Your Home” 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 LBP hazards.

FUTURE REMODELING PRECAUTIONS

It should be noted that during this Assessment, a limited number of areas were tested for the presence of LBP. All LBP and dust hazards that were identified are addressed in this report. However, LBP and dust lead hazards may be present at other locations of the property. Additional paint testing should precede any future remodeling activities that occur at any untested areas. Additional dust sample collection and analysis should follow any hazard control activity, repair, remodeling, or renovation effort, and any other work efforts that may in any way disturb LBP and/or any lead containing materials. These Assessment activities will help the Client and owner to ensure the health and safety of occupants and the neighborhood. Details concerning lead safe work techniques and approved hazard control methods can be found in the HUD publication entitled: “Guidelines for the Evaluation and Control of LBP Hazards in Housing”. Remodeling, repair, renovation and painting at the residence beyond the scale of minor repair and maintenance activities must be conducted in accordance with the EPA’s Lead Repair, Renovation, and Painting Rule (within 40 CFR part 745); see the EPA’s website on the RRP Rule at <http://www.epa.gov/lead/pubs/renovation.htm> for the scope and requirements of that Rule. Lead-based paint abatement or lead-based paint hazard abatement at the residence must be conducted in accordance with the EPA’s Lead Abatement Rule (also within 40 CFR 745); see the EPA’s website for Lead Abatement Professionals at <http://www.epa.gov/lead/pubs/traincert.htm>.



CONDITIONS & LIMITATIONS

Mandell Lead Inspectors, Inc. was subcontracted by Atlantic Environmental Solutions, Inc. (AESI). AESI was subcontracted by Gilbane Building Company. AESI and its subcontractors performed the Gilbane requested tasks listed above in a thorough and consistent with commonly accepted standard industry practices. AESI cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors or conditions affecting the subject property on the date of the Assessment. AESI cannot and will not warrant that the Assessment that was requested by Gilbane will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the Client to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported and conclusions reached by AESI are solely for the benefit of the client and the New Jersey Department of Community Affairs Sandy Recovery Division. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. AESI assumes no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.



SITE INFORMATION AND FIELD TESTING

RESIDENTIAL QUESTIONNAIRE

A resident questionnaire was completed as part of the Assessment, to help the Client identify particular use patterns, which may be associated with potential LBP hazards, such as opening and closing windows painted with LBP. The answers to the questionnaire were obtained during an interview with the occupants. Please note that is the owner's responsibility to disclose any known lead-based paint information. Following is a summary of the information obtained during that interview:

Children in the Household:	None
Children's bedroom locations:	NA
Children's eating locations:	NA
Primary interior play area(s):	NA
Primary exterior play area(s):	NA
Toy Storage:	NA
Pets:	NA
Children's blood lead testing history:	NA
Observed chewed surfaces:	NA
Women of child bearing age:	None
Previous lead testing:	NA
Most frequently used entrances:	Front
Most frequently opened windows:	All
Structure cooling method:	NA
Gardening – type and location(s):	None
Plans for landscaping:	None
Cleaning regiment:	Weekly
Cleaning methods:	Mopping, sweeping, dusting, vacuuming
Recently completed renovations:	Yes
Demolition debris on site:	None
Resident(s) with work lead exposure:	None
Planned renovations:	Rehabilitation or renovation plans are provided with the Client.

BUILDING CONDITIONS SURVEY

Date of Construction:	1952
Apparent Building Use:	Residential
Setting:	Residential
Front Entry Faces:	NA
Design:	Bungalow
Construction Type:	Wood framed, wood shingles
Lot Type:	Slight slope
Roof:	Good
Foundation:	Good
Front Lawn Condition:	NA
Back Lawn Condition:	NA
Drip Line Condition:	NA



Site Evaluation:	Good
Exterior Structural Condition:	Exterior walls have cracks
Interior Structural Condition:	Interior walls have cracks and holes. Walls or ceilings deteriorated.
Overall Building/Site Condition:	Fair/ Good

PAINT CONDITION SURVEY

Please Note: EPA and HUD have provided a specific definition for the term “deteriorated paint.” Deteriorated paint is defined as “any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.” This definition is most typically associated with surface conditions only. Usage of this term in describing conditions other than those associated with surface coatings are not known to be defined by EPA or HUD.

The remaining paint exhibited no apparent signs of deterioration, as of the date of the Assessment.

PAINT SAMPLING AND TESTING

LBP Testing, conforming with HUD Guidelines 24 CFR 35 Section 35.930 (c), (d) and other Coatings Using Field-Portable X-Ray Fluorescence (XRF) Devices was accomplished at this residence on surfaces found to have deteriorated paint and/or where it was indicated to the Assessor that planned renovation would occur. No paint chip samples were taken. On April 6, 2015, a total of sixteen (16) tests (assays) were taken at a limited number of specified surfaces on the inside and outside of the residence using an x-ray fluorescence analyzer. Deteriorated paint and areas that were specified to be disturbed during the planned renovation project were tested. Lead concentrations that meet or exceed the HUD published levels were not identified as being potentially dangerous (e. g., greater than or equal to 1.0 milligrams per centimeter square [$> 1.0 \text{ mg/cm}^2$]).

Some of the remaining test locations exhibited lead-in-paint levels below the HUD levels, but in great enough quantities to be detectable by our XRF analyzer. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these or any potential LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. **It should be assumed that any and all painted surfaces, components, or surfaces not requested to be tested as part of this investigation, or any previous investigations are coated with LBP, and that renovation or repair activities in these areas dictate the use of safe work practices that limit dust generation and area contamination.**

Testing was performed by Darren Slack, a State of New Jersey certified Risk Assessor, using the Niton XLp 300A XRF Lead-Based Paint Analyzer (S/N 85840, State of New Jersey license #018847). The calibration, maintenance and quality control of the instrument is managed by the risk assessor. Please refer to the appendices for the detailed XRF analytical reports.



Refer to Appendix D for the risk assessors license and Appendix E for the certification of the firm. The XRF performance characteristic sheet can be found in Appendix F.

In an effort to aid in the interpretation of the report, a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included in Appendix G.

INTERIOR DUST SAMPLING AND LABORATORY INFORMATION

A total of nine (9) single surface dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the subject property. These samples were collected from areas most likely to be lead contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD and State of New Jersey regulations define the following as dangerous levels for lead dust in residences: floors: ≥ 40 $\mu\text{g}/\text{ft}^2$ (micrograms per square foot); interior windowsills: ≥ 250 $\mu\text{g}/\text{ft}^2$; and, interior window troughs: ≥ 400 $\mu\text{g}/\text{ft}^2$. Please refer to Appendix B – Dust Wipe Analytical Results for the laboratory reports and to Appendix G – Lead and Lead Safety Information and Resources for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report. As indicated below, **dangerous levels of leaded dust, as defined by HUD, was detected in two (2) samples (bolded).**

Type	Location	Component	Sample Size (in2)		Sample Location	Test Results ($\mu\text{g}/\text{ft}^2$)
1	Living Room	Dust Wipe	Floor	144	Living Room-Floor	<10
2	Living Room	Dust Wipe	Sill	135	Living Room-Sill	24
3	Bedroom 1	Dust Wipe	Floor	144	Bedroom 1-Floor	<10
4	Bedroom 1	Dust Wipe	Sill	202.5	Bedroom 1-Sill	13
5	Hall (BL)	Dust Wipe	Floor	144	Hall (BL)-Floor	<10
6	Kitchen	Dust Wipe	Floor	144	Kitchen-Floor	14
7	Bathroom	Dust Wipe	Floor	144	Bathroom-Floor	26
8	Bedroom 2	Dust Wipe	Floor	144	Bedroom 2-Floor	45
9	Laundry Room	Dust Wipe	Floor	144	Laundry Room-Floor	74

Laboratory Information:

EMSL Analytical, Inc.

200 Route 130 North
Cinnaminson, New Jersey 08077
(800) 220-3675

Dust Wipe Analysis Protocol:

EPA Method SW846, 8000

Dust Wipe medium used:

Lead-Wipes, ASTM # E1792-96a

National Lead Laboratory Accreditation
Program Serial number:

#101048-0



SOIL SAMPLING AND LABORATORY INFORMATION

No bare soil was observed; therefore, no composite soil sample was collected at this residence.

LEAD HAZARD CONTROL OPTIONS AND COST ESTIMATES

Lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before.

Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazard in Housing* published by HUD, the Environmental Protection Agency (EPA) lead-based paint regulations, and the Occupational Safety and Health Administration (OSHA) regulations found in its Lead in Construction Industry Standard.

The associated cost estimates, unless otherwise noted, include the labor and materials to accomplish the stated activity and most additional funds typically found to be necessary to complete worker protection, site containment, and cleanup procedures. These are approximate estimates only and due to a variety of potential factors, may not accurately reflect all local cost factors. A precise estimate must be obtained from a certified LBP abatement contractor or a contractor trained in lead-safe work practices. Properly trained and/or licensed persons, as well as properly licensed firms (as mandated) should accomplish all abatement/interim control activities conducted at this residence.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human

exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to:

component and/or substrate repairs; paint and varnish repairs; the removal of dust-lead hazards; renovation; remodeling; maintenance; temporary containment; placement of seed, sod or other forms of vegetation over bare soil areas; the placement of at least 6 inches of an appropriate mulch material over an impervious material, laid on top of bare soil areas; the tilling of bare soil areas; extensive and specialized cleaning; and, ongoing LBP maintenance activities.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/ or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of components or fixtures with lead containing materials and/or lead containing paint; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; the removal or permanent covering (concrete or asphalt) of soil-lead hazards; and, extensive and specialized cleaning activities. (EPA's definition is substantively the same.)



SPECIAL CLEANING PRECEDING LEAD HAZARD CONTROL ACTIVITIES

- a) Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, window sills, troughs, etc.). (The cleaning protocols described in this publication can assist the contractor in doing a preliminary cleaning and improving the chances of passing clearance inspections after remediation.)

Cleaning: \$1.25-2.30/S.F.

HAZARD 1: Removal of floor/ wall dust-lead hazard

- a) **INTERIM CONTROLS – REMOVAL OF DUST LEAD HAZARD AND STABILIZATION:** An existing dust-lead hazard on the floor/ wall must be removed prior to any other rehabilitation activities in this room. This room must be carefully inspected and cleaned following HUD-specified cleaning protocols. As the area is prepared for replacement of the plumbing fixtures and repainting, lead-safe work practices must be used. All of the required procedures for control and containment of dust to this room must be used. Any work that will disturb these surfaces must be carried out by properly trained lead workers. Following preparation work, the lead-based paint coatings on the bathroom walls/ floors may be addressed by stabilizing the surfaces with new paint. The activity has the potential to create a high volume of lead-contaminated dust, and extra care must be taken by the contractor to limit and contain the dust generated.

Removal of leaded dust and Stabilization of bathroom walls, per square foot: \$6.00-\$7.36/S.F.

- b) **ABATEMENT - REPLACEMENT:** The removal and replacement of all of the floor/ wall components is another possible option for lead hazard control. This remediation option has the potential to generate extremely high amounts of lead contaminated dust and would require extensive containment. Abatement would normally not be the most feasible or cost-effective approach for this room, but remains an option.

Replacement of painted components in bathroom \$6.00-\$7.36/S.F.

SPECIAL CLEANING FOLLOWING LEAD HAZARD CONTROL ACTIVITIES

As part of the end of all lead hazard control activities, the structure and site must be inspected and cleaned in accordance with either the EPA RRP Rule or the EPA Lead Abatement Rule, as applicable.

Interim Control – Follow all lead-safe work practice procedures to reduce dust lead content to less than acceptable clearance level (40 micrograms per square foot for floors). Cleaning must be accomplished following the HUD indicated cleaning protocols, as detailed in the *Guidelines for the Evaluation and Control of LBP Hazard in Housing* (2012), published by the U.S. Department of Housing and Urban Development. The cleaning protocols described in this publication can assist the contractor in thoroughly, properly and safely cleaning the site.



CLEARANCE FOLLOWING LEAD HAZARD CONTROL ACTIVITIES

Because this housing is receiving federal rehabilitation assistance, and the total amount of painted surfaces to be disturbed in the lead hazard control and rehabilitation work exceed HUD's *de minimis* amounts, HUD requires a clearance examination following the rehabilitation. Because of this regulatory requirement, cleaning verification as described in EPA's RRP rule is not allowable on this project and clearance must be performed.

ADDITIONAL NOTES:

Clean up of the remediated areas should be accomplished on an ongoing basis throughout all activities that impact or disturb any known or assumed lead containing materials (LCM) and Paint. When a material, surface coating, substrate, component, or surface is to be impacted as a result of any activity and the lead content is not known, those areas and/or items should be assumed to contain lead-based paint. Accumulation of debris is not recommended, and all plastic drop cloths must be replaced and disposed of properly each day. All trash must be promptly and properly removed from the site and the area left clean and as close to original condition as possible. Following the HUD guidelines will help increase the chances of attaining HUD and State of New Jersey lead-in-dust clearance levels.

Please remember that lead testing occurred at a limited number of locations in the structure; LBP and/or LCM could still be present in the unit at areas not tested as part of this Lead Hazard Risk Assessment. Great care should be taken by the Client and Contractor if, at a later date, any repair, maintenance, remodeling or renovation activities disturb any paint where the concentrations of lead are not known. In lieu of any additional testing, all surfaces and Paint should be assumed to contain lead-based paint.



APPENDIX A

XRF LEAD-BASED PAINT TESTING RESULTS



XRF Results

719 Somerset Street, Unit 1
Somerset, NJ

Reading No	Room	Wall	Component	Substrate	Paint Condition	Results	PbC	PbL	PbK	Units
302							2.1	0.42	0.01	cps
303	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
304	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
305	Calibration	*	*	*	*	Positive	1.1	1.1	0.6	mg / cm ^2
306	Living Room	A	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.01	mg / cm ^2
308	Living Room	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.03	mg / cm ^2
309	Living Room	D	Door	Metal	Intact	Negative	0	0	0	mg / cm ^2
310	Living Room	D	Door Molding	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
311	Bedroom 1	B	Door Molding	Wood	Intact	Negative	0.01	0.01	0.5	mg / cm ^2
312	Bedroom 1	B	Door Jamb	Wood	Intact	Negative	0	0	0.29	mg / cm ^2
313	Bedroom 1	B	Door	Wood	Intact	Negative	0	0	0.3	mg / cm ^2
314	Bedroom 1	B	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.4	mg / cm ^2
315	Bedroom 1	D	Window Sill	Wood	Intact	Negative	0	0	0.3	mg / cm ^2
317	Bedroom 1	D	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.24	mg / cm ^2
318	Bathroom	A	Wall	Plaster/Sheetrock	Intact	Negative	0	0	-0.18	mg / cm ^2
319	Bathroom	D	Door Jamb	Wood	Intact	Negative	0	0	0.4	mg / cm ^2
320	Bedroom 2	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.15	mg / cm ^2
321	Bedroom 2	Center	Ceiling	Plaster/Sheetrock	Intact	Negative	0	0	-0.63	mg / cm ^2
323	Laundry Room	Center	Ceiling	Plaster/Sheetrock	Intact	Negative	0.15	0.15	0.29	mg / cm ^2
324	Laundry Room	C	Wall	Plaster/Sheetrock	Intact	Negative	0	0	0.13	mg / cm ^2
347	Calibration	*	*	*	*	Positive	1.1	1.1	0.8	mg / cm ^2
348	Calibration	*	*	*	*	Positive	1.1	1.1	0.7	mg / cm ^2
350	Calibration	*	*	*	*	Positive	1	1	0.5	mg / cm ^2

APPENDIX B

DUST WIPES SAMPLING RESULT



**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (856) 303-2500 / (856) 786-5974

<http://www.EMSL.com>cinnaminsonleadlab@emsl.com

EMSL Order: 201504365
CustomerID: AESI50
CustomerPO:
ProjectID: NJRREMA-GILBA

Attn: **Christine Lezette**
Atlantic Environmental Solutions, Inc.
5 Marine View Plaza
Suite 303
Hoboken, NJ 07030

Phone: (201) 876-9400
Fax: (201) 876-9563
Received: 04/15/15 10:15 AM
Collected: 4/14/2015

Project: **NJRRE-Gilbane / SRP0043396.02.01.D.001 / 719 Somerset Street Unit 1 Somerset,NJ**

Test Report: Lead in Dust by Flame AAS (SW 846 3050B/7000B)*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Area Sampled</i>	<i>Lead Concentration</i>
1	201504365-0001	4/14/2015	4/16/2015	144 in ²	<10 µg/ft ²
Site: Living Room Floor					
2	201504365-0002	4/14/2015	4/16/2015	135 in ²	24 µg/ft ²
Site: Living Room Sill					
3	201504365-0003	4/14/2015	4/16/2015	144 in ²	<10 µg/ft ²
Site: Bedroom 1 Floor					
4	201504365-0004	4/14/2015	4/16/2015	202.5 in ²	13 µg/ft ²
Site: Bedroom 1 Sill					
5	201504365-0005	4/14/2015	4/16/2015	144 in ²	<10 µg/ft ²
Site: Hall (BL) Floor					
6	201504365-0006	4/14/2015	4/16/2015	144 in ²	14 µg/ft ²
Site: Kitchen Floor					
7	201504365-0007	4/14/2015	4/16/2015	144 in ²	26 µg/ft ²
Site: Bathroom Floor					
8	201504365-0008	4/14/2015	4/16/2015	144 in ²	45 µg/ft ²
Site: Bedroom 2 Floor					
9	201504365-0009	4/14/2015	4/16/2015	144 in ²	74 µg/ft ²
Site: Laundry Room Floor					

Julie Smith - Laboratory Director
NJ-NELAP Accredited:03036
or other approved signatory

*Analysis following Lead in Dust by EMSL SOP/ Determination of Environmental Lead by FLAA. Reporting limit is 10 ug/wipe. ug/wipe = ug/ft2 x area sampled in ft2. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependant on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements established by the AIHA-LAP, unless specifically indicated otherwise

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 04/16/2015 11:26:27

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

201504365

Cinnaminson, NJ 08077

1-800-220-3675

(856) 786-5974

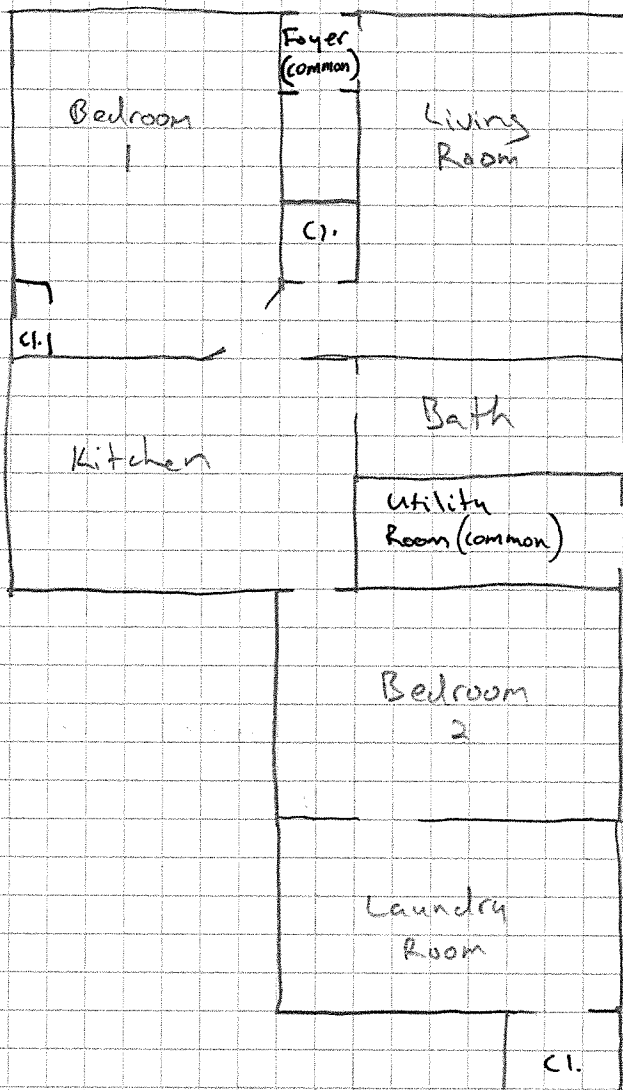
Company: Atlantic Environmental Solutions, Inc.		EMSL-Bill to: <input type="checkbox"/> Different <input checked="" type="checkbox"/> Same If Bill to is Different note instructions in Comments**		
Street: 5 Marine View Plaza Suite 303		Third Party Billing requires written authorization from third party		
City: Hoboken	State/Province: NJ	Zip/Postal Code: 07030	Country: United States	
Report To (Name): Christine Lezette		Telephone #: 201-876-9400		
Email Address: clezette@solutionsenvironmental.com		Fax #: 201-876-9563	Purchase Order:	
Project Name/Number: NJRRE-Gilbane		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail		
U.S. State Samples Taken: NJ		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt		
Turnaround Time (TAT) Options* - Please Check				
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input checked="" type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week	
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide				
Matrix	Method	Instrument	Reporting Limit	Check
Chips <input type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm ² <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* ASTM <input checked="" type="checkbox"/> non ASTM <input type="checkbox"/> *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input checked="" type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>
Name of Sampler: Darren Slack		Signature of Sampler: <i>Darren Slack</i>		
Sample #	Location	Volume/Area	Date/Time Sampled	
1	Living Room Floor	12" x 12"	4-14-15	
2	" " Sill	6" x 22 1/2"		
3	Bedroom Floor	12" x 12"		
4	" " Sill	7 1/2" x 27"		
5	Hall (BL) Floor	12" x 12"		
Client Sample #'s: 1-9		Total # of Samples: 9		
Relinquished (Client):	Darren Slack	Date: 4-14-15	Time: 5pm	
Received (Lab):	<i>Carla</i>	Date: 4/15/15	Time: 10:15AM EMSL-A	
Comments: 719 Somerset St, Unit 1 Somerset NJ SRP0043396.02.01.D.001				

Page 2 Of 2

APPENDIX C

SITE PLAN





4-14-15
 0043396.02.01.D.001
 719 Somerset St., Unit 1
 Somerset, NJ

Suspect ACM

-Sheetrock
 -New + Old

-12"x12" White Floor Tile
 -New/Intact

- Built in 1970's
- No Lead Found
- All materials Intact
- No Asb. Samples taken

Form 5.0 Questionnaire for a Lead Hazard Risk Assessment of an Individual Occupied Dwelling Unit.

(Page 1 of 2)

(To be completed by risk assessor via interview with owner-occupant or, if a rental unit, an adult resident and, for questions 15 & 16, the owner.)

Property address: 719 Somerset St., Somerset NJ

Apt. No.: 1 Unit is: Owner occupied _____ Renter occupied X

Year of construction: 1970's Prior LBP testing? (Y or N) N

Name of owner interviewed: Joann Mitchell Owner interview date: 4/14/15

Name of resident interviewed (if rental unit): Anthony Harrell Interview date: 4/14/15

Name of risk assessor: _____

Children and Children's Habits

1. Do any children under age 6 live in the home or visit frequently? ☐ Yes ☒ No (If no children under age 6, skip to Question 5.)
2. If yes, how many? _____
3. Please provide the following information about each child under 6 to the extent you can.

	Child 1	Child 2	Child 3	Child 4
(a) Age:				
(b) Blood lead level:				
(c) Month/year of blood lead test:				
(d) Location of bedroom:				
(e) Main room where child eats:				
(f) Main room where child plays:				
(g) Main room where toys are stored:				
(h) Main locations where child plays outdoors:				

(If a resident child under age 6 has had an elevated blood lead level, an environmental investigation may be necessary [see Chapter 16 of the HUD Guidelines].)

4. (a) Do any children tend to chew on any painted surfaces, such as interior window sills?

☐ Yes ☐ No

(b) If yes, where? _____

Form 5.0 Questionnaire for a Lead Hazard Risk Assessment of an Individual Occupied Dwelling Unit. (Page 2 of 2)

Property address: 719 Somerset St, Somerset NJ Apt. No. 1

Other Household Information and Family Use Patterns

5. Do women of child-bearing age live in the home? ☐ Yes ☒ No
6. If this home is in a building with other dwelling units, what common areas in the building are used by children?
7. (a) Which entrance is used most frequently? Front
- (b) What other entrances are used frequently? None
8. Which windows are opened most frequently? All
9. (a) Do you use window air conditioners? ☒ Yes ☐ No (b) If yes, where? Bedrooms
- *Condensation underneath window air conditioners often causes paint deterioration.*
10. (a) Do you or any other household members garden? ☐ Yes ☒ No
- (b) If yes, where is the garden?
11. (a) Are you planning any landscaping activities that will remove grass or ground covering? ☐ Yes ☒ No
- (b) If yes, where?
12. (a) Which areas of the home get cleaned regularly? All
- (b) Which areas of the home do not get cleaned regularly? None
13. (a) Are any household members exposed to lead at work? ☐ Yes ☒ No
- [If no, go to question 14.]
- (b) If yes, are dirty work clothes brought home? ☐ Yes ☐ No
- (c) If they are brought home, who handles are dirty work clothes and where they placed and cleaned?
14. (a) Do you have pets? ☐ Yes ☒ No
- (b) If yes, do these pets go outdoors?

Building Renovations

15. (a) Were any building renovations or repainting done here during the past year? ☒ Yes ☐ No
- (b) If yes, what work was done, and when? Reconstruction
- (c) Were carpets, furniture and/or family belongings present in the work areas? ☒ Yes ☐ No
- (d) If yes, which items and where were they? Stair
- (e) Was construction debris stored in the yard? ☐ Yes ☒ No
- (f) If yes, please describe what, where and how was it stored.
16. (a) Are you conducting or planning any building renovations? ☒ Yes ☐ No
- (b) If yes, what work will be done, and when? Finish Reconstruction

**Form 5.1 Building Condition Form for Lead Hazard Risk Assessment.**

719 Somerset St.

Property address Somerset NJ Apt. No. 1Name of property owner Jogann MitchellName of risk assessor Darren Slack Date of assessment: 4/14/15

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X	
Roof has holes or large cracks		X	
Gutters or downspouts broken		X	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting	X		
Exterior siding has missing boards or shingles		X	
Water stains on interior walls or ceilings	X		
Walls or ceilings deteriorated	X		
More than "very small" amount of paint in a room deteriorated		X	
Two or more windows or doors broken, missing, or boarded up		X	
Porch or steps have major elements broken, missing, or boarded up		X	
Foundation has major cracks, missing material, structure leans, or visibly unsound		X	
** Total number	3	9	

* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

** If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment, and conducting a lead hazard screen is not advisable. However, specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe, below, the extenuating circumstances that justify conducting a lead hazard screen.

Notes (including other conditions of concern):

APPENDIX D


RISK ASSESSOR'S LICENSE/CERTIFICATION



Lead Identification Permit

New Jersey Department of Health
DARREN G SLACK

Permit No.: 027037
ID No.: 018847
Expires: 11/12/2015

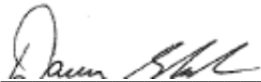


Authorization Signature: *[Signature]*
Joseph D. Eldridge, M.D., Director

Inspector/Risk Assessor

RISK ASSESSOR'S CERTIFICATION STATEMENT

The Lead-Based Paint Risk Assessment conducted at 719 Somerset Street, Somerset, New Jersey and referenced as SRP0043396 by the New Jersey Landlord Rental Recovery Program (LRRP), was performed on April 14, 2015 by the undersigned Lead-Based Paint Inspector/Risk Assessor in accordance with Environmental Protection Agency (EPA) and U.S. Department of Housing and Urban Development (HUD) regulations and guidelines.



Date April 14, 2015

Print Name: Darren Slack

Inspector#: 018847

Lead Identification Permit

NJ Department of Health
CEOHS, Indoor Environments Program

CHRISTINE LEZETTE



Permit Number: 027162

ID Number: 027162

Expires: 11/19/2015

Inspector/Risk Assessor

This PERMIT has been issued in accordance with N.J.A.C. 8-62. You MUST have this PERMIT with you any time you are performing work for which it is required. Failure to carry this PERMIT or altering or falsifying this PERMIT may result in a civil administrative PENALTY of up to \$1,000/day for the first offense and up to \$5,000/day for each subsequent offense. Each day shall constitute an additional and separate offense.

To report a lost or stolen PERMIT, defects to a PERMIT, or to find out how to renew a PERMIT, contact the NJ DOH (see below).

EMAIL: lep-program@doh.state.nj.us

TELEPHONE: 609-826-4950

WEB: www.state.nj.us/health/lep

FAX: 609-826-4975

ADDRESS: NJ DOH, CEOHS, Indoor Environments Program

PO Box 372, Trenton, NJ 08625-0372

If this PERMIT is found abandoned, please send it to the above address.

Issued By

Permit Holder Signature

Issue Date

DA

Christine Lezette

11/19/2013

APPENDIX E

FIRM'S LEAD ACTIVITY LICENSE/CERTIFICATION





CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

LOCATION
101 SOUTH BROAD STREET
TRENTON, NEW JERSEY 08618

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF CODE SERVICES
LEAD HAZARD ABATEMENT

RICHARD E. CONSTABLE, III
Commissioner

MAILING ADDRESS
PO BOX 816
TRENTON, NJ 08625-0816

Certificate - Lead Evaluation Contractor

This is to certify that the Department of Community Affairs has

() CERTIFIED
(XX) RECERTIFIED

MANDELL LEAD INSPECTORS, INC.
409 MINNISINK ROAD
SUITE 102
TOTOWA, NJ 07512

To act as a Lead Evaluation Contractor on the following projects

Residential
Public Buildings

Cert # 00076 E

Effective Date: NOVEMBER 1, 2014

Date of Expiration: OCTOBER 31, 2016

Certificate Type: 2 YEAR

Sincerely,

Olumuyiwa Tex Falaiki
Supervisor of Certification
Lead Hazard Abatement Unit





CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

LOCATION
SOUTH BROAD STREET
TRENTON, NEW JERSEY 08618

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF CODE SERVICES
LEAD HAZARD ABATEMENT

RICHARD E. CONSTABLE, III
Commissioner

MAILING ADDRESS
PO BOX 816
TRENTON, NJ 08625-0816

Certificate - Lead Evaluation Contractor

This is to certify that the Department of Community Affairs has

(XX) CERTIFIED
() RECERTIFIED

ATLANTIC ENVIRONMENTAL
5 MARINE VIEW PLAZA
SUITE 303
HOBOKEN, NJ 07030

To act as a Lead Evaluation Contractor on the following projects

Residential

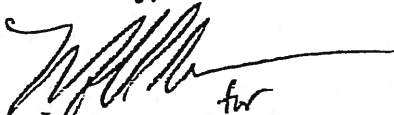
Cert # 00568 E

Effective Date: JANUARY 1, 2014

Date of Expiration: DECEMBER 31, 2015

Certificate Type: 2 YEAR

Sincerely,


James L. Amici
Supervisor of Certification
Lead Hazard Abatement Unit



APPENDIX F

XRF PERFORMANCE CHARACTERISTIC SHEET



Performance Characteristic Sheet

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: Niton LLC

Tested Model: XLP 300

Source: ^{109}Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLI and XLP series:

XLI 300A, XLI 301A, XLI 302A and XLI 303A.

XLP 300A, XLP 301A, XLP 302A and XLP 303A.

XLI 700A, XLI 701A, XLI 702A and XLI 703A.

XLP 700A, XLP 701A, XLP 702A, and XLP 703A.

Note: The XLI and XLP versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film)

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:
Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-In-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 28.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
Substrate	All Data			Median for laboratory-measured lead levels (mg/cm ²)		
	25 th Percentile	Median	75 th Percentile	Pb < 0.25	0.25 ≤ Pb < 1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

APPENDIX G

ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA



"LEAD SPEAK" A BRIEF GLOSSARY

COMMON LBP TERMS

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm²). This is infrequently expressed as 0.5% lead by weight and/or 5000 parts per million lead concentrations by dry weight.

LBP Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include, but are not necessarily limited to: deteriorated lead-based paint; friction, impact, or chewable surfaces; lead-contaminated dust; or, lead-contaminated soil.

Paint: Any and all paints, stains, varnishes, shellacs, epoxies, lacquers, polyurethanes, etc.

House Wall Identification Guide: The exterior wall that contains the front entry to the house is labeled as the A wall of the house. Proceeding clock-wise around the house label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

LEAD HAZARD EVALUATION METHODS

Visual Inspection: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contributes to LBP hazards. A certified risk assessor or a Housing Quality Standards inspector trained in visual assessments should perform these inspections.

Paint Testing: Testing of specific surfaces that are coated with paint, by XRF (x-ray florescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified LBP inspector or certified risk assessor

Risk Assessment: An on-site investigation to help determine the existence of LBP hazards. This can include paint testing, dust and soil sampling, water sampling and a visual inspection. The risk assessment report identifies lead hazards and potential options for lead hazard control. A certified risk assessor must conduct the assessment.

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation, renovation, repair, modernization, or maintenance activities to determine if a unit is safe for occupancy. It involves a visual inspection, analysis of dust and soil samples, and preparation of a report. A certified risk assessor that is independent from the company or individual conducting the lead hazard control activities should conduct the clearance examination.

X-Ray Fluorescence Analyzer (XRF): This device, often called a XRF, is used to help identify levels of lead in paint without disturbing the painted surfaces themselves. The unit uses gamma radiation to measure the lead content in the paint on a per square centimeter basis. Users of this device must be specially trained and licensed as Lead Inspectors and be licensed by State radioactive material regulatory licensing agencies.

LEAD POISONING

Environmental Intervention Blood Lead Level (EIBLL): The level of lead in blood that requires intervention in a child under the age of seventy-two (72) months. This is typically defined as a blood lead level of 20 $\mu\text{g}/\text{dL}$ (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 in two tests taken at least three months apart.

KEY UNITS OF MEASUREMENT

μg (Microgram): A microgram is 1/1000th of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

$\mu\text{g}/\text{dL}$ (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

$\mu\text{g}/\text{ft}^2$ (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in $\mu\text{g}/\text{ft}^2$.

mg/cm^2 (milligrams per centimeter square): used to report levels of lead in paint thru XRF testing.

PPM (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: $\mu\text{g}/\text{g}$, mg/kg or mg/l .

PPB (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: $\mu\text{g}/\text{l}$.

EPA/HUD PUBLISHED LBP STANDARDS

Dust-thresholds for Lead-Contamination

- Floors Less than ($<$) 40 $\mu\text{g}/\text{ft}^2$
- Interior Window Sills $<250 \mu\text{g}/\text{ft}^2$
- Window Troughs $<400 \mu\text{g}/\text{ft}^2$

Soil-thresholds for Lead Contamination

- Play areas used by children 6 and under $<400 \mu\text{g}/\text{gram}$ or 400 parts per million (PPM)
- Other areas $<1200 \mu\text{g}/\text{gram}$ or 1200 parts per million (PPM)
- Threshold for abatement $<5000 \mu\text{g}/\text{gram}$ or 5000 parts per million (PPM)

THE FOLLOWING PUBLICATIONS AND RESOURCES CONTAIN ADDITIONAL INFORMATION ON LEAD AND LEAD HAZARDS:

NATIONAL CENTER FOR HEALTHY HOUSING:

<http://www.lead-safehousing.org/>

NATIONAL LEAD INFORMATION CENTER & CLEARINGHOUSE:

1-800-424 LEAD, Fax: 301-585-7976

www.epa.gov/lead/nlic.htm

NATION LEAD ABATEMENT AND ASSESSMENT COUNCIL:

1-800-590-6522 Fax: 301-924-0265

www.nlaac.org

HUD'S OFFICE OF HEALTH HOMES AND LEAD HAZARD CONTROL:

www.hud.gov/offices/lead

Voice: 1-202-401-0388

THE ALLIANCE TO END CHILDHOOD LEAD POISONING:

<http://www.aecfp.org/>

THE ENVIRONMENTAL PROTECTION AGENCY LEAD PROGRAMS:

www.epa.gov/opptintr/lead

Voice: 1-202-260-2090

NEW JERSEY DEPARTMENT OF HEALTH AND ENVIRONMENT, LEAD POISONING PREVENTION PROGRAM

<http://www.nj.gov/health/epht/lead.shtml>