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LEAD-BASED PAINT EVALUATION REPORT HAZARD REDUCTION CLEARANCE

Performed At:

Monmouth Day Care Center
9 Drs. James Parker Boulevard
Red Bank NJ 07701

Performed For:

Monmouth Day Care Center
Nancy Trimble
9 Drs. James Parker Boulevard
Red Bank, NJ 07701

Prepared By:

LEW Corporation
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Inspection Date: 4/22 & 5/4/2021
Project Number: 210284 & 210322

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Contact Information


Site

Tenant:	Monmouth day care Center
Street Address:	9 Drs. James Parker Boulevard, Red Bank NJ 07701
Phone Number:	(732) 741-4313
Year of Construction:	Pre 1978

Agency

Project Manager:	Nancy Trimble
Contract Agency:	Monmouth Day Care Center
Street:	9 Drs. James Parker Boulevard Red Bank, NJ 07701
Phone Number:	(732) 741-4313
Date Start – Date Complete:	April 22, 2021 & May 4, 2021

Risk Assessor

Site Assessor:	Alex Salvador , NJDOH 022779
Signature:	
Date:	April 28, 2021 & May 4, 2021

Firm

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

Laboratory

Organization:	Environmental Hazard Services, LLC
Street:	7469 Whitepine Road
City, State & Zip:	Richmond, Virginia 23237
NJDEP Certification #	VA008
Phone Number:	800-347-4010

Background

The above mentioned client is completing lead paint stabilization and requests a clearance of the daycare at 9 Drs. James Parker Boulevard, Red Bank NJ.

Executive Summary

A lead-based paint hazard reduction clearance examination was performed at 9 Drs. James Parker Boulevard, Red Bank NJ 07701. Further hazard reduction work listed in the table below is necessary for clearance.

Required Treatments Using Lead Safe Work Practices 4/22/2021

Room Equivalent	Building Component	Treatment	Reason
Building Exterior	Window Lintels	Paint stabilization	Work not completed

The complete findings and details of this and previous lead evaluations are maintained by the contract agency.

On May 4, 2021 Lew Corporation returned to the daycare facility to verify the paint stabilization of components previously failed. A visual inspection was conducted and documented through photographs, and it is noted that all deteriorated surfaces are in a satisfactory condition. No further work is necessary clearance has been achieved.

Required Treatments Using Lead Safe Work Practices 5/4/2021

Room Equivalent	Building Component	Treatment	Reason
None, (the building now meets the definition of lead hazard free for all children accessible areas.			

The complete findings and details of this and previous lead evaluations are maintained by the contract agency.

LEW Corporation Recommendations:

Maintain all painted surfaces that are coated with lead based paint, in an intact condition for as long as the daycare remains open. Lew Corporation also recommends complying with all state lead regulations and conduct re-inspections at daycare license renewals by a state licensed Lead Inspector/Risk Assessor individual or firm.

Examination Results

Visual Clearance: 4/22/2021

Component	Room or Work Area	Deteriorated Paint	Debris or paint chips	Pass/Fail
Window Lintels	Building Exterior	Yes	Yes	Fail

Visual Clearance: 5/4/2021

Component	Room or Work Area	Deteriorated Paint	Debris or paint chips	Pass/Fail
Window Lintels	Building Exterior	No	No	Pass

Dust Wipe Clearance Testing:

Sample	Component	Room or Work Area	Measurement ug/ft ²	Pass/Fail
N/A				

EPA regulation 40 CFR 745.227(e)(8) states lead in dust levels greater than or equal to: 10 ug/ft² on carpeted floors, 10 ug/ft² on uncarpeted floors, 100 ug/ft² on window sills, and 400 ug/ft² on window wells are considered actionable items.

Lead-based painted components might still exist in and around the property, which were not part of the hazard reduction activities or were not part of the protocol to test during the initial inspection and/or risk assessment. Three such potential items to be considered, which are federally exempt from lead-based paint inspections include: 1) vinyl mini-blinds, 2) parking paint, and 3) ceramic tile. Some painted surfaces, which contain levels of lead below 1.0 mg/cm², could create dust or soil lead-hazards if the paint is turned into dust by abrasion, dry scraping, or dry sanding.

Regulatory Requirements

Regulatory Applicability

Clearance testing for lead-based paint hazards has been performed in accordance with 24 CFR Part 35.1340 and as detailed in the work practices 40 CFR 745. This property falls under 24 CFR Part 35 Subpart H—Project-Based Assistance an average of more than \$5,000 per assisted dwelling unit annually in project-based assistance

If evaluation or hazard reduction is undertaken, each owner shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of part 35. The owner shall provide the lead hazard information pamphlet in accordance with §35.130.

Each owner shall complete a risk assessment in accordance with §35.1320(b). A risk assessment is considered complete when the owner receives the risk assessment report. Each owner shall conduct interim controls in accordance with §35.1330 to treat the lead-based paint hazards identified in the risk assessment. Interim controls are considered completed when clearance is achieved in accordance with §35.1340. Interim controls shall be completed no later than the following schedule:

In units occupied by families with children of less than 6 years of age and in common areas servicing those units, interim controls shall be completed no later than 90 days after the completion of the risk assessment. In units in which a child of less than 6 years of age moves in after the completion of the risk assessment, interim controls shall be completed no later than 90 days after the move-in. In all other dwelling units, common areas, and the remaining portions of the residential property, interim controls shall be completed no later than 12 months after completion of the risk assessment for those units.

Effective immediately after completion of the risk assessment required in §35.715(a), the owner shall incorporate ongoing lead-based paint maintenance and reevaluation into the regular building operations in accordance with §35.1355, unless all lead-based paint has been removed. If the reevaluation identifies new lead-based paint hazards, the owner shall conduct interim controls in accordance with §35.1330.

Required Disclosure

A copy of this lead-based paint evaluation report must be provided to new lessees (tenants), purchasers and owners of this property under federal law (24 CFR PART 35 AND 40 CFR PART 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards."

If this property or any of its tenants receives financial federal assistance, the results of the evaluation or hazard reduction activities must be provided by the designated party (client) to the owner of the referenced property and the occupants within 15 calendar days of the date when the designated party receives this report, or makes the presumption that lead-based paint hazards do exist, per the Department of Housing and Urban Development 24 CFR Part 35.125 Requirements for the Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance; Final Rule.

Should the recipient of this report receive federal subsidy they are responsible to comply with all requirements of 24 CFR Part 35 Requirements for the Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance; Final Rule which, are applicable to the type of program they are participating in and the dollar amount of subsidy being received.

Required Training for Workers

Should the lead-based paint and lead hazard reduction activities be part of a program which receives federal subsidy, all persons performing "Interim Controls" must be trained in accordance with 29 CFR 1926.59 and be supervised by an individual who successfully completed one of the following courses:

1. A lead-based paint abatement supervisors course accredited in accordance with 40 CFR 745.225
2. A lead-based paint abatement worker course accredited in accordance with 40 CFR 745.225
3. The lead-based paint Maintenance Training Program, "Work Smart, Work Wet, and Work Clean to Work Lead Safe", prepared by the National Environmental Training Association for EPA and HUD
4. "The Remodeler's and Renovator's Lead-Based Paint Training Program," prepared by HUD and the National Association of the Remodeling Industry
5. Another course approved by HUD for this purpose after consultation with EPA.

In accordance with Section 35.1340 all Lead-Based Paint and Lead Hazard reduction activities, which are not exempt (see regulations) require Lead Dust Wipe Clearance testing by a 1) certified lead inspector, 2) certified risk assessor or 3) a dust wipe sampling technician whose work is reviewed by a certified risk assessor.

Clearance Procedures

A visual inspection is performed to determine if deteriorated painted surfaces and/or visible amounts of dust, debris or residue are still present. If deteriorated painted surfaces or visible amounts of dust, debris or residue are present, these conditions must be eliminated prior to the continuation of the clearance procedures. Following the visual inspection, clearance sampling for lead in dust is conducted using single-surface sampling. Dust samples are taken a minimum of 1 hour after completion of final cleanup activities. Dust samples are taken using the HUD Guidelines' documented methodologies that incorporate adequate quality control procedures.

Two (2) dust samples from at least four (4) rooms need to be sampled for clearance purposes. Clearance dust samples should be taken either from specific locations near the area where the lead hazard control treatment was done, from nearby high-traffic areas (around doorways, for example), or from other areas. The clearance examiner may determine which specific site is best based on the type of treatment, visual observation, and professional judgment. The location of clearance samples is based on the type of containment used and the number of rooms treated.

The following clearance activities shall be conducted as appropriate based upon the extent or manner of activities conducted in or to the residential dwelling:

(A) After conducting renovation or lead hazard reduction activities with containment between treated and untreated areas, two dust samples shall be taken from each of no less than four rooms, hallways or stairwells within the containment area. One dust sample shall be taken from one interior window sill and window trough (alternating between rooms) and one dust sample shall be taken from the floors of each room, hallway or stairwell selected. In addition, one dust sample shall be taken from the floor outside the containment area. If there are less than four rooms, hallways or stairwells within the containment area, then all rooms, hallways or stairwells shall be sampled.

(B) After conducting renovation or lead hazard reduction activities with no containment, two dust samples shall be taken from each of no less than four rooms, hallways or stairwells in the residential dwelling. One dust sample shall be taken from one interior window sill and window trough (alternating between rooms) and one dust sample shall be taken from the floor of each room, hallway or stairwell selected. If there are less than four rooms, hallways or stairwells within the residential dwelling then all rooms, hallways or stairwells shall be sampled.

(C) Following an exterior renovation or lead hazard reduction activities, a visible inspection shall be conducted. All horizontal surfaces in the outdoor living area closest to the abated surface shall be found to be cleaned of visible dust and debris. In addition, a visual inspection shall be conducted to determine the presence of paint chips on the dripline or next to the foundation below any exterior surface abated. If paint chips are present, they must be removed.

The risk assessor compares the residual lead level (as determined by the laboratory analysis) from each single surface dust sample with clearance levels. The clearance levels for lead in dust are 10 µg/ft² for floors, 100 µg/ft² for interior window sills, and 400 µg/ft² for window troughs. If the residual lead level in a single surface dust sample equals or exceeds the applicable clearance level, the components represented by the failed sample (e.g., all interior window sills or floors) shall be recleaned and retested as required by federal law 40 CFR 745.227(e)(8).

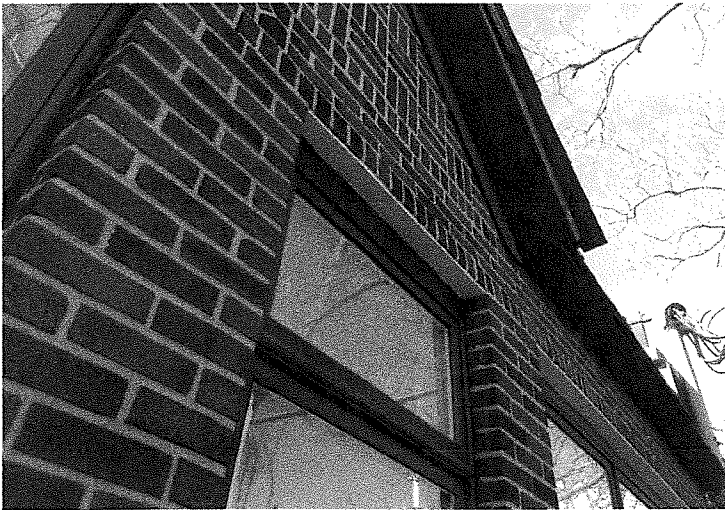
Appendix A

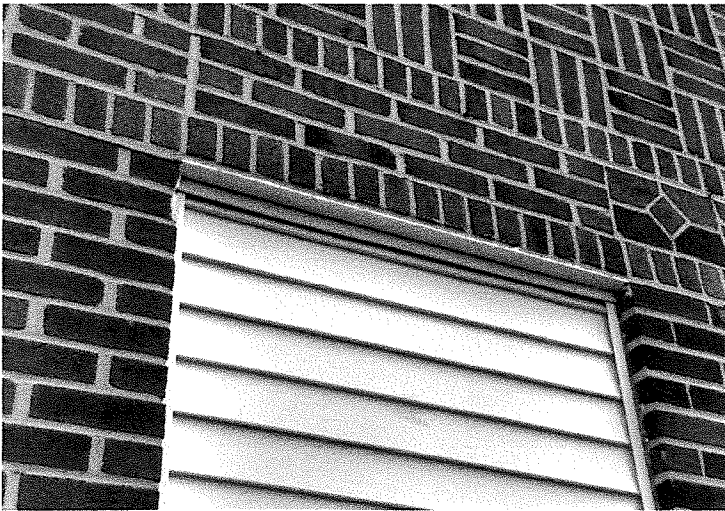
Floor Plan

Appendix B Lab Support Documents (if applicable)

Appendix C

Photographs





Appendix D Identified Lead-Based Paint

This appendix lists the available information on the location of lead-based paint on a surface-by-surface basis identified during the evaluation before rehabilitation. The rehabilitation and hazard reduction work listed in this report may have reduced or eliminated the lead-based paint identified.

Company LEW Corporation
 XRF Make Heuresis
 Model Pb200i
 Serial Num. 2824

Lead concentration units: mg/cm2
 Total Readings: 73 Total Positives 8
 Action Level 1
 Mode Action Level
 Analytic Mode Lead Paint

Actionables

Job Id	Reading #	Concentration	Result	Calibration	RTA Present	Date	Time	Analytic Mode	Site Address	Area	Unit #	Room	Structure	Member	Substrate	Wall	Location	Condition	Cause
3100849	4221	1.2	POS	FALSE	FALSE	3/10/2021	9:39 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Toddler Play Grnd	Door	---	Metal	C	1	Intact	
3100849	4223	1.3	POS	FALSE	FALSE	3/10/2021	9:40 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Toddler Play Grnd	Door	---	Metal	C	1	Intact	
3100849	4224	1.7	POS	FALSE	FALSE	3/10/2021	9:40 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Toddler Play Grnd	Door	---	Metal	D	1	Intact	
3100849	4231	3.4	POS	FALSE	FALSE	3/10/2021	9:50 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Orange Room	J Beam	---	Metal	A	1	Intact	
3100849	4232	2.4	POS	FALSE	FALSE	3/10/2021	9:53 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Multipurpose Rm	J Beam	---	Metal	A	1	Intact	
3100849	4239	1.8	POS	FALSE	FALSE	3/10/2021	10:06 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Building (Exterior)	Window	Lintel	Metal	A	3	Deteriorated	
3100849	4240	2.3	POS	FALSE	FALSE	3/10/2021	10:06 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Building (Exterior)	Window	Lintel	Metal	A	1	Deteriorated	
3100849	4243	2.1	NEG	FALSE	FALSE	3/10/2021	10:09 AM	Lead Paint	9 Drs James Parker Blvd	Exterior	Monmouth Day Care	Building (Exterior)	Door	---	Metal	B	2	Intact	