LEAD HAZARD EVALUATION NOTICE

Address: 5 Island View Way, Unit 11, Sea Bright, NJ 07760

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

Date: 8/11/20114

Summary of Results:

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

____ Lead-based paint and/or lead-based paint hazards were found. See attachment for details

Contact person for more information about the risk evaluation:

Printed name: Cody Postlethwait

Signature: 

Date: 8/16/2014
Organization: PARS Environmental, Inc.
Street: 500 Horizon Drive, Suite 540
City & State Robbinsville, NJ
Zip 08691
Phone #: 609-890-7277

Person who prepared this notice:

Printed name: Margaret Halasnik

Signature: 

Date: 8/16/2014
Organization: PARS Environmental, Inc.
Street: 500 Horizon Drive, Suite 540
City & State Robbinsville, NJ
Zip 08691
Phone #: 609-890-7277

Summarize the types and locations of lead-based paint hazards below or attach your own summary. The summary must list at least the bare soil locations, dust-lead locations, and/or building components (including type of room or space and the material underneath the paint), and types of lead-based paint hazards found:

Contaminated Soil		
Area	**mg/g (ppm)**	**Location**
__ None		**Constructed 1982**
___ Perimeter	___ mg/g (ppm)	**No soil sampling conducted**
___ Play Area	___ mg/g (ppm)	
___ Other	___ mg/g (ppm)	

Contaminated Dust		
Area	**µg/SF**	**Location**
__ None		**Constructed 1982**
___ Windowsill	___ µg/SF	**No wipe sampling conducted**
___ Floor	___ µg/SF	
___ Other	___ µg/SF	
___ Other	___ µg/SF	

Other Hazards				
Component*	**Location**	**Condition (good, fair, poor)**	**Friction or Impact Surface?**	**Lead Content (if known)**
1. Constructed 1982; no XRF required				___ mg/cm² (ppm)
2.				___ mg/cm² (ppm)
3.				___ mg/cm² (ppm)
4.				___ mg/cm² (ppm)
5.				___ mg/cm² (ppm)
6.				___ mg/cm² (ppm)
7.				___ mg/cm² (ppm)
8.				___ mg/cm² (ppm)
9.				___ mg/cm² (ppm)
10.				___ mg/cm² (ppm)
11.				___ mg/cm² (ppm)
12.				___ mg/cm² (ppm)

***** Components include but are not limited to (interior and exterior) windows, doors, trim, fences, porches, walls and floors.

PARS
Environmental
Inc.

LEAD-BASED PAINT RISK ASSESSMENT
5 ISLAND VIEW WAY, UNIT 11
SEA BRIGHT, NEW JERSEY 07760
RRE0009118

PREPARED BY

PARS Environmental, Inc.

500 Horizon Drive Suite 540

Robbinsville, N.J. 08691

(609) 890-7277

PARS Project No.: 1011-01

AUGUST 16, 2014

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5 ISLAND VIEW WAY, UNIT 11
SEA BRIGHT, NEW JERSEY 07760
RRE0009118

EXECUTIVE SUMMARY

On August 11, 2014, PARS Environmental, Inc. (PARS) conducted a Lead-Based Paint (LBP) Inspection and Lead Hazard Risk Assessment (hereinafter the "Assessment") of the residential property located at 5 Sea View Way, Unit 11, Sea Bright, New Jersey 07760 (hereinafter the "Property"). The Property had sustained damage during the October 2012 Hurricane Sandy and could be eligible for funding under the New Jersey Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program, which is being administered by the State of New Jersey Department of Community Affairs (NJDCA). NJDCA is providing funds made available by the US Department of Housing and Urban Development (HUD). PARS was authorized to perform this work by Gilbane Building Company (GBCO).

The purpose of the Assessment was to identify the potential presence of lead hazards on/ in painted surfaces inside and outside the structure, including deteriorated LBP and LBP that may be disturbed during planned renovations.

Built in 1982, an attic rests above three stories of living space. The first story, which contains a single port garage, sustained approximately seven feet of flooding and has since been gutted and renovated. PARS observed that the interior was in good condition and intact at the time of the Assessment.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction, **no additional sampling is required.**

Location	LBP Hazard	Quantity	Treatment/Control	Unit Cost	Total Cost
LBP HAZARDS					
NONE	N/A	N/A	N/A	N/A	N/A
					Total Cost Estimate: $0

SF=Square Feet

Recommendations

No further action is recommended.

1.0 BACKGROUND, PURPOSE AND SCOPE OF WORK

On August 11, 2014, PARS Environmental, Inc. (PARS) conducted a Lead-Based Paint (LBP) Inspection and Lead Hazard Risk Assessment (hereinafter the "Assessment") of the residential property located at 5 Island View Way, Unit 11, Sea Bright, New Jersey 07760 (hereinafter the "Property"). The Property had sustained damage during the October 2012 Hurricane Sandy and could be eligible for funding under the New Jersey Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program, which is being administered by the State of New Jersey Department of Community Affairs (NJDCA). NJDCA is providing funds made available by the

US Department of Housing and Urban Development (HUD). PARS was authorized to perform this work by Gilbane Building Company (GBCO).

The purpose of the Assessment was to identify the potential presence of lead hazards on/ in surfaces inside and outside the structure, including deteriorated LBP and LBP that may be disturbed during planned renovations. HUD, the United States Environmental Protection Agency (USEPA), and the NJDCA New Jersey Lead Hazard Evaluation and Abatement Code (N.J.A.C. 5:17) consider painted surfaces containing lead at a concentration of 1.0 milligram per square centimeter (mg/cm^2) or greater to be LBP. LBP testing was conducted to assess whether LBP was present at levels exceeding the HUD, USEPA, and New Jersey Lead Hazard Evaluation and Abatement Code.

The Scope of Work included the following, as appropriate:

- Owner/occupant interviews and a visual inspection of all painted and coated interior and exterior surfaces of the dwelling, all common areas, and, if present, all outbuildings and fences;
- X-Ray Fluorescence (XRF) analyzer testing for lead content of all coatings on surfaces that maybe disturbed during the renovation;
- Lead hazard identification of deteriorated paint, friction, impact and chewable surfaces;
- Interior dust sampling; and
- Soil sampling, if appropriate.

2.0 APPLICABLE REGULATORY STANDARDS AND FIELD METHODOLOGIES

2.1 Applicable Regulatory Standards

The inspection and Assessment were performed in accordance with the regulatory standards listed below, as appropriate:

1. HUD Community Development Block Grant (CDBG) Lead Safe Housing Rule;
2. The guidelines of the Steel Structures Painting Council referenced in N.J.A.C. 5:17-1.3; and
3. Rules adopted by the U.S. Environmental Protection Agency at 40 C.F.R. 745.

2.2 Owner/Interview Visual Inspection

The Assessment was performed on August 11, 2014, by Mr. Cody Postlethwait, a licensed New Jersey Department of Health (NJDOH) Lead Inspector/Risk Assessor (Permit # 027183). PARS is certified by the NJDCA as a Lead Evaluation Contractor (Cert #00416E). The Assessment commenced at 8:00 am and concluded at approximately 9:00 am. A copy of Mr. Postlethwait's license is provided in **Appendix A**.

The property owner contact information is:

Owner: Ms. Soledad Oleas
Address: 5 Island View Way, Unit 11
Sea Bright, NJ 07760
Day Phone # - 732-757-9898

Based on an interview with the Owner, there has not been previous LBP testing/assessment at the Property.

2.3 XRF Testing and Lead Hazard Identification

Painted surfaces were evaluated according to the specifications described in the protocols for LBP inspection in the HUD Guidelines for the Evaluation and Control of Lead-Based Paint and requirements of the Lead Hazard Evaluation and Abatement Code.

The current building was constructed in 1982. PARS observed that the interior was in good condition and intact at the time of the Assessment.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction, **no XRF testing is required.**

2.4 Interior Dust Wipe Sampling

Interior dust wipe sampling is conducted in areas where the LBP surfaces are observed to be in deteriorated condition. USEPA and HUD define "*deteriorated paint*" 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 USEPA or HUD.

The current building was constructed in 1982. PARS observed that the interior was in good condition and intact at the time of the Assessment.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction, dust wipe samples were not collected during this Assessment.

2.5 Soil Sampling

Where necessary, soil samples are collected in accordance with the requirements of ASTM Standard E-1727, *Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques*.

The current building was constructed in 1982. The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction, soil samples were not collected during this Assessment.

3.0 RESULTS

3.1 Owner/Interview Visual Inspection

Built in 1982, an attic rests above three stories of living space. The first story, which contains a single port garage, sustained approximately seven feet of flooding and has since been gutted and renovated. PARS observed that the interior was in good condition and intact at the time of the Assessment.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**.

3.2 XRF Testing and Lead Hazard Identification

The current building was constructed in 1982. PARS observed that the interior was in good condition and intact at the time of the Assessment. Given the date of construction, no XRF testing is required.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. No potential LBP painted/coated surfaces were identified and **XRF testing was not required**.

A glossary of terms and a list of publications and resources addressing lead hazards and their health effects is provided in **Appendix B.**

3.3 Interior Dust Wipe Sampling

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction and since no potential LBP painted/coated surfaces were identified in the building interior, no wipe sampling was performed.

3.4 Soil Sampling

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction and since no potential LBP painted/coated surfaces were identified on the building exterior, no soil sampling was performed.

4.0 ONGOING MONITORING

Ongoing monitoring is necessary in all dwellings in which LBP is known or assumed 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 surveys. 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 surveys by the Homeowner, which should be conducted at least once a year. Homeowner conducted visual surveys do not replace the need for professional re-evaluations. Visual surveys should confirm that all paint with known or suspected LBP are not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, assumed or suspected LBP. The partial table below is taken from **Table 6.1, Standard Re-evaluation Schedules**, as found in the *Guidelines for the Evaluation and Control of LBP Hazards in Housing (Second Edition, July 2012).*

Factors at this residence require the use of **Ongoing Monitoring Schedule Number 1 (no action)**.

Schedule	Original Evaluation Results	Action taken	Re-evaluation Frequency & Duration	Visual Survey Schedule
1	Combination risk assessment/inspection finds no leaded dust or soil and no lead-based paint.	None	None	None

5.0 DISCLOSURE REGULATIONS

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 must be notified that such property may present exposure to lead from LBP that may place young children at risk of developing lead poisoning. The seller must disclose any known information concerning LBP or LBP hazards. The seller must also disclose information such as the location of the LBP and/or LBP hazards, and the condition of the painted surfaces. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on LBP hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known

lead-based paint hazards. A risk assessment or inspection for possible LBP hazards is recommended prior to purchase. However, given the 1982 construction, no further action related to LBP is required.

6.0 FUTURE REMODELING PRECAUTIONS

Deteriorated or disturbed painted surfaces may still contain LBP and may pose a hazard, especially during renovation. The OSHA Lead in Construction Standard 29 CFR 1926.62 states that those "negative" readings (i.e., those below the HUD/USEPA definition of what constitutes LBP (1.0 mg/cm^2)) do not relieve contractors from performing exposure assessments (personal air monitoring) on their employees, and should not be interpreted as lead free. Although a reading may indicate "negative", airborne lead concentrations still may exceed the OSHA Action Level or the OSHA Permissible Exposure Limit (PEL) depending on the work activity.

The current building was constructed in 1982. PARS observed that the interior was in good condition and intact at the time of the Assessment.

The results of the Assessment indicate that **no lead-based paint or lead-based paint hazards were identified in the area surveyed**. Given the date of construction, **no additional sampling is required.**

7.0 CONDITIONS AND LIMITATIONS

This report is prepared for the sole benefit of NJDCA and GBCO under the RREM Program and may not be relied upon by any other person or entity without the written authorization of PARS. This is our report of an interview with the owner and a visual survey. The presence or absence of LBP or LBP hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that the conditions may change due to deterioration or maintenance. The results and material conditions noted within this report were accurate at the time of the evaluation and in no way reflect the conditions at the site tested after August 11, 2014. No other environmental concerns or conditions were addressed during this evaluation.

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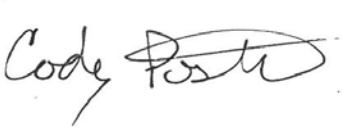
PARS appreciates the opportunity to assist the NJDCA and GBCO with this project. Should you have any questions or comments please feel free to contact us at (609) 890-7277.

Respectfully submitted,

PARS ENVIRONMENTAL, INC.



Cody Postlethwait
Project Environmental Scientist
NJDOH Lead Inspector / Risk Assessor
Permit # 027183

Margaret Halasnik
Principal Environmental Scientist

APPENDIX A

Licenses


Lead Identification Permit
New Jersey Department of Health
CODY L POSTLETHWAIT
Permit No.: 027183
ID No.: 027183
Expires: 2/20/2016
Authorization Signature:
Joseph D. Eldridge, M.P.H., Director
Inspector/Risk Assessor

39427

National Asbestos & Environmental Training Institute

CERTIFICATE OF COMPLETION

This is to certify that

Cody L. Postlethwait

Successfully completed the course entitled

5-Day New Jersey/EPA Model Lead Inspector/Risk Assessor Program on December 2-6, 2013

Examination Passed on December 6, 2013 *Expiration Date on December 6, 2015*

Doris L. Adler
President, NAETI

Language: English
ABIH 5 CM POINTS

3321 Doris Avenue, Building B, Ocean, NJ 07712 Phone (732) 531-5571 Fax (732) 531-5956 www.naeti.com

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

PARS ENVIRONMENTAL
500 HORIZON DRIVE
SUITE 540
ROBBINSVILLE, NJ 08691

To act as a Lead Evaluation Contractor on the following projects

Residential
Public Buildings

Cert # 00416 E

Effective Date: MARCH 1, 2014

Date of Expiration: FEBRUARY 29, 2016

Certificate Type: 2 YEAR

Sincerely,

James L. Amici
Supervisor of Certification
Lead Hazard Abatement Unit

APPENDIX B

Lead Glossary

APPENDIX B

"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/cm^2). This is infrequently expressed as 0.5% lead by weight and/or 5,000 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 LBP; 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 EVALUATION: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contribute 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 fluorescence) or laboratory analysis, to determine the lead content of these surfaces, performed by a NJ certified Lead Inspector/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 an XRF, is used to help identify levels of lead in paint without disturbing the painted surfaces themselves. The unit uses X-rays to measure the lead content in the paint on a per square centimeter basis.

APPENDIX B

"LEAD SPEAK" A BRIEF GLOSSARY

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 (6 years). This is typically defined as a blood lead level of 20 µg/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.

µg/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.

µg/ft^2 (micrograms per square foot): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in µg/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: µg/gram or mg/kg (soil) or mg/1 (aqueous).

PPB (parts per billion)**:** Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: µg/l.

EPA/HUD PUBLISHED LBP STANDARDS

Dust-thresholds for Lead Contamination

- Floors: less than (<) 40 µg/ft^2
- Interior Window Sills: <250 µg/ft^2
- Window Troughs: <400 µg/ft^2

Soil-thresholds for Lead Contamination

- Play areas used by children 6 and under: <400 µg/gram or 400 PPM
- Other areas: < 1200 µg/gram or 1200 PPM
- Threshold for abatement: <5000 µg/gram or 5000 PPM

APPENDIX B

"LEAD SPEAK" A BRIEF GLOSSARY

NATIONAL CENTER FOR HEALTHY HOUSING: http://www.leadsafehousing.org/

NATIONAL LEAD INFORMATION CENTER AND CLEARINGHOUSE:
1-800-424 LEAD, Fax: 301-585-7976 www.epa.gov/lead/nlic.htm

NATIONAL LEAD ASSESSMENT AND ABATEMENT COUNCIL:
1-800-590-6522 Fax: 301-924-0265 http://www.nlaac.org

HUD's OFFICE OF HEALTH HOMES AND LEAD HAZARD CONTROL:
http://www.hud.gov/offices/lead

THE ALLIANCE TO END CHILDHOOD LEAD POISONING:
http://www.aeclp.org

THE ENVIRONMENTAL PROTECTION AGENCY LEAD PROGRAMS:
http://www.epa.gov/opptintr/lead Voice: 1-202-260-2090

NEW JERSEY DEPARTMENT OF HEALTH, INDOOR ENVIRONMENTS PROGRAM
http://www.state.nj.us/health/iep/lead.shtml

ADDITIONAL INFORMATION:
Lists of recalled products containing lead: www.safetyalerts.com. The Lead listing for info On lead-safe service providers and EPA accredited laboratories throughout the United States: http://www.leadlisting.org