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Lakewood, NJ 08701
T. 732.901.0222
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E. info@ableadmasters.com

Project Site:

Various Sites in NJ

Home Owner/Client

NJ DCA/RREM/LRRP/LMI C/O Chris Trench

101 S Broad Street PO Box 800

Trenton NJ 08625-0800

05.02.16

CLEARANCE PROPOSAL

We propose to perform Lead Clearance Inspections at various sites in the State of New Jersey.

We will Visually Inspect "Entire Units" including all Rooms and Exterior for Debris, Peeling Paint and Visible Dust. We will also Check for bare soil. Following EPA & NJ Clearance Protocol.

We will also take dust samples Minimum Four Rooms Floors and Window Sills or Troughs.

All Dust Samples will be sent to an accredited Laboratory for 24 Hour Results. Full Clearance Reports will be Signed, Scanned, and Emailed within 4 Business days of Clearance Inspection.

The fee for each Clearance Inspection is \$380 Per Housing unit. For 43 Units the Total will be \$16,340.00

For each possible additional unit the Flat fee is the same, \$380.00 Per Housing Unit.

We have performed Hundreds of Clearance Inspections over the past 4 Years.

We have the Capacity to perform a Large quantity of Clearance Inspections in a relatively short period of time.



SERVICES TO BE PROVIDED:

A&B LeadMasters shall complete up to forty-three (43) lead clearance examinations and reports for properties submitted under the LRRP or RREM/LMI Programs. A lead risk assessment performed at each of the aforementioned properties identified a lead hazard which was subsequently abated by a certified lead abatement contractor.

Additional properties may be submitted under the LRRP, RREM, or LMI programs that require a lead clearance exam and report. If additional properties require a lead clearance exam and report, DCA at its sole discretion, shall assign such properties to the Firm under the terms awarded under this solicitation. The total number of properties (RREM/LMI) or units (LRRP) that require a lead clearance examination under the terms of this agreement shall not exceed forty-three (43).

Additional information about the individual properties, including the name of owner, property address, contact information, and a copy of the lead paint assessment report originally completed for the property will be forwarded to the Firm by designated DCA personnel, after a firm has been selected as a result of this solicitation. The format of the report shall adhere to the requirements specified below.

CURRENT REGULATIONS:

The Firm shall perform the lead examination and complete reports in accordance with federal regulations related to rehabilitation work conducted in pre-1978 residential properties set forth in the HUD Lead Safe Housing Rule (24 CFR Part 35) and the New Jersey Administrative Code Title 5 – Chapter 17 Lead Hazard Evaluation and Abatement Code (N.J.A.C. 5:17). Only a firm certified by the State of New Jersey as a certified Lead Evaluation Contractor under N.J.A.C. 5:17-2.1 shall perform the clearance examination, using Lead Inspectors/Risk Assessors certified by the New Jersey Department of Health pursuant to N.J.S.A 26:2Q-3.

CLEARANCE EXAMINATION REQUIREMENTS:

In order to meet the Federal and State of New Jersey regulations pertaining to lead-based paint, along with the RREM, LMI, and LRRP program requirements, the Firm shall perform all clearance examinations to evidence that a unit is either lead-safe or lead-free and must encompass the "whole unit". The examination shall adhere to the requirements set forth in Chapter 15 of the HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing (2012 Edition).

When performing the lead examinations, the Firm shall ensure the collection and analysis of dust samples from the interior and common area clearance examination for properties submitted under the RREM, LMI, or the Landlord Rental Repair Program. Lead in settled house dust is the most common source of childhood lead exposure. A visual examination alone is not adequate for determining if the interior of a residence is safe for



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occupancy. Consequently, the Firm shall adhere to HUD requirements concerning clearance dust sampling to determine if the "whole unit" has been cleared adequately to meet the EPA dust clearance standard(s).

The clearance examination report shall include the following five main elements:

1. Results of a visual assessment of: (a) interior clearance of all rooms and common areas to identify any deteriorated paint that may be lead-based and visible dust and debris (b) exterior areas to identify any deteriorated paint that may be lead-based and paint chips or other debris; and (c) common areas, such as enclosed entrances or hallways that serve an assisted unit.
2. Results of a visual assessment to determine whether bare soil has been covered using either sod, seed, mulch, stone or concrete;
3. EPA certified laboratory test results of the dust wipe samples.
4. Preparation and signing of the clearance report.

The Firm shall transmit a report in a form consistent with the requirements outlined in the above form, and electronically, to the Office of Housing Recovery Programs no later than seven (7) days after receiving an assignment to complete a lead clearance examination for a property.

X _____

For DCA

X  _____

Gershon Kaufman A&B Leadmasters



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X _____

For DCA

X  _____

Gershon Kaufman A&B Leadmasters



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 818
TRENTON, NJ 08625-0818

Certificate - Lead Abatement Contractor

This is to certify that the Department of Community Affairs has

() CERTIFIED
(XX) RECERTIFIED

A & B LEADMASTERS, LLC
326 THIRD ST. SUITE 102
LAKEWOOD, NJ 08701

To act as a Lead Abatement Contractor on the following projects

Residential
Public Buildings

Cert # 00434 A

Effective Date: SEPTEMBER 1, 2014

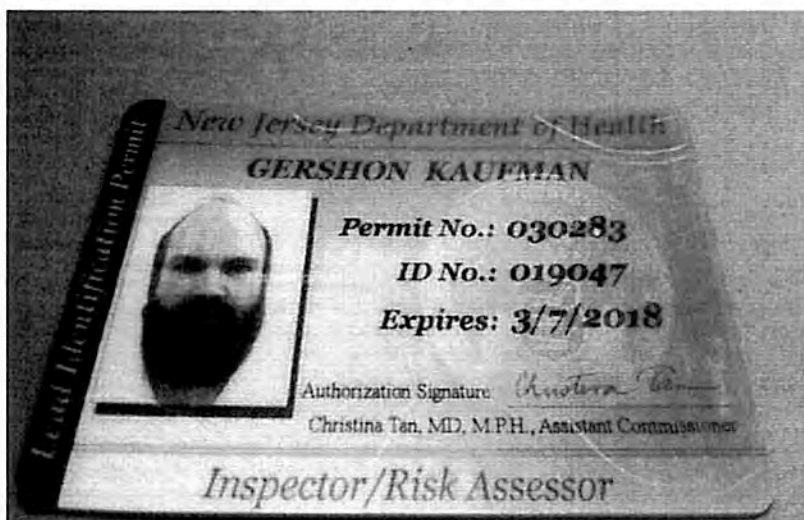
Date of Expiration: AUGUST 31, 2016

Certificate Type: 2 YEAR

Sincerely,

James L. Amici
Supervisor of Certification
Lead Hazard Abatement Unit





Performance Characteristic Sheet

EFFECTIVE DATE: October 25, 2006

EDITION NO.: 5

MANUFACTURER AND MODEL:

Make: *Radiation Monitoring Devices*Model: *LPA-1*Source: *⁵⁷Co*

Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Quick mode or 30-second equivalent standard (Time Corrected) mode readings.

XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm ² (inclusive)

SUBSTRATE CORRECTION:

For XRF results below 4.0 mg/cm², substrate correction is recommended for:

Metal using 30-second equivalent standard (Time Corrected) mode readings.
None using quick mode readings.

Substrate correction is not needed for:

Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings

THRESHOLDS:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results corrected for substrate bias on metal substrate only	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	0.9
	Plaster	1.0
	Wood	1.0

QUICK MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Readings 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 on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 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.

XRF CALIBRATION CHECK:

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 VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm² for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.02 mg/cm² at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm². Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm² NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

$$\text{Correction value} = (1^{\text{st}} + 2^{\text{nd}} + 3^{\text{rd}} + 4^{\text{th}} + 5^{\text{th}} + 6^{\text{th}} \text{ Reading}) / 6 - 1.02 \text{ mg/cm}^2$$

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

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 either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings.

Conduct XRF re-testing 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 and multi-family housing, a result is defined as 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.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm² lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm² lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm² and none of the quick mode readings were less than 1.0 mg/cm². The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model.

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm ²)	PRECISION* (mg/cm ²)
0.0 mg/cm ²	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm ²	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm ²	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm ²	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA 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. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). 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*.