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LEAD-BASED PAINT EVALUATION REPORT

Performed at:

Performed on:

Serving all your Asbestos, Lead Paint and Mold needs

Federal Disclosure Requirements

Sales and Leases

A copy of this summary must be provided to new lessees (tenants) and purchasers 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 a summary must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute and 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.

Federally Assisted Programs

If this property, program or any of its tenants receives financial federal assistance, the results of this evaluation 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 or do not 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.

Summary of Report

Location of testing combinations/building components:

Wall "A" pertains to the wall that is the entrance of the apartment. Wall "D" is the wall to the right when you enter the apartment. Wall "C" is the wall facing you when you enter the apartment. Wall "B" is the wall to your left when you enter the apartment.

It should be understood that an anomaly or lead painted component could exist in areas not inspected; however the probability of such an occurrence is low. We can only certify that the components that we tested have met the definition of being lead based paint free.

Lead testing procedures and methods:

Visual inspection

A visual inspection is performed to assist the environmental inspector in obtaining a feeling of the condition of the property to be inspected. With this in mind the inspector is better able to assess the

situation and in turn can offer more valuable suggestions. The visual inspection includes a complete walk around the property to be inspected and an overall evaluation of the premises.

XRF Inspection

XRF testing is performed to detect the presence of lead based paint. XRF testing is usually the preferred method of testing because it is non-destructive, quantitative and can be performed on the spot with acceptable accuracy. The results of the XRF testing are the basis and one of the major sources of getting evidence for drawing conclusions and making recommendation in the report.

Our inspectors follow the manufacturers' suggested use and performance characteristic sheet of the XRF instrument being used. In performing XRF testing, all our inspectors follow the NJ department of community affairs regulations for inspection and/or the department of housing and urban development federal guidelines for testing lead using an XRF instrument.

It should be noted that detected lead levels below current action levels still could cause elevated blood levels. Lead poisoning is a cumulative effect. Should a child or adult inhale or ingest sufficient quantities of low concentrations of lead based paint, dust, soil or water. It will accumulate in the bodies systems and could eventually cumulate to an elevated blood level of concern.

XRF calibration checks

In addition to the manufacturers recommended warm up and quality control procedures. We also collect quality control readings as recommended in the HUD guidelines. For each XRF instrument, a set of calibration check readings is recommended at the beginning and end of the inspection as well as at least every four hours.

Disclaimer

This is our report of a visual survey and XRF analysis of the readily accessible areas of this property and testing components. The presence or absence of lead based paint applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions of the property after the date of inspection.

Accessible is defined as materials less than eight (8) feet in height above floor level. Inaccessible is defined as building components either eight (8) feet or more above floor level or those concealed above/inside enclosed walls, ceilings and floors. Floors covered by carpeting also represent an inaccessible area. No destructive sampling was performed to identify concealed materials.

Scope of Inspection

Building Background

The property is located at
and is a/an

Preface

AAA Lead professionals were authorized to perform a lead based paint inspection of the above referenced property to determine the possible presence of lead based paint. The testing was conducted on .

Training

All inspectors utilized by AAA Lead Professionals have state licensure and are licensed Lead Risk assessors/Inspectors who have passed the state inspector/risk assessors course. All inspectors utilized by AAA Lead Professionals also have been trained in the use, calibration and maintenance of the X-Ray Fluorescence (XRF) equipment they currently use, along with the necessary principles of radiation safety.

Summary

- On , we performed a lead inspection the above
- We took a total of readings including calibration checks
- We received a total of positive readings for lead based paint, not including calibration checks.
-
- We therefore conclude that the above referenced property is .

AAA LEAD PROFESSIONALS

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Cert # 00430-E

Inspection Date:

Instrument Type: Sciaps X-550PB
XRF Type Analyzer
Serial number: 00760

Action Level: 1.0 mg/cm²

Correction Value: None

State: New Jersey

AAA Lead Professionals LLC is responsible only for areas tested as of the date of inspection. Areas not tested in this report may not be assured as being lead safe. Always consult with AAA Lead Professionals.

Signed 

Date _____

Ahron Susholz Permit #041269
AAA Lead Professionals
Lakewood NJ

Lead based paint inspection positive readings

Testing combinations determined to contain lead based paint

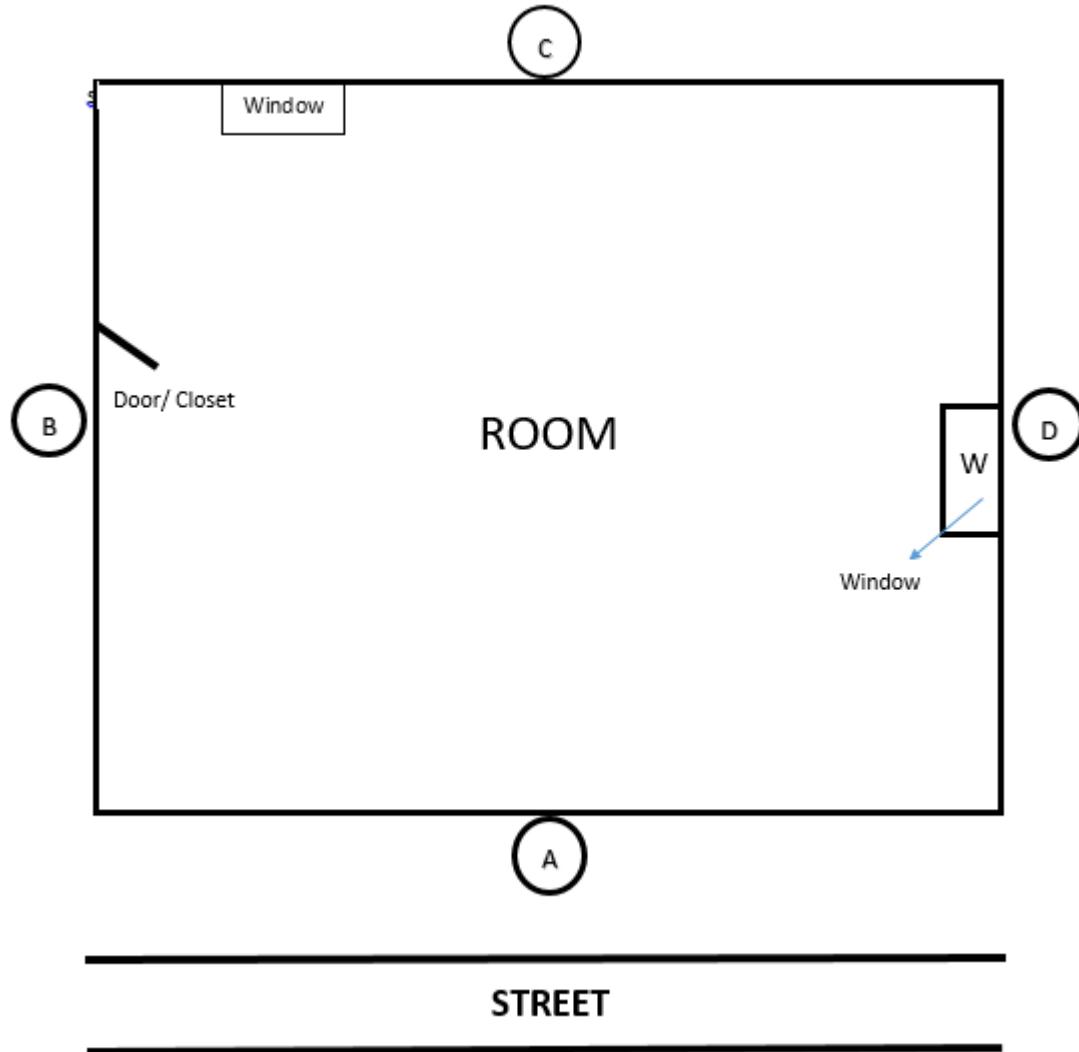
The testing combinations highlighted on the tables in the following pages have not statistically been determined to be lead based paint free. All requirements of 40 CFR 745 “lead requirements for hazard education before renovation of target housing final rule” must be followed.

The highlighted readings on the following tables present testing combinations/building components, which were determined to be actionable for lead based paint. Some of the testing combinations/building components were determined to be actionable for lead based paint at a statistically significant percentage (Greater than 15%) while other testing combinations/building components were determined to be actionable at a non-statistical significant occurrence and further inspection/testing may be appropriate.

Lead based paint is defined as any paint or other surface coating material found to contain 1.0 mg/cm² of lead or greater or 0.5% (5000ppm) lead by weight or greater.

The readings highlighted in the following pages indicate the location of the lead based paint. Each positive reading applies to all similar components in the same room equivalent (room, hall, stairwell, building exterior, etc.) For a lead based paint free certification, the lead must be stripped or the lead components replaced and clearance achieved. Enclosure and encapsulation are not acceptable methods for a lead based paint free certification.

Standard room drawing for reference



Wall "A" in each room is the wall where the front entrance door opening is located (or aligned with the street). Going clockwise and facing wall "A" wall "B" will always be to your right, wall "C" directly to the rear and wall "D" to the left.

If this is a unit in an apartment building, wall "A" would be the wall that has the main entrance door.