LEW CORPORATION
The Environmental Company℠

1090 Bristol Road
Mountainside, NJ 07092
(908) 654-8068
(800) 783-0567
Fax 908-654-8069

[LEAD FREE CERTIFICATE]
#2722

It is hereby certified that a lead paint inspection has been performed and the results of this inspection indicate that no lead in the amounts greater than or equal to 1.0 mg/cm^2 or greater than 0.5 % by weight in paint was found on any building component using the protocol outlined in N.J.A.C. 5:17-3.2(c). Therefore the dwelling(s) identified below qualify for the following exemption.

N.J.A.C. 5:10-1.2(h)4	Multiple Dwellings	BHI Registration # 2017-16934
N.J.A.C. 5:10-6.6	Lead-Safe Maintenance	

This certificate should be kept by the owner and transferred to all future owners for the life of the structure.

Address: 81 Morris Ave, Springfield, NJ 07081 Block: 902 Lot: 21 Project #: 160187

Applicable Units or Common Areas:
All units, all common areas

Insp/RA Name: Neil Wendt ***NJ DOHSS Permit #:*** 030091 ***Firms DCA Certification #: 00015 E***

Insp/RA {signature}

LEW Corporation
1090 Bristol Road
Mountainside, NJ 07092

March 24 2016
Date Issued

Raised Seal of Authenticity

E:\My Documents\Approved Safety LLC\LEWCORP\JOBS Folder\160187 81 Morris Ave Townhouse Apts\LEAD FREE CERTIFICATE 81 Morris Ave Townhouse Apt 2016.docx

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Lead-Based Paint Free Certification

Townhouse Apartments
81 Morris Ave., Springfield NJ
March 28, 2016

LEW Corporation, a NJ Licensed Lead-Based Paint Evaluation Contractor (Licensee # 00015-E), performed a lead-based paint inspection of the property known as 81 Morris Ave, which is located at Townhouse Apartments, 81 Morris Ave., Springfield NJ. The lead-based paint inspection was performed in accordance with the sampling protocol detailed in the New Jersey Department of Community Affairs' regulation N.J.A.C. 5:17, Subchapter 3 - Evaluation and Testing, and/or the sampling protocol detailed in the Department of Housing and Urban Development Guidelines, Chapter 7: Lead-Based Paint Inspection, 2012 Revision. All lead-based paint inspections were performed by employees who are trained as per N.J.A.C. 8:62 and certified in NJ as Lead-Based Paint Inspectors and/or Lead-Based Paint Risk Assessors.

The maintenance and the environmental conditions of the property are the responsibility of the property's management. LEW Corporation's responsibility is to express an opinion on the environmental condition of the property in relation to lead-based paint only. The regulations and inspection standards require that we plan and perform the inspection to obtain a reasonable assurance about whether the property has lead-based paint. A lead-based paint inspection includes examining, on a test basis, evidence supporting our conclusions and findings. We believe that our inspection provides a reasonable basis for our conclusions and findings.

As per the documentation supplied pertaining to age of construction, capital improvements and building component replacements that have occurred after 1978 by the property ownership and/or management and the sampling protocols employed by LEW Corporation, it has been determined, on a test basis, that the lead based paint concentration of the testing combinations sampled meet the federal definition and requirements as outlined in the Environmental Protections Agency's 24 CFR 35.86 and 40 CFR 745.103 for a Lead-Based Paint Free Certification.

According to the Federal regulations, the property mentioned above, as of the above date, for the areas tested and only those areas is to be considered "Lead-Based Paint Free."

"The results of this lead-based paint inspection indicate that no lead in amounts greater than or equal to 1.0mg/cm^2 in paint was found on any building components sampled, using the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Revision). **Therefore, this dwelling qualifies for the exemption in 24 CFR part 35 and 40 CFR part 745 for target housing being leased that is free of lead-based paint, as defined in the rule.** However, some painted surfaces may contain levels of lead below 1.0 mg/cm^2, which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding. This report should be kept by the inspector and should also be kept by the owner and all future owners for the life of the dwelling." HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing 2012 revision.

NOTE: 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 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.

Note: It should be noted that other building and construction related materials may contain lead and if improperly disturbed could create a potential lead hazard. 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 and grout.