

WILLINGBORO



TOWNSHIP
NEW JERSEY

Landlords, Investors, Sellers, Buyers and Real Estate Agents

Regarding Lead Based Paint in Rental Units

ATTENTION:

Please be advised that last July the Governor signed P.L. 2021, c. 182 into law. This Lead Law addresses lead base paint hazards in rental housing. The Act took effect on July 22, 2022. The full text of the act is available online at: https://pub.njleg.gov/bills/2020/PL21/182_.PDF The act imposes an obligation on Municipalities that maintain permanent local agencies for the purposes of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, to perform inspections of certain single -family, two family, and multiple rental dwellings for lead base paint hazards, at times specified in the act. **A municipality shall permit dwelling owners/ Landlords to directly hire a certified lead evaluation for this purpose.** If lead-base paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement of lead-based paint hazard control mechanisms.

Effective July 22, 2022, a Lead safe certification **MUST** be provided upon applying for a rental certificate of occupancy.

DCA Municode	Census FIPS	Municipality	County	Methodology
0265	3400376490	Wallington Borough	Bergen	Visual Inspection
0266	3400377135	Washington Township	Bergen	Visual Inspection
0267	3400380270	Westwood Borough	Bergen	Visual Inspection
0268	3400382300	Woodcliff Lake Borough	Bergen	Visual Inspection
0269	3400382570	Wood-Ridge Borough	Bergen	Visual Inspection
0270	3400383050	Wyckoff Township	Bergen	Visual Inspection
BURLINGTON COUNTY				
0301	3400503370	Bass River Township	Burlington	Visual Inspection
0302	3400505740	Beverly City	Burlington	Dust Wipe Sampling
0303	3400506670	Bordentown City	Burlington	Visual Inspection
0304	3400506700	Bordentown Township	Burlington	Visual Inspection
0305	3400508920	Burlington City	Burlington	Visual Inspection
0306	3400508950	Burlington Township	Burlington	Visual Inspection
0307	3400512670	Chesterfield Township	Burlington	Visual Inspection
0308	3400512940	Cinnaminson Township	Burlington	Visual Inspection
0309	3400517080	Delanco Township	Burlington	Visual Inspection
0310	3400517440	Delran Township	Burlington	Visual Inspection
0311	3400518790	Eastampton Township	Burlington	Visual Inspection
0312	3400520050	Edgewater Park Township	Burlington	Visual Inspection
0313	3400522110	Evesham Township	Burlington	Visual Inspection
0314	3400523250	Feldsboro Borough	Burlington	Dust Wipe Sampling
0315	3400523850	Florence Township	Burlington	Dust Wipe Sampling
0316	3400529010	Hainesport Township	Burlington	Visual Inspection
0317	3400542060	Lumberton Township	Burlington	Visual Inspection
0318	3400543290	Mansfield Township	Burlington	Visual Inspection
0319	3400543740	Maple Shade Township	Burlington	Visual Inspection
0321	3400545210	Medford Lakes Borough	Burlington	Visual Inspection
0320	3400545120	Medford Township	Burlington	Visual Inspection
0322	3400547880	Moorestown Township	Burlington	Visual Inspection
0323	3400548900	Mount Holly Township	Burlington	Dust Wipe Sampling
0324	3400549020	Mount Laurel Township	Burlington	Visual Inspection
0325	3400551510	New Hanover Township	Burlington	Visual Inspection
0326	3400553070	North Hanover Township	Burlington	Visual Inspection
0327	3400555800	Palmyra Borough	Burlington	Dust Wipe Sampling
0328	3400557480	Pemberton Borough	Burlington	Visual Inspection
0329	3400557510	Pemberton Township	Burlington	Visual Inspection
0330	3400563510	Riverside Township	Burlington	Visual Inspection
0331	3400563660	Riverton Borough	Burlington	Visual Inspection
0332	3400566810	Shamong Township	Burlington	Visual Inspection
0333	3400568610	Southampton Township	Burlington	Dust Wipe Sampling
0334	3400569990	Springfield Township	Burlington	Visual Inspection
0335	3400572060	Tabernacle Township	Burlington	Visual Inspection
0336	3400577150	Washington Township	Burlington	Visual Inspection
0337	3400578200	Westampton Township	Burlington	Visual Inspection
0338	3400581440	Willingboro Township	Burlington	Visual Inspection

DCA Municode	Census FIPS	Municipality	County	Methodology
0339	3400582420	Woodland Township	Burlington	Visual Inspection
0340	3400582960	Wrightstown Borough	Burlington	Visual Inspection
CAMDEN COUNTY				
0401	3400702200	Audubon Borough	Camden	Visual Inspection
0402	3400702230	Audubon Park Borough	Camden	Visual Inspection
0403	3400703250	Barrington Borough	Camden	Visual Inspection
0404	3400704750	Bellmawr Borough	Camden	Visual Inspection
0405	3400705440	Berlin Borough	Camden	Visual Inspection
0406	3400705470	Berlin Township	Camden	Visual Inspection
0407	3400708170	Brooklawn Borough	Camden	Dust Wipe Sampling
0408	3400710000	Camden City	Camden	Dust Wipe Sampling
0409	3400712280	Cherry Hill Township	Camden	Visual Inspection
0410	3400712550	Chesilhurst Borough	Camden	Visual Inspection
0411	3400713420	Clementon Borough	Camden	Visual Inspection
0412	3400714260	Collingswood Borough	Camden	Visual Inspection
0413	3400726070	Gibbstown Borough	Camden	Visual Inspection
0414	3400726820	Gloucester City	Camden	Dust Wipe Sampling
0415	3400726760	Gloucester Township	Camden	Visual Inspection
0418	3400728800	Haddon Heights Borough	Camden	Visual Inspection
0416	3400728740	Haddon Township	Camden	Visual Inspection
0417	3400728770	Haddonfield Borough	Camden	Visual Inspection
0419	3400732220	Hi-Nella Borough	Camden	Dust Wipe Sampling
0420	3400739210	Laurel Springs Borough	Camden	Dust Wipe Sampling
0421	3400739420	Lawnside Borough	Camden	Dust Wipe Sampling
0422	3400740440	Lindenwold Borough	Camden	Visual Inspection
0423	3400742630	Magnolia Borough	Camden	Visual Inspection
0424	3400745510	Merchantville Borough	Camden	Dust Wipe Sampling
0425	3400748750	Mount Ephraim Borough	Camden	Visual Inspection
0426	3400753880	Oaklyn Borough	Camden	Visual Inspection
0427	3400757660	Pennsauken Township	Camden	Visual Inspection
0428	3400758770	Pine Hill Borough	Camden	Visual Inspection
0430	3400765160	Runnemede Borough	Camden	Dust Wipe Sampling
0431	3400768340	Somerdale Borough	Camden	Visual Inspection
0432	3400771220	Stratford Borough	Camden	Visual Inspection
0433	3400772240	Tavistock Borough	Camden	Visual Inspection
0434	3400776220	Voorhees Township	Camden	Visual Inspection
0435	3400777630	Waterford Township	Camden	Visual Inspection
0436	3400781740	Winslow Township	Camden	Visual Inspection
0437	3400782450	Woodlyne Borough	Camden	Visual Inspection
CAPE MAY COUNTY				
0501	3400902320	Avalon Borough	Camden	Visual Inspection
0502	3400910270	Camden City	Camden	Visual Inspection
0503	3400910330	Camden Point Borough	Camden	Visual Inspection
0504	3400917560	Dennis Township	Camden	Visual Inspection

Municipality: Willingboro Township
Municipality: WILLINGBORO TWP
County: BURLINGTON

Breakdown of Housing Age*

1.46% built after 1978
94.16% built between 1978 and 1950
0.33% built before 1950
4.06% unknown

**Percentages may not add up to 100% due to rounding errors.*
Age of Housing in your Community



DEPARTMENT OF COMMUNITY AFFAIRS
Division of Codes and Standards

NEW JERSEY

Lead-Based Paint in Rental Dwellings

A comprehensive guide to identifying and
addressing lead-based paint hazards in
rental dwellings

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

Guide to Lead-Based Paint in Rental Dwellings

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Division of Codes and Standards
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Guide to Lead-Based Paint in Rental Dwellings

Foreword

This guide is intended to provide a comprehensive overview of lead-based paint hazards, how to inspect for such hazards, and how hazards can be mitigated or eliminated for compliance with P.L.2021, c.182. The guide is intended to serve owners and residents of rental dwellings throughout the State of New Jersey. It is written in five parts, each with different information to assist in understanding the many requirements associated with lead-based paint hazards in rental dwellings.

This guide shall act as the trainer's manual pursuant to C.52:27D-437.17b(2) and the guidelines pursuant to C.52:27D-437.20b.

Nothing in this guidance shall be construed to supersede the Statute (P.L.2021, c.182) or the forthcoming regulations. If any discrepancies exist between the information in this document and the statute or regulations, the statute or regulations shall govern. This guide is established in accordance with P.L.2021, c.182.

<https://www.njleg.state.nj.us/Bills/2020/PL21/182.PDF>

Guide to Lead-Based Paint in Rental Dwellings

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2.0.0 INTRODUCTION

2.1.0 Definitions

"Commissioner" means the Commissioner of the Department of Community Affairs.

"Department" means Department of Community Affairs.

"DOH" means the New Jersey Department of Health.

"Dust wipe sampling" means a sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development (HUD).

"Dwelling" means a building containing a room or rooms, or suite, apartment, unit, or space, that is rented and occupied or intended to be rented and occupied for sleeping and dwelling purposes by one or more persons.

"Dwelling unit" means a unit within a building that is rented and occupied or intended to be rented and occupied for sleeping and dwelling purposes by one or more persons.

"Interim controls" means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs and as it is defined under 42 U.S.C. § 4851b and regulations implemented pursuant thereto.

"Lead abatement" means a set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner in N.J.A.C. 5:17.

"Lead abatement contractor" means a firm certified by the Department to perform lead abatement work pursuant to N.J.A.C. 5:17.

"Lead abatement worker" means an individual certified by the New Jersey Department of Health (DOH) to perform lead abatement work pursuant to N.J.A.C. 8:62.

"Lead-based paint" means paint or other surface coating material that contains lead in excess of 1.0 milligrams per centimeter squared or in excess of 0.5% by weight, or such other level as may be established by federal law.

"Lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in surfaces, that would result in adverse human health effects.

"Lead-based hazard control methods" means interim controls, as defined above.

Note that this definition is specific to lead-based paint inspections in rental dwellings and is not to be confused with the lead hazard control work as defined within the Department's regulations for Lead Hazard Evaluation and Abatement, N.J.A.C. 5:17.

"Lead evaluation contractor" means a firm certified by the Department to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17. This includes the ability to perform dust wipe sampling.

"Lead inspector or risk assessor" means an individual certified by DOH to perform lead inspection and risk assessment work pursuant to N.J.A.C. 8:62. This includes the ability to perform dust wipe sampling.

"Lead free" means that a dwelling or dwelling unit has been confirmed to have fully abated all lead-based paint hazards or that no lead-based paint exists in the dwelling or dwelling unit.

"Lead safe" means that a dwelling has no outstanding lead-based paint hazards, but the dwelling is not necessarily lead free.

"Lead-safe certification" means the certification issued pursuant to the regulations promulgated pursuant to P.L.2021, c.182, which confirms that a periodic inspection, as defined below, was performed, and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance.

"Multiple dwelling" means any building or structure and any land appurtenant thereto, and any portion thereof, in which three or more dwelling units are occupied or intended to be occupied by three or more persons living independently of each other. "Multiple dwelling" also means any group of ten or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two dwelling units are occupied or intended to be occupied by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof. "Multiple dwelling" does not include those buildings and structures that are excluded by statute (See N.J.S.A. 55:13A-3(k)).

"Periodic lead-based paint inspection" means the initial inspection of all applicable dwelling units at the earlier of two years from the effective date of P.L.2021, c.182, July 22, 2022, or tenant turnover, and thereafter the earlier of three years or upon tenant turnover for the purposes of identifying lead-based paint hazards in dwellings subject to P.L.2021, c.182.

"Permanent local agency" means a local, municipal agency maintained for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures within its jurisdiction. This may include local building agencies, health agencies, and housing agencies.

"Remediation" means interim controls or lead abatement work undertaken in conformance with this Chapter to address lead-based paint hazards. Colloquially, remediation is often used synonymously with interim controls and does not include abatement; however, in the context of P.L.2021, c.182, remediation is defined as encompassing both interim controls and abatement.

"Tenant turnover" means the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

"Visual assessment" means a visual examination for deteriorated paint or visible surface dust, debris, or residue.

2.1.1 Lead and its Associated Hazards

Lead is a naturally occurring element and heavy metal in our environment. Historically, it was used in industrial processes and commercial products like gasoline, paint, cosmetics, spices, and pottery. This is because lead has many useful properties; it is moisture-resistant, does not rust, and is malleable and easy to work with. Lead's toxicity has been documented for centuries. Throughout the 20th century to present day, its harmful effects on human physiological and behavioral health have become increasingly understood by public health experts.

Lead exposure happens when people encounter lead in their environment. This can be through old household paint, contaminated soil, or other sources. Exposure is determined by measuring the concentration of lead in a person's blood.

Lead exposure occurs when lead has been introduced into the bloodstream by

ingestion or inhalation of lead dust. Our bodies cannot distinguish lead from other minerals, like iron or calcium, which our bodies need. Lead is then deposited in our organs as well as our brain and bone marrow.

The Centers for Disease Control (CDC) sets the threshold for elevated blood lead levels. Lead exposure can be of particular concern for children. Lead exposure in children can cause nervous system and kidney damage, as well as learning disabilities, attention-deficit disorder, and decreased intelligence. It can also cause behavior, speech, and poor language problems, hearing damage, decreased muscle and bone growth, and poor muscle coordination.

Children under the age of six and pregnant women are considered to be at the highest risk for exposure. This is because any lead that a pregnant woman is exposed to transfers to the fetus and would be present at birth. For small children putting their hands in their mouths is a normal part of learning development. Doors and windows with lead paint can release a fine lead dust when opened and closed, and young children can be exposed to lead in the normal course of putting hands with this almost invisible lead dust in their mouths. Children can also be exposed by eating lead-based paint chips that peel off the wall or chewing on windowsills, door frames, or any other surfaces containing lead-based paint.

2.2.0 Lead-Based Paint

In 1972, the State of New Jersey banned the use of lead-based paint. The Federal Government banned its use in residential properties in 1978.

Prior to this time, lead-based paint was commonly used because it was durable and long-lasting. Many homes and dwellings and childcare facilities built before 1978 may contain lead-based paint.

Because of this historical context, age of housing is one of the primary indicators of the presence of lead-based paint in the home or dwelling.

2.2.1 Identifying Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and requires immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as windows and windowsills, doors and door frames, stairs, railings, banisters, and porches. Lead-based paint is less likely to be a hazard if it is in good condition, and the paint is not on an impact or friction surface.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can reside on surfaces and objects that people touch. Settled dust can reenter the air when people vacuum, sweep, or walk through the affected area.

The only way to identify lead paint or dust hazards is to inspect for the presence of lead.

3.0.0 THE LEAD-BASED PAINT INSPECTION LAW, P.L.2021, c.182

3.1.0 What is P.L.2021, c.182?

P.L.2021, c.182 addresses lead-based paint hazards in residential rental property and establishes lead-based paint hazard control work programs, discussed in Section 4.5.0. The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards, at times specified in the law.

A municipality shall permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose. Municipalities may – and are encouraged to – perform supplemental inspections in some dwellings where the owner has directly hired a certified lead evaluation contractor to perform the periodic lead-based paint inspections to confirm that such inspections are being conducted in accordance with the legal requirements.

The municipality can prohibit dwelling owners from directly hiring a lead evaluation contractor if the owner has previously failed to have the periodic inspections completed or if there is a perceived or actual conflict of interest between the owner and their choice of lead evaluation contractor as determined by the municipality, and instead require owners to utilize municipal inspectors or lead evaluation contractors contracted by the municipality for this purpose.

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate through abatement or lead-based paint hazard control mechanisms.

Individuals are certified as lead inspector/risk assessors, lead abatement workers, and lead abatement supervisors by the New Jersey Department of Health pursuant to their regulations at N.J.A.C. 8:62, adopted under the authority of N.J.S.A. 26:2Q-1, et seq. Information on the requirements for an individual to be certified may be found online at: <https://www.nj.gov/health/ceohs/lead/lead-workers-supervisors/>.

Firms that perform lead evaluation or abatement services are certified by the Department of Community Affairs. This information may be found online at: <https://www.nj.gov/dca/divisions/codes/offices/leadhazard/abatement.html>.

3.2.0 Dwellings that Must be Inspected Pursuant to P.L.2021, c.182

In accordance with P.L.2021, c.182, single-family, two-family, and multiple rental dwellings must be inspected for lead-based paint hazards, except for the following:

- Dwellings that were constructed during or after 1978.
- Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals. This exemption for seasonal rental dwellings does not extend to seasonal multiple dwellings.
- Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.

- Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1). Cyclical inspections currently occur every five years in multiple dwellings.

- This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement. A certificate of inspection means there are no outstanding violations.
- A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

- Open inspections means that inspections are ongoing to remediate violations during a cyclical inspection. This is because, during cyclical inspections, the Department cites paint violations, which includes flaking, loose, or peeling paint on any interior surfaces rather than lead violations. To ensure periodic lead-based paint inspections occur where needed, any open paint violations in a dwelling unit must be inspected pursuant to P.L.2021, c.182.

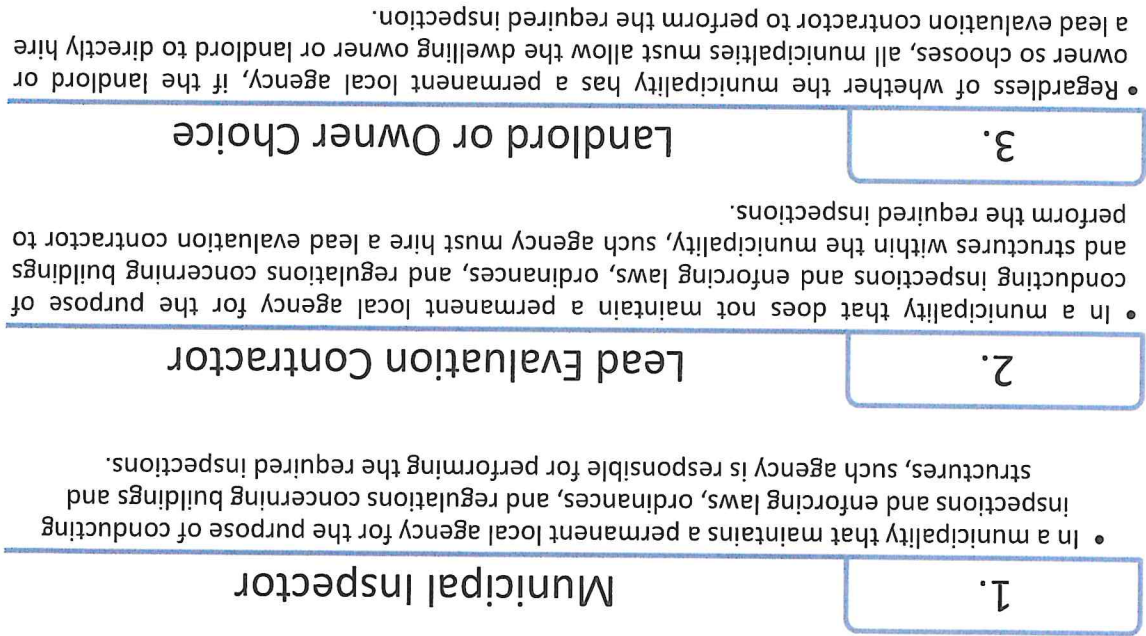
- Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

3.3.0 Periodic Inspection Procedure and Responsibility

3.3.1. Responsibility

In all cases, ensuring inspections occur is the responsibility of the municipality.

Depending on the organization of the municipality, and the choice of the owners of rental dwellings, the responsibility for inspection varies, as shown in the figure below.



3.3.2 Procedure

All rental dwelling units required to be inspected pursuant to P.L.2021, c.182 must be inspected for lead-based paint within two years of the effective date of the law, July 2, 2022, or upon tenant turnover, whichever is earlier.

This means that the first inspection must take place no later than July 22, 2024.

During the periodic lead-based paint inspection, if any potential habitability issues are identified, the inspector may refer the dwelling to the relevant municipal office.

For dwellings located in a municipality in which less than three percent of children six years of age or younger tested have a blood lead level greater than or equal to five micrograms per deciliter, the inspection may be carried out through visual inspection,

as explained in Section 3.3.4, below. However, these municipalities may elect to

undertake dust wipe sampling, as explained in Section 3.3.5, below.

For dwellings located in a municipality in which at least three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection must be carried out through dust wipe sampling, as explained in Section 3.3.5, below.

3.3.3. Timeline to Follow After the Initial Inspection

For nonexempt units, after the initial inspection mentioned in Section 3.3.2 is conducted, units shall be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier.

An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. Accordingly, if the lead-safe certificate has not expired upon tenant turnover, the next inspection will be three years from the prior inspection. If the lead-safe certificate has expired upon tenant turnover (i.e., more than two years after the issuance of the certificate, but before the three-year mark), an inspection will be necessary upon tenant turnover.

An inspection upon tenant turnover will reset the clock for the three-year inspection.

A chart with hypothetical timeframes is provided below to demonstrate how this inspection cycle may be structured. For ease of use, this chart only addresses inspections where no lead-based paint hazards are found, and no additional inspection is required. In all scenarios, the three-year inspection should be scheduled from the most recent inspection which resulted in a lead-safe certificate.

HUD offers Visual Assessment Training online at:

The inspector should look for paint chips or dust from painting activities that were not cleaned up and paint residue on the floors, which could be a hazard for small children. impact surfaces are doors, windows, floors, and trim areas.

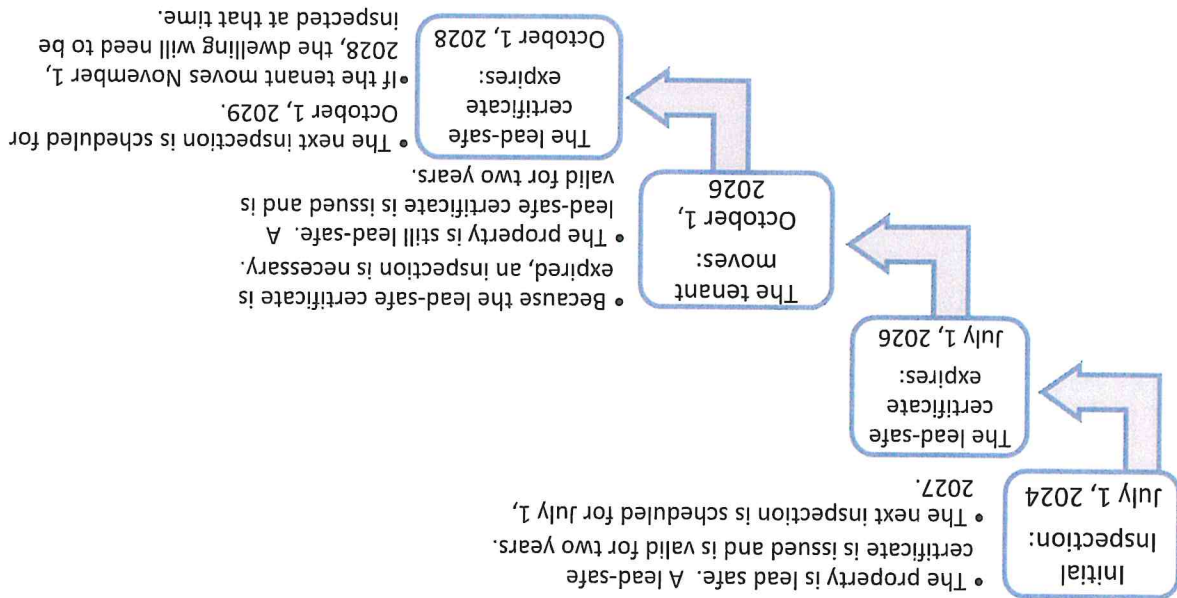
another, the painted surface may become deteriorated. Examples of friction and experience friction or impact. When two surfaces slide across each other or strike one especially any walls, window, or trim. Also, the inspector should look on surfaces that The inspector should look for deteriorated paint on all painted building components, deteriorated paint.

Paint is deteriorated when it is peeling, chipping, chalking, or cracking. Tack and nail holes, small hairline cracks, and other surface imperfections may not be considered rental dwellings for deteriorated paint or visible surface dust, debris, or residue.

For municipalities that may perform visual assessments, the inspector should examine

3.3.4 Visual Inspections

To ensure compliance with the timeframes established within P.L.2021, c. 182, owners subject to P.L.2021, c.182 must notify municipalities of all tenant turnovers, especially in the event the lead-safe certificate has expired.



3.3.5 Dust Wipe Sampling

Dust wipe sampling is collected by wiping representative surfaces, including floors (both carpeted and uncarpeted), interior windowsills, and other similar surfaces, and testing in accordance with a method approved by HUD.

These samples must be undertaken properly to ensure that results are accurate.

N.J.A.C. 5:17 contains requirements for dust wipe sampling. In addition, Appendix 13.1 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing provides the protocol for sample collection. This Appendix is available online at: <https://www.hud.gov/sites/documents/LBPH-40.PDF>.

It is recommended that the lead evaluation contractor or permanent local agency also perform a visual inspection when undertaking a dust wipe sampling.

3.4.0 Periodic Inspection Results – No Lead-Based Paint Hazards

If it is determined upon inspection that no lead-based paint hazards exist in a dwelling, the lead evaluation contractor or local enforcing agency shall certify the dwelling unit as lead-safe. The lead-safe certification is valid for a period of two years.

If, during the certification period, a lead evaluation contractor, lead inspector, risk assessor, a local health department, or a public agency conducts an independent inspection or risk assessment and determines that there is a lead-based paint hazard, the lead-safe certification issued is invalid, and the independent inspector or risk assessor shall inform the municipality of the results of the inspection.

If lead-based paint hazards exist, see Section 4.0.0.

3.5.0 Fees for Periodic Inspections

Municipalities must charge the dwelling owner a fee sufficient to cover the cost of inspection. For municipalities that must hire a lead evaluation contractor to perform the inspection, the fee should include the cost of hiring the lead evaluation contractor. In addition, each municipality must assess an additional fee of \$20 per unit inspected, which shall be deposited into the Lead Hazard Control Assistance Fund, unless the Department has already assessed this additional lead surcharge fee.

4.2.0 Interim Controls

Interim Controls are measures designed to temporarily reduce human exposure to lead-based paint hazards.

It is easiest and most appropriate to use interim controls when fixtures are structurally sound and lead exposure comes primarily from deteriorating paint and excessive levels of lead in household dust. In many cases, resources will not be available to finance abatement, making interim controls the only feasible approach.

Interim controls may also be appropriate if the housing unit is slated for demolition or renovation within a few years and the investment in more costly abatement is not merited.

The HUD Guidelines for Evaluation and Control of Lead Based-Paint Hazards in Housing provides the extensive requirements for interim controls. It is available online at: https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines.

Interim control measures include the following:

<ul style="list-style-type: none"> • All deteriorated paint on exterior surfaces should be stabilized in accordance with the HUD guidelines. 	<ul style="list-style-type: none"> • Making surfaces smooth and cleanable • All surfaces, such as floors, stairs, and interior windowsills, that are rough, pitted, or porous should be made smooth and easy to clean. • Minor surface damage may be correctable by spackling and recoating. Otherwise, it may be necessary to cover or coat the surface with a material such as plastic, sheet vinyl, linoleum, etc. 	<ul style="list-style-type: none"> • HUD guidelines include the necessary measures for correcting dust-generating conditions.
Paint Stabilization	Making surfaces smooth and cleanable	Correcting dust-generating conditions

4.3.0 Abatement

In certain cases, interim controls are unlikely to be effective, especially if the building has substantial structural defects or if interior or exterior walls, or major components, are seriously deteriorated or subject to excessive moisture. In these situations, abatement is more appropriate in addressing lead-based paint hazards.

All abatement work must be undertaken in accordance with the State regulations for Lead Hazard Evaluation and Abatement, which are described in N.J.A.C. 5:17, available online at:

https://www.nj.gov/dca/divisions/codes/codreg/pdf_regs/njac_5_17.pdf.

Abatement includes:

Paint Removal	<ul style="list-style-type: none"> This includes the removal of lead-based paint by mechanical methods. Examples include wet scraping, wet sanding methods, non-abrasive blasting, etc.
Building Component Replacement	<ul style="list-style-type: none"> This includes the careful removal of any building component which contains a lead-based paint hazard. These new components cannot be brought into the working area until all dust-generating activity is completed and has been cleaned to ensure the new component does not become exposed to lead hazards.
Enclosure	<ul style="list-style-type: none"> This includes enclosing lead-based paint hazards behind other materials. Drywall, fiberboard, or its functional equivalent may be used for interior wall enclosures; moisture-resistant greenboard must be used in damp areas. Old flooring must be covered with one-half inch or thicker plywood before any other floor covering is added.

4.4.0 Post-Remediation Inspection

After remediation has been completed, whether through interim controls or abatement, the municipality or lead evaluation contractor must perform an additional inspection within 60 days of the initial periodic lead-based paint inspection to ensure there are no further lead-based paint hazards.

Upon conducting the reinspection in dwellings that have been remediated using interim controls, if no lead-based paint hazards are found, the municipality or inspector must certify the dwelling to be lead safe pursuant to P.L.2021, c.182 (see Section 3.4.0. for an example of a lead-safe certificate). The certificate would then be valid for two years.

If the dwelling has been remediated using abatement, pursuant to N.J.A.C. 5:17-9.1, and a lead abatement clearance certificate has been issued by the local enforcing agency, then the lead-free certificate issued at the final clearance inspection shall exempt the dwelling from future inspections pursuant to P.L.2021, c.182 (see Section 3.2.0).

4.5.0 Grants and Loans for Remediation Work

The Department of Community Affairs, Division of Housing and Community Resources, provides financial assistance in the form of grants or loans to eligible owners and occupants. Information about the various programs is available on the Department's website at: <https://www.nj.gov/dca/divisions/dhcr/offices/leadsafe.html>.

5.0.0 RECORDKEEPING AND INVESTIGATIONS

5.1.0 Municipal Record Keeping

Municipalities will be required to keep track of all rental dwellings, their inspection schedule, and whether a lead-based paint hazard has been found.

In addition to the inspection schedule, municipalities must maintain a copy of any lead-safe certificates in their records for the property.

5.2.1 Municipal Investigations

Municipalities are authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with the requirements of P.L.2021, c.182.

If a municipality determines that a property owner has failed to comply with the

requirements of this law, the property owner must be given 30 days from the date of the determination to cure any violation by ordering the necessary inspection or by initiating remediation.

If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated. Remediation efforts are considered initiated when the owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

5.2.2 Department of Community Affairs Investigations

When a complaint is filed with the Department of Community Affairs, or of the

Commissioner's own accord, the Commissioner is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the

requirements of P.L.2021, c.182. The Department will give the municipality a period of 30 days to undertake necessary inspections and provide proof in the form of valid lead-safe certifications or notification that lead-based paint hazards exist in a dwelling and remediation will be initiated. If the municipality has not cured the violation within 30 days, they shall be subject to a penalty not to exceed \$1,000 per week until the necessary action has been taken.



LEAD - SAFE CERTIFICATE

It is hereby certified that a lead based paint visual inspection and/or dust wipe sampling has been performed in accordance with the protocols referenced in N.J.A.C. 5:17, and the results of which indicate that no lead-based paint hazards have been found in the dwelling unit listed below. It shall be the owner's responsibility to perform any required on-going evaluation and maintenance to ensure that the dwelling unit remain in a Lead - Safe condition. PURSUANT TO P.L.2003, c.311 (C.52:27D-437.1 et. seq.)

This certificate is VALID FOR TWO YEARS.

Site Address		
	Block	Lot

Applicable Dwelling Unit: (CERTIFICATE IS VALID FOR A DWELLING UNIT AND SHALL BE AFFIXED TO LEASE)

InspRA Name: _____ Evaluation Contractor #: _____ Phone: _____

Contractor Name: _____

Signature: _____ NJDOH ID #: _____ Contractor Address: _____

OR

Name of Municipal Inspector: _____ Signature: _____ Date Issued (mm / dd / yyyy): _____

APPENDIX B. FREQUENTLY ASKED QUESTIONS

1. What is lead and its associated hazards?

Lead is a toxic, naturally occurring element and heavy metal in our environment that was widely used in commercial products such as gasoline, paint, cosmetics, spices, and pottery. Lead exposure in children can cause nervous system and kidney damage, as well as learning disabilities, attention-deficit disorder, and decreased intelligence. It can also cause behavior, speech, and language problems, hearing damage, decreased muscle and bone growth, and poor muscle coordination.

2. How does one identify lead-based paint hazards?

Lead-based paint is usually not a hazard if it is in good condition, and the paint is not on an impact or friction surface, such as a window. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs attention. Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can reside on surfaces and objects that people touch.

3. What are the requirements of municipalities under P.L. 2021, c. 182?

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification. As an alternative, municipalities must permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose.

4. What are the requirements of property owners under P.L. 2021, c. 182?

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms. Property owners must also report all tenant turnover activity to the

6. What is the periodic inspection procedure?

- Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.
 - A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.
 - A multiple dwelling that has been registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.
 - This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.
 - Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).
 - Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b).
 - Dwellings that have been certified to be free of lead-based paint pursuant to consecutive lease renewals.
 - Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have multiple dwellings that were constructed during or after 1978.
 - Dwellings that were constructed during or after 1978.
- All single-family, two-family, and multiple rental dwellings must be inspected, with the exception of the following dwellings, which are exempt:
5. What dwellings are required to be inspected and what dwellings are exempt?

lead-safe certifications, and the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during the real estate transaction, settlement, or closing.

Dust wipe sampling is collected by wiping a representative surface, including floors (both carpeted and uncarpeted), interior windowsills, and other similar surfaces,

8. What are dust wipe samplings?

A visual assessment is an examination of all painted building components for deteriorated paint or visible surface dust, debris, or residue. The inspector should also look for paint chips or dust from painting activities that were not cleaned up and paint residue on floors.

7. What is a visual assessment?

In all scenarios, the next inspection should be scheduled three years from the date of issuance of the most recent valid lead-safe certification.

After the initial inspection, all units shall be inspected for lead-based hazards every three years, or upon tenant turnover, whichever is earlier. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. If the lead-safe certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the three-year inspection.

All rental dwelling units required to be inspected must be inspected for lead-based paint within two years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024.

For dwellings located in a municipality in which at least three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection must be carried out through dust wipe sampling, as explained in Section 3.3.5.

For dwellings located in a municipality in which less than three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection may be carried out through visual inspection, as explained in Section 3.3.4.

Municipalities must maintain a record of all dwellings subject to this Chapter which shall include up-to-date information on inspection schedules, inspection results,

13. What is required for municipal record keeping to be in compliance with the Act?

The New Jersey Department of Community Affairs certifies lead abatement contractors; the New Jersey Department of Health licenses individual lead abatement workers; the United States Environmental Protection Agency (EPA) certifies Renovation, Repair, and Painting (RRP) contractors. These firms are certified to perform RRP projects that address lead-based paint in homes.

12. Who can perform lead remediation work?

The New Jersey Department of Community Affairs certifies lead evaluation contractors. The New Jersey Department of Health licenses individual lead inspectors and risk assessors.

11. Who can perform lead evaluation?

Lead abatement is a set of measures designed to permanently eliminate lead-based paint hazards.

10. What does abatement mean?

Interim controls are a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards.

9. What does interim controls mean?

and testing in accordance with a method approved by the United States Department of Housing and Urban Development (HUD). These samples must be undertaken properly to ensure that results are accurate.

and tenant turnover. Municipalities must also maintain a record of all lead-safe certifications issued pursuant to this Chapter; any time a lead evaluation contractor performs the inspection, the lead evaluation contractor must provide a copy of any lead-safe certifications it issued to the municipality. Finally, municipalities must maintain a record of all lead-free certifications issued pursuant to N.J.A.C. 5:17.

14. What investigations are required under the Act?

Municipalities are authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with the requirements of P.L.2021, c.182. If a municipality determines that a property owner has failed to comply with the requirements of this law, the property owner must be given 30 days to cure any violation by ordering the necessary inspection or by initiating remediation.

When a complaint is filed with the Department of Community Affairs, or of the Commissioner's own accord, the Commissioner is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the requirements of P.L.2021, c.182. The Department will give the municipality 30 days to undertake necessary inspections and provide proof in the form of valid lead-safe certifications or notification that lead-based paint hazards exist in a dwelling.

15. What are the penalties for failure to comply with the Act?

If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

If the municipality has not cured the violation within 30 days, they shall be subject to a penalty not to exceed \$1,000 per week until the necessary action has been taken.



**LIST OF CERTIFIED LEAD EVALUATION CONTRACTORS
(PURSUANT TO N.J.A.C. 5:17)**

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
A & B LEADMASERS, LLC	LAKEWOOD	NJ	08701	GERSHON KAUFMAN	(732) 901-0222	429	RESIDENTIAL	PUBLIC BLDG	
A. MOLLY COMPANY	FAIRFIELD	NJ	07004	DAVID SCHLOSSER	(862) 702-3311	271	RESIDENTIAL	PUBLIC BLDG	
AA COMPLETE PROPERTY SERVICES	NEWARK	NJ	07104	WILLIAM BARNES	(973) 902 - 8207	418	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AAA LEAD PROFESSIONALS	LAKEWOOD	NJ	08701	JOSEPH PERLSTEIN	(732) 668-9078	430	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AAA LEAD, ASBESTOS & MOLD	NEW BRUNSWICK	NJ	08902	MATTHEW A. SCHROEDER	(732) 882-5741	409	RESIDENTIAL	PUBLIC BLDG	
ABSOLUTE JM SERVICES LLC	ORANGE	NJ	07050	JOHNMARY NWOFE	(862) 250-1925	681	RESIDENTIAL	PUBLIC BLDG	
ACCREDITED ENV. TECH.	MEDIA	PA	19063	ERIC SUTHERLAND	(610) 891-0114	599	RESIDENTIAL	PUBLIC BLDG	
ACER ASSOCIATES, LLC	WEST BERLIN	NJ	08091	J. SCOTT HORN	(856) 809-1202	493	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AECOM TECHNICAL SERVICES, INC.	CLAYTON	MO	63105	MARK T. CONNORS	(732) 672-7519	711			COMM/SS
AIM ENVIRONMENTAL, LLC	EDGEWATER	NJ	07020	IGOR MARTIROSIAN	(201) 528-5047	693	RESIDENTIAL	PUBLIC BLDG	
ALC ENVIRONMENTAL	NEW YORK	NY	10001	JOSHUA P. SARETT	(212) 675-5544	497	RESIDENTIAL	PUBLIC BLDG	
AMERICAN ENV OF SOUTHERN NJ	BRIDGETON	NJ	08302	EDWARD RIVERA	(856) 451-1344	210	RESIDENTIAL	PUBLIC BLDG	
ATC GROUP SERVICES LLC	BURLINGTON	NJ	08016	BRIAN KEARNEY	(609) 386-8800	28	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ATLANTIC ENVIRONMENTAL	HOBOKEN	NJ	07030	JEFFREY ANDERSON	(201) 876-9400	568	RESIDENTIAL	PUBLIC BLDG	
BAY HILL ENVIRONMENTAL LLC	CHERRY HILL	NJ	08002	WILLIAM P. O'DONNELL	(215) 284-0086	432	RESIDENTIAL	PUBLIC BLDG	
BGI RESOURCES INTL. CORP.	CHERRY HILL	NJ	08034	BASSEY AKPAN	(856) 888-2396	620	RESIDENTIAL	PUBLIC BLDG	
CRITERION LABORATORIES INC.	BENSALEM	PA	19020	JAMES A WELTZ	(215) 244-1300	103	RESIDENTIAL	PUBLIC BLDG	
CYRUS ENVIRO CONSULTANTS LLC	GALLOWAY	NJ	08205	ADAMA SIDIBE	(609) 652-5074	367	RESIDENTIAL	PUBLIC BLDG	COMM/SS
DETAIL ASSOCIATES INC.	ENGLEWOOD	NJ	07632	STEPHEN JARACZEWSKI	(201) 569-6708	686	RESIDENTIAL	PUBLIC BLDG	
DINAGO CORPORATION	NEWARK	NJ	07105	CARLOS GOMES	(973) 491-0877	700	RESIDENTIAL	PUBLIC BLDG	
DK ENVIRONMENTAL & CONSTR.	KISSIMMEE	FL	34747	DEBRA KOONTZ	(814) 243-1927	698	RESIDENTIAL	PUBLIC BLDG	
EHS COMPLIANCE ASSOCIATES	SCOTCH PLAINS	NJ	07060	DANYELLA BROOKS	(908) 387-7744	680	RESIDENTIAL	PUBLIC BLDG	COMM/SS
EMPIRE ENVIRONMENTAL, LTD	TOWACO	NJ	07082	MICHAEL J. BOGGI	(973) 334-5641	630	RESIDENTIAL	PUBLIC BLDG	
ENTECH ENGINEERING OF NJ	ISELIN	NJ	08830	MOHAMMAD ULLAH	(732) 781-0000	701	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENV. TESTING CONSULTANTS, LLC	RUNNEMEDE	NJ	08078	TROY A. RAY	(856) 482-1311	335	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL CONNECTION INC.	TRENTON	NJ	08608	STEVE MANIA	(609) 392-4200	200	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL DESIGN INC.	PENNSAUKEN	NJ	08109	JAY MURRAY	(856) 616-9516	552	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL HEALTH INVEST.	SPARTA	NJ	07871	WILLIAM S KERBEL	(973) 729-5649	388	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL LOGIC, LLC	LAWRENCEVILLE	NJ	08648	KEVIN LOVELY	(609) 910-0720	702	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL TACTICS INC.	MATAWAN	NJ	07747	TOM P. GEIGER	(732) 290-2217	70	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL TESTING SERVICES	DEPTFORD	NJ	08096	MICHAEL STEFKOVIC	(866) 226-2114	531	RESIDENTIAL	PUBLIC BLDG	

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
ENVOCARE ENV. & FACILITY MGT.	SOMERSET	NJ	08873	DEVANG PATEL	(732) 253-5740	709	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ESIS, INC.	PHILADELPHIA	PA	19106	FRANK WESTFALL	(215) 640-5551	503	RESIDENTIAL	PUBLIC BLDG	COMM/SS
GANNETT FLEMING INC.	MARLTON	NJ	08053	HELEN PAPPAS	(856) 396-2226	569			COMM/SS
GLS INSPECTIONS, LLC	FAIR LAWN	NJ	07410	LANA SILBERMAN	(201) 681-6854	696	RESIDENTIAL	PUBLIC BLDG	COMM/SS
GZA GEOENVIRONMENTAL, INC	FAIRFIELD	NJ	07004	BENJAMIN M. SALLEMI	(973) 774-3300	358	RESIDENTIAL	PUBLIC BLDG	COMM/SS
HILLMANN CONSULTING, LLC	UNION	NJ	07083	NATHAN KRAMPERT	(908) 688-7800	101	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ISLES INC.	TRENTON	NJ	08618	PETER ROSE	(609) 341-4730	613	RESIDENTIAL	PUBLIC BLDG	
J.S. HELD, LLC	JERICHO	NY	11753	JEFFEREY ANDERSON	(516) 621-2900	714	RESIDENTIAL	PUBLIC BLDG	
LANGAN ENG. & ENV. SERVICES	PARSIPPANY	NJ	07054	JEROME CIRILLI	(973) 560-4900	47	RESIDENTIAL	PUBLIC BLDG	
LEA ENVIRONMENTAL LLC	BLACKWOOD	NJ	08012	JENNIFER L. PUCCIO	(866) 711-0201	626	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEAD CONSULTANTS OF AMERICA	SOMERSET	NJ	08873	CARL MASTYKARZ	(732) 418-9006	317	RESIDENTIAL	PUBLIC BLDG	
LEAD CONSULTING & INSPECTION	SHORT HILLS	NJ	07078	LUKE SCHROEDER	(973) 912-0222	121	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEW CORPORATION	MINE HILL	NJ	07083	LEE E. WASSERMAN	(908) 654-8068	15	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEWIS CONSULTING GROUP, INC.	MANASQUAN	NJ	08736	CLIVE H. WILLIAMS	(732) 276-2420	655	RESIDENTIAL	PUBLIC BLDG	COMM/SS
MALICK & SCHERER, P.C.	HAMPTON	NJ	08227	ARIF R. MALICK	(908) 537-1300	628	RESIDENTIAL	PUBLIC BLDG	
MANDELL LEAD INSPECTORS, INC.	TOTOWA	NJ	07512	STUART CASCIANO	(973) 785-7574	76	RESIDENTIAL	PUBLIC BLDG	
MATRIX NEW WORLD ENGR.	FLORHAM PARK	NJ	07932	JAYNE WARNE	(973) 240-1800	204	RESIDENTIAL	PUBLIC BLDG	
McCABE ENVIRONMENTAL SERVICES	LYNDHURST	NJ	07071	JOHN CHIAVIELLO	(201) 438-4839	338	RESIDENTIAL	PUBLIC BLDG	COMM/SS
NV5, INCORPORATED	PARSIPPANY	NJ	07054	RYAN BROADWATER	(973) 946-5627	574	RESIDENTIAL	PUBLIC BLDG	
OMEGA ENV. SERVICES, INC.	S. HACKENSACK	NJ	07606	GARY J. MELLOR	(201) 489-8700	120	RESIDENTIAL	PUBLIC BLDG	COMM/SS
OPTIMUM ENV. SOLUTIONS	UNION	NJ	07083	EMMANUEL O. CHIOBI	(862) 955-3088	627	RESIDENTIAL	PUBLIC BLDG	
PARS ENVIRONMENTAL	ROBBINSVILLE	NJ	08691	JULIAN FERNANDEZ-ORREGON	(609) 890-7277	416	RESIDENTIAL	PUBLIC BLDG	COMM/SS
PARTNER ENG. & SCIENCE	TORRANCE	CA	90501	BRIAN NEMETZ	(310) 615-4500	658	RESIDENTIAL	PUBLIC BLDG	COMM/SS
PENNONI ASSOCIATES INC.	HADDON HEIGHTS	NJ	08035	CHRIS PURVIS	(856) 547-0505	239	RESIDENTIAL	PUBLIC BLDG	COMM/SS
PRECISION ENVIRONMENTAL, INC.	CORTLAND MANOR	NY	10567	ANDREAS C. ANDREOU	(718) 383-2616	400	RESIDENTIAL	PUBLIC BLDG	
PRESTIGE HOME INSPECTION SVCS.	NEW YORK	NY	10033	ILIA ARVELO	(917) 979-4404	712	RESIDENTIAL	PUBLIC BLDG	
REACT ENV. PROFESSIONAL SERVICES	PHILADELPHIA	PA	19142	SUZANNE C. SHOURDS	(215) 729-3220	605	RESIDENTIAL	PUBLIC BLDG	
RJB ENVIRONMENTAL, INC.	MORRISVILLE	PA	19067	JAMES FRISBEE	(267) 991-9212	654	RESIDENTIAL	PUBLIC BLDG	
S.A. BARCIA INSPECTIONS LLC	HACKENSACK	NJ	07601	BARCIA STEPHEN	(201) 487-0158	656	RESIDENTIAL	PUBLIC BLDG	COMM/SS
SAFETY ENV. COMPANY OF NY	STATEN ISLAND	NY	10301	FRANCIS OWOH	(718) 390-0914	447	RESIDENTIAL		COMM/SS
SKY ENVIRONMENTAL	MOUNTAIN LAKES	NJ	07046	MARINA SHERESHEVSKY	(973) 769-6946	479	RESIDENTIAL	PUBLIC BLDG	
STV INCORPORATED	NEW YORK	NY	10003	DOUGLAS GLORIE	(212) 777-4400	522	RESIDENTIAL	PUBLIC BLDG	
SYNERTECH INC.	PHILADELPHIA	PA	19148	ERIC BELFI	(215) 755-2305	545	RESIDENTIAL	PUBLIC BLDG	COMM/SS
TADCO ENGINEERING	LYNDHURST	NJ	07071	SAFWAT TADROUS	(201) 222-5322	551	RESIDENTIAL	PUBLIC BLDG	
TECTONIC ENG. & SURVEYING, INC.	MOUNTAINSIDE	NJ	07092	CRITELLI THOMAS	(973) 467-5850	664	RESIDENTIAL	PUBLIC BLDG	COMM/SS
TRC ENGINEERS, INC.	NEW YORK	NY	10018	EDWARD GERDTS	(212) 221-7822	266	RESIDENTIAL	PUBLIC BLDG	COMM/SS
TTI ENVIRONMENTAL, INC	MOORESTOWN	NJ	08057	TIM POPP	(856) 840-8800	13	RESIDENTIAL	PUBLIC BLDG	COMM/SS

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
USA ENVIRONMENTAL MNGT INC.	TRENTON	NJ	09153	JOHN T.DUGGAN JR.	(609) 656-8101	232	RESIDENTIAL	PUBLIC BLDG	
VANASSE HANGEN BRUSTLIN, INC.	MANASQUAN	NJ	08736	GLEN KIRKPATRICK	(732) 223-2225	699	RESIDENTIAL	PUBLIC BLDG	
WHITMAN	SOMERSET	NJ	08873	DAVID VILLAR	(732) 390-5858	261	RESIDENTIAL	PUBLIC BLDG	
WOOD ENV. & INFRASTRUCTURE INC.	ALPHARETTA	GA	30009	SARAH J. SMITH	(770) 360-0600	644	RESIDENTIAL	PUBLIC BLDG	COMM/SS
CERT # = CONTRACTOR CERTIFICATION NUMBER							PAGE 3 OF 3		
COMM/SS = COMMERCIAL BUILDINGS AND SUPERSTRUCTURES									