



LEAD-BASED PAINT INSPECTION SERVICES & INFORMATION

732.995.5195

www.RyderHomeInspections.com

- LEAD-FREE INSPECTIONS & CERTIFICATIONS (XRF TESTING)
- LEAD-SAFE INSPECTIONS & CERTIFICATIONS
- LEAD-BASED PAINT EVALUATIONS (XRF TESTING)
- LEAD-BASED PAINT RISK ASSESSMENTS (XRF TESTING)
- LEAD-DUST INSPECTIONS & CLEARANCE EXAMINATIONS
- ONGOING REGULATORY COMPLIANCE & CONSULTATION

PROVIDING PROFESSIONAL LEAD-BASED PAINT INSPECTION
SERVICES THROUGHOUT THE STATE OF NEW JERSEY

Lead Inspector / Risk Assessor: Permit # 038437

Lead Evaluation Contractor: Cert #: 00722-E

NEW JERSEY'S LEAD-SAFE CERTIFICATION LAW

WHAT PROPERTY OWNERS & REAL ESTATE PROS NEED TO KNOW

- As of July 22, 2022, NJ requires all applicable rental units built prior to 1978 to be inspected for lead-based paint. Inspections must take place upon tenant turnover or by July 22, 2024.
- Property owners must provide a Lead-Safe Certificate to tenants and must include it with any lease agreements.
- Lead-Safe Certificates are valid for two years.
- Some pre-1978 properties are exempt from the new legislation. Call us to find out if your property is exempt or has the potential to be.
- Lead-Safe Inspections are performed through either a visual assessment or dust sampling depending on the state requirements for each specific municipality.
- Many pre-1978 dwellings may in fact be lead-based paint **FREE** depending on original build year and/or remodeling that may have been completed since 1978.
- A Lead-Free certification will exempt the property from future inspections.
- LRAP (Lead Remediation & Abatement Program) NJ DCA state funding is available to eligible property owners or tenants

WHAT SETS US APART FROM OTHER LEAD EVALUATION CONTRACTORS?

- Third party unbiased inspection firm - we **do not** perform abatement or remediation unlike many other evaluators.
- We are a New Jersey DCA Procured Lead Evaluator, contracted to provide risk assessments and clearance examinations in the NJ DCA Lead Assistance Program.
- We use the most advanced and current XRF instrumentation.
- Communication and consultation are integral to our business.
- We keep you in regulatory compliance with reminders for necessary future inspections (lead-safe certificates).
- Multiple-dwelling discounts are available on a per case basis.
- Both Lead-Free and Lead-Safe inspections are available.

LEAD-SAFE INSPECTIONS

WHAT TO EXPECT

LEAD-SAFE VISUAL INSPECTIONS

- Visually inspect all painted interior components and rooms of the dwelling including common areas, enclosed porches, window wells, and basements for deteriorated paint (lead-based paint hazards)
- Upon a passing inspection reports and certificates will be published within 24 hours
- Upon a failed inspection, remediation will be necessary as well as re-inspection, which will include dust wipe sampling
- As per HUD, a lead paint hazard is considered any paint deterioration larger than hairline cracks and pinholes
- All paint must be in a non-deteriorated state - no chipping, peeling, dust, cracking, chalking
- Common hazardous areas may include windows, window sills, window wells, doors, door frames, stairs, railings, ballisters

LEAD-SAFE DUST-WIPE INSPECTIONS

- Visually inspect all painted interior components and rooms of the dwelling including common areas, enclosed porches, window wells, and basements for deteriorated paint (lead-based paint hazards)
- Once visual inspection is completed, dust-wipe sampling will take place
- A floor and window sample will be taken in each room, in a minimum of four rooms
- Laboratory results of dust samples will be compared to EPA clearance standards for lead dust.
- Upon a passing inspection reports and certificates will be published within 24 hours

XRF TESTING

WHAT TO EXPECT

LEAD-BASED PAINT EVALUATIONS

- A visual inspection will take place in conjunction with XRF testing of a representative number of all painted components of the dwelling, room by room.
- If no lead paint is present a **lead-free certification** will be issued.
- Lead free certifications will **exempt** the property from N.J.A.C 5:28A.
- If lead is detected but the paint is not deteriorated and/or any dust samples that may need to be taken show acceptable levels of lead dust a lead safe certificate will be issued.
- Reports published within 24-48 hours of inspection.

LEAD PAINT RISK ASSESMENTS

- XRF testing of all impact and friction surfaces of the dwelling as well as all deteriorated paint.
- Dust Sampling
- Soil Sampling (If necessary)
- Reports will include lead hazard control options (interim controls and abatement)
- Can minimize cost of abatement or remediation due to the pinpointing of lead hazards rather than assuming that all deteriorated paint is leaded and remediating or abating as such
- A good option for property owners/investors at point of sale, if the intention is to rent the dwelling

HELPFUL LINKS AND DEFINITIONS

LINKS:

- <http://www.nj.gov/dca>
 - New Jersey Department of Community Affairs website
- <http://www.nj.gov/dca/codes/resources/leadpaint.shtml>
 - DCA page where you can find more information as well as a database of exempt registered multiple dwellings
- <http://www.nj.gov/dca/dhcr/offices/lrap.shtml>
 - DCA page where you can find more information/applications for the state funded lead remediation and abatement program

DEFINITIONS:

- **Lead-Based Paint Hazard:** Deteriorated paint in pre-1978 properties
- **Interim Controls:** A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards
 - Interim controls include dust removal, paint stabilization, treatment of friction or impact surfaces (Lead-Safe)
- **Abatement:** a set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint (Lead-Free)
 - Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, or the replacement of leaded building components
- **XRF:** X-Ray Fluorescence
- **N.J.A.C. 5:28A:** Periodic Lead-Based Paint Inspection Law
- **Friction Surface:** Any interior or exterior surface such as a window, doorjamb, or stair tread subject to abrasion or friction
- **Impact Surface:** An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact