

Lead Safe Periodic Inspection Summary

- 1) All rental properties built before **1978** are required to be periodically inspected for lead-based paint hazards within two (2) years of the effective date of the law, **July 22, 2022**, or upon tenant turnover, whichever is earlier. This means that the first periodic inspection must take place no later than July 22, 2024. After the initial periodic inspection, all units shall be inspected for lead-based paint hazards every three (3) years, or upon tenant turnover with an invalid certificate. A periodic inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. A Lead "Safe" Certificate in New Jersey is valid for two-years. If the lead-safe certificate has expired, and tenant turnover occurs, A periodic inspection will be necessary before the three-year assessment.
- 2) The periodic inspection is governed by the State of New Jersey; the regulations are contained in NJ Administrative Code N.J.A.C. §528 A. All Assessments/sampling must be conducted by a New Jersey State Certified Risk Assessor.
- 3) The assessment requirements vary by town and can be found on https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/doh_lead_data_insp.pdf

Lead Safe Periodic Inspection - A limited visual, non-invasive inspection of all interior painted building components for lead-based paint hazards.

- Interior Floors, Walls, and Ceilings
- Accessible areas only not obstructed by clutter, furniture storage or other blockages.
- Unfinished and unpainted area are not included.
- Costs are determined by number of rooms
- This is a snapshot in time. Return visits are additional charges.

Dust Wipe Sampling Protocol

- Towns that require dust wipes will have to follow the state protocol and sample required rooms.
- Dust wipes will be charged per sample.
- Areas should be cleaned prior to assessment for best results.

Lead "Free" Certificates (We do not offer)

- 4) Accessible is defined as visual assessment without moving any blockages including but not limited to: concealed by walls, drywall, paneling, insulation, carpeting, furniture, items stored in or on personal property, equipment, plants, or debris. We will not enter any unsafe conditions.
- 5) The conclusions of a lead safe periodic inspection **does "NOT" mean that the building is free of lead**. It means that the lead inspector/risk assessor conducted a periodic inspection of the interior of the building according to the State of N.J.A.C. 5:28A. Lead paint may be present under layers of newer paint or surfaces. Lead and or any other hazardous material can still be present in water, soil or other components of the building or associated landscape.
- 6) This periodic inspection is a snapshot in time: **Lead-Safe Conditions Are Subject to Change**. Changes are usually damages and/or repair work which compromises painted surfaces. Lead dust can emerge from a dormant and harmless underlayers of lead paint and create an active, dangerously toxic condition. Here are some common occurrences that can compromise lead safe conditions:
 - Repairing or replacing windows. When moldings are removed, painted surfaces are disturbed. Paint crumbles. Dust is created.
 - Installing components that require drilling and installing screws is enough to disturb lead-based paint which may exist even on under several layers of paint.
 - Banging nails into walls for picture hanging and/or applying and pulling off adhesive tape.
 - Furniture and or doors knobs bumping into walls can cause.



INSPECTION SERVICES

We are Roots Inspection Services complete building/home inspections. These inspections are completed as per the regulations set by the state of New Jersey under NJ Administrative Code N.J.A.C. §528 A, and the presence of lead paint is not included. Lead Safe Assessments and dust sampling are available at separate charges.

Contact to Schedule

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