



MANDELL ENVIRONMENTAL CONSULTING

409 MINNISINK ROAD • SUITE 102 • TOTOWA, NJ 07512 • (973) 785-7574 • FAX (973) 785-0561

LEAD PAINT INSPECTION REPORT

INSPECTION FOR: Head Start @ Central Avenue Complex
1 Medical Drive
Parsippany-Troy Hills, NJ 07054

PERFORMED AT: Head Start @ Central Avenue Complex
1 Medical Drive
Parsippany-Troy Hills, NJ 07054

INSPECTION DATE: 09/09/2020

INSTRUMENT TYPE: Hueresis Pb 2000i
XRF Lead-Based Paint Analyzer
Serial Number: 2609

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 003783

THIS REPORT IS NON TRANSFERABLE

The measurements contained within are accurate to the best of our knowledge.
Mandell Environmental Consulting does not under any circumstances make any representation guarantee or warranty as to the reported or future condition of the property.

SIGNED: Date: 9-15-2020
Stuart Casciano
Mandell Environmental Consulting
409 Minnisink Road, Suite 102
Totowa, NJ 07512
973-785-7574

Lead-based Paint Screening With "XRF" Technology

On September 9, 2020, Mandell Environmental Consulting conducted a limited inspection for the possible presence of Lead-based Paint at the Head Start @ Central Avenue Complex, 1 Medical Drive, Parsippany-Troy Hills, NJ. Sampling of selected areas was performed in accordance with HUD Guidelines (2012 Revisions) using "XRF" technology. The inspection was limited to the rooms and areas to be used by the child care. As noted during the inspection these results are not representative of any other room in the building that was not tested.

Enclosed please find a Detailed Report, which provides a listing of all the readings collected during the inspection, organized by room and structure type. The positive readings are highlighted and include those readings that were at or above the action level 1.0 mg/cm². We found that **none** of the readings taken were positive. However, some painted surfaces may contain levels of lead below 1.0 mg/cm² (e.g. inconclusive), which could create dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

When reviewing the reports please consider that XRF readings were only collected on representative painted surfaces which were visible to the inspector at the time of the inspection. Readings were not collected in areas where the presence or absence of paint could not be determined, or accessed. The overall condition of the painted surfaces at these locations is also provided. This information should be utilized by you when evaluating interim controls or abatement actions, particularly for friction (windows, floors, stair treads) and impact surfaces (faces of doors). Be aware that friction and impact surfaces are considered to be in unsound condition due to their inherent dust production.

The enclosed information will primarily assist you in identifying the location(s) of lead-based paint on the exterior and interior painted surfaces tested during the inspection. It should not be used to assess whether an individual has been exposed to harmful levels of lead and/or the future for potential for future exposure. However, this information can provide the basis for a more detailed risk assessment, which includes an in depth, hazard evaluation as well as soil, and dust wipe sampling.

EXPLANATION OF TERMS AND ABBREVIATIONS

The following information has been provided to assist you with the attached Lead-Based Paint Inspection Report.

Action Level – The level at or above which any paint, shellac, varnish, or other coating is considered to be lead-based and, consequently, appropriate abatement and/or interim control measures should be considered. Currently, the action level as outlined in State and Federal guidelines is 1.0 milligrams/square centimeter (1.0 mg/cm²) as measured by X-Ray Fluorescence (XRF) testing, or 0.5% by weight as measured by laboratory analysis.

Reading No. – Corresponds to a specific XRF measurement as taken in a numerical sequence during the inspection.

Surface – The general location of a measurement relative to a wall on the exterior of the house or within a particular room. Wall A corresponds to the front entry wall, while walls B through D are identified proceeding in a clockwise direction.

Structure – A major component such as a window, wall, or staircase located inside or outside of the house, upon which a measurement or set of measurements were collected.

Location – The specific area on a structure where a measurement was collected.

Member – A portion of a structure such as a window jam, door header, or stair riser where a measurement was collected.

Friction Surface – Any interior or exterior surface such as a window, stair tread, or floor subject to friction or abrasion.

Impact Surface – An interior or exterior surface such as surfaces on doors subject to damage by repeated impact or contact.

Paint Condition – A subjective classification of the condition of a painted surface upon which a measurement was collected. Paint is classified into one of two categories that include “sound” or “unsound”. A “sound” surface is considered to be completely intact and free from any visible signs of damage or deterioration. All other surfaces are considered “unsound”. Regardless of the paint condition at the time of inspection, all friction and impact surfaces are considered “unsound” due to the ongoing generation of dust that is inherent to these surfaces during use. If test results indicate the presence of lead-based paint, particularly on an “unsound” surface, steps should be taken to establish and maintain a lead-safe condition.

I = Intact: Paint surface is smooth, continuous and free of surface defect that would result in the release of paint dust or chips.

D=Deteriorated: Large surfaces – a surface where more than two square feet of surface are not intact. Areas without large surfaces – surface where more than 10 percent of the surface is not intact.

Lead Inspection Report

Inspection Date: 9/9/2020 - 9/9/2020
 Action Level: 1.0 (mg/cm²)
 Total Readings: 158
 Unit Started: 09/09/2020 15:32:23
 Unit Ended: 09/09/2020 16:38:46

Inspection Site: 1 Medical Drive
 Parsippany-Troy Hills, NJ

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
392 (CAL)	Negative	Foyer	A	Wall	Drywall	Intact	1.1 mg/cm ²
393 (CAL)	Negative	Foyer	B	Wall	Drywall	Intact	1.0 mg/cm ²
394 (CAL)	Negative	Foyer	C	Wall	Drywall	Intact	1.0 mg/cm ²
395 (CAL)	Negative	Foyer	D	Wall	Drywall	Intact	0.0 mg/cm ²
396 (CAL)	Negative	Foyer	A	Door	Metal	Intact	0.0 mg/cm ²
397 (CAL)	Negative	Foyer	A	Door Molding	Metal	Intact	0.1 mg/cm ²
398	Negative	Foyer	C	Column	Metal	Intact	0.2 mg/cm ²
399	Negative	Foyer	C	Roof Deck	Metal	Intact	0.2 mg/cm ²
400	Negative	Foyer	C	Roof Deck	Metal	Intact	0.1 mg/cm ²
401	Negative	Foyer	C	Beam	Metal	Intact	0.1 mg/cm ²
402	Negative	Foyer	C	Duct	Metal	Intact	-0.1 mg/cm ²
403	Negative	Foyer	C	Door	Wood	Intact	0.1 mg/cm ²
404	Negative	Foyer	C	Door	Wood	Intact	0.1 mg/cm ²
405	Negative	Foyer	C	Door	Wood	Intact	-0.1 mg/cm ²
406	Negative	Foyer	C	Door	Wood	Intact	0.2 mg/cm ²
407	Negative	Foyer	C	Door	Wood	Intact	0.1 mg/cm ²
408	Negative	Foyer	C	Cabinet	Wood	Intact	0.3 mg/cm ²
409	Negative	Foyer	C	Cabinet	Wood	Stain Varnish	0.1 mg/cm ²
410	Negative	Classroom A	2	Cabinet	Wood	Stain Varnish	0.0 mg/cm ²
411	Negative	Classroom D	2	Classroom D	Drywall	Stain Varnish	0.0 mg/cm ²
412	Negative	Classroom D	2	Classroom D	Drywall	Intact	0.1 mg/cm ²
413	Negative	Classroom C	2	Classroom C	Drywall	Intact	0.1 mg/cm ²
414	Negative	Classroom B	2	Classroom B	Drywall	Intact	0.1 mg/cm ²
415	Negative	Classroom A	2	Classroom A	Drywall	Intact	0.1 mg/cm ²

Lead Inspection Report

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 Parsippany-Troy Hills, NJ

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
416	Negative	Classroom A	Door	Metal	Intact		0.1 mg/cm ²
417	Negative	Classroom A	Door Molding	Metal	Intact		0.1 mg/cm ²
418	Negative	Classroom C	Closet Wall	Drywall	Intact		0.0 mg/cm ²
419	Negative	Bathroom C	Wall	Drywall	Intact		0.2 mg/cm ²
420	Negative	Bathroom B	Wall	Drywall	Intact		0.1 mg/cm ²
421	Negative	Bathroom A	Wall	Drywall	Intact		0.1 mg/cm ²
422	Negative	Bathroom A	Ceiling	Drywall	Intact		0.1 mg/cm ²
423	Negative	Bathroom B	Door Molding	Metal	Intact		0.0 mg/cm ²
424	Negative	Bathroom B	Door	Wood	Stain Varnish		0.1 mg/cm ²
425	Negative	Classroom B	Door	Wood	Stain Varnish		0.1 mg/cm ²
426	Negative	Classroom C	Cabinet	Wood	Stain Varnish		0.0 mg/cm ²
427	Negative	Classroom C	Wall	Drywall	Intact		0.1 mg/cm ²
428	Negative	Classroom C	Closet Wall	Drywall	Intact		0.1 mg/cm ²
429	Negative	Classroom D	Wall	Drywall	Intact		0.1 mg/cm ²
430	Negative	Classroom B	Wall	Drywall	Intact		0.0 mg/cm ²
431	Negative	Classroom A	Wall	Drywall	Intact		0.1 mg/cm ²
432	Negative	Classroom A	Door	Metal	Intact		0.0 mg/cm ²
433	Negative	Classroom A	Door Molding	Metal	Intact		0.0 mg/cm ²
434	Negative	Bathroom A	Door Molding	Metal	Intact		0.1 mg/cm ²
435	Negative	Bathroom A	Door	Wood	Stain Varnish		0.1 mg/cm ²
436	Negative	Bathroom A	Wall	Drywall	Intact		0.0 mg/cm ²

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437	Negative	Bathroom B	Wall	Drywall	Intact	0.1 mg/cm ²	
438	Negative	Bathroom D	Wall	Drywall	Intact	0.1 mg/cm ²	
439	Negative	Bathroom D	Ceiling	Drywall	Intact	0.1 mg/cm ²	
440	Negative	Classroom D	Wall	Drywall	Intact	0.1 mg/cm ²	
441	Negative	Classroom C	Wall	Drywall	Intact	0.1 mg/cm ²	
442	Negative	Classroom B	Wall	Drywall	Intact	0.2 mg/cm ²	
443	Negative	Classroom A	Wall	Drywall	Intact	0.1 mg/cm ²	
444	Negative	Classroom A	Closet Wall	Drywall	Intact	0.0 mg/cm ²	
445	Negative	Classroom D	Door	Wood	Stain Varnish	0.1 mg/cm ²	
446	Negative	Classroom A	Cabinet	Wood	Stain Varnish	0.0 mg/cm ²	
447	Negative	Classroom B	Door	Metal	Stain Varnish	0.0 mg/cm ²	
448	Negative	Classroom B	Door Molding	Metal	Stain Varnish	0.1 mg/cm ²	
449	Negative	Bathroom C	Ceiling	Drywall	Intact	0.1 mg/cm ²	
450	Negative	Bathroom C	Door Molding	Metal	Intact	0.1 mg/cm ²	
451	Negative	Bathroom C	Door	Wood	Intact	0.1 mg/cm ²	
452	Negative	Classroom D	Door	Wood	Intact	0.1 mg/cm ²	
453	Negative	Classroom B	Door	Metal	Intact	0.0 mg/cm ²	
454	Negative	Classroom B	Door	Metal	Intact	0.1 mg/cm ²	
455	Negative	Classroom B	Door Molding	Metal	Intact	0.0 mg/cm ²	
456	Negative	Classroom B	Wall	Drywall	Intact	0.2 mg/cm ²	

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 Parsippany-Troy Hills, NJ

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
457	Negative	Classroom C 4	Wall	Drywall	Intact	0.0 mg/cm ²	
458	Negative	Classroom A 4	Wall	Drywall	Intact	0.0 mg/cm ²	
459	Negative	Classroom D 4	Wall	Drywall	Intact	0.1 mg/cm ²	
460	Negative	Classroom D 4	Closet Wall	Drywall	Intact	0.1 mg/cm ²	
461	Negative	Classroom D 4	Beam	Metal	Intact	0.1 mg/cm ²	
462	Negative	Classroom D 4	Roof Deck	Metal	Intact	-0.1 mg/cm ²	
463	Negative	Classroom D 4	Roof Deck	Metal	Intact	0.0 mg/cm ²	
464	Negative	Bathroom D	Wall	Drywall	Intact	0.1 mg/cm ²	
465	Negative	Bathroom A	Wall	Drywall	Intact	0.1 mg/cm ²	
466	Negative	Bathroom B	Wall	Drywall	Intact	0.1 mg/cm ²	
467	Negative	Bathroom B	Ceiling	Drywall	Intact	0.1 mg/cm ²	
468	Negative	Bathroom A	Door Molding	Metal	Intact	0.0 mg/cm ²	
469	Negative	Bathroom A	Door	Wood	Stain Varnish	0.1 mg/cm ²	
470	Negative	Classroom D 5	Door	Wood	Stain Varnish	0.0 mg/cm ²	
471	Negative	Classroom B 5	Door	Metal	Intact	0.0 mg/cm ²	
472	Negative	Classroom B 5	Door Molding	Metal	Intact	0.1 mg/cm ²	
473	Negative	Classroom B 5	Wall	Drywall	Intact	0.0 mg/cm ²	
474	Negative	Classroom C 5	Wall	Drywall	Intact	0.1 mg/cm ²	
475	Negative	Classroom A 5	Wall	Drywall	Intact	0.0 mg/cm ²	
476	Negative	Classroom D 5	Wall	Drywall	Intact	0.2 mg/cm ²	

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Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
477	Negative	Classroom D	Closet Wall	Drywall	Intact	Intact	0.0 mg/cm ²
478	Negative	Classroom D	Deck	Metal	Intact	Intact	0.1 mg/cm ²
479	Negative	Bathroom C	Door Molding	Metal	Intact	Stain Varnish	0.0 mg/cm ²
480	Negative	Bathroom C	Door	Wood	Intact	Stain Varnish	0.1 mg/cm ²
481	Negative	Bathroom C	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
482	Negative	Bathroom D	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
483	Negative	Bathroom B	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
484	Negative	Bathroom C	Ceiling	Drywall	Intact	Intact	0.1 mg/cm ²
485	Negative	Classroom C	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
486	Negative	Classroom A	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
487	Negative	Classroom D	Wall	Drywall	Intact	Intact	0.1 mg/cm ²
488	Negative	Classroom D	Closet Wall	Drywall	Intact	Intact	0.1 mg/cm ²
489	Negative	Classroom B	Wall	Drywall	Intact	Intact	0.2 mg/cm ²
490	Negative	Classroom B	Door	Metal	Intact	Intact	0.1 mg/cm ²
491	Negative	Classroom D	Door Molding	Metal	Intact	Stain Varnish	0.0 mg/cm ²
492	Negative	Classroom D	Door	Wood	Wood	Stain Varnish	0.2 mg/cm ²
493	Negative	Bathroom A	Door	Wood	Wood	Stain Varnish	0.2 mg/cm ²
494	Negative	Bathroom A	Door Molding	Metal	Stain Varnish	Stain Varnish	0.0 mg/cm ²
495	Negative	Bathroom A	Wall	Drywall	Intact	Intact	0.0 mg/cm ²
496	Negative	Bathroom B	Wall	Drywall	Intact	Intact	0.0 mg/cm ²
497	Negative	Bathroom D	Wall	Drywall	Intact	Intact	0.0 mg/cm ²
498	Negative	Bathroom D	Ceiling	Drywall	Intact	Intact	0.1 mg/cm ²

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Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
499	Negative	Hallway	C	Wall	Drywall	Intact	0.1 mg/cm ²
500	Negative	Hallway	B	Wall	Drywall	Intact	0.1 mg/cm ²
501	Negative	Hallway	A	Wall	Drywall	Intact	0.0 mg/cm ²
502	Negative	Hallway	B	Wall	Drywall	Intact	0.0 mg/cm ²
503	Negative	Hallway	B	Door Molding	Metal	Intact	0.0 mg/cm ²
504	Negative	Hallway	B	Door	Wood	Stain Varnish	0.0 mg/cm ²
505	Negative	Kitchen	B	Door	Wood	Stain Varnish	0.1 mg/cm ²
506	Negative	Kitchen	B	Door Molding	Metal	Stain Varnish	0.1 mg/cm ²
507	Negative	Kitchen	B	Wall	Drywall	Stain Varnish	0.1 mg/cm ²
508	Negative	Kitchen	C	Wall	Drywall	Stain Varnish	0.1 mg/cm ²
509	Negative	Kitchen	A	Wall	Drywall	Stain Varnish	0.1 mg/cm ²
510	Negative	Kitchen	D	Wall	Drywall	Stain Varnish	0.1 mg/cm ²
511	Negative	Bathroom	D	Ceiling	Drywall	Stain Varnish	0.1 mg/cm ²
512	Negative	Bathroom	B	Door	Wood	Stain Varnish	0.0 mg/cm ²
513	Negative	Bathroom	B	Door Molding	Metal	Intact	0.1 mg/cm ²
514	Negative	Nurse	B	Door Molding	Metal	Intact	0.1 mg/cm ²
515	Negative	Nurse	B	Wall	Drywall	Intact	0.2 mg/cm ²
516	Negative	Nurse	C	Wall	Drywall	Intact	0.1 mg/cm ²
517	Negative	Nurse	A	Wall	Drywall	Intact	0.1 mg/cm ²
518	Negative	Nurse	D	Wall	Drywall	Intact	0.1 mg/cm ²
519	Negative	Nurse	B	Door	Wood	Stain Varnish	0.1 mg/cm ²
520	Negative	Bathroom	A	Door	Wood	Stain Varnish	0.1 mg/cm ²
521	Negative	Bathroom	A	Ceiling	Drywall	Intact	0.1 mg/cm ²
522	Negative	Office 1	A	Wall	Drywall	Intact	0.1 mg/cm ²
523	Negative	Office 1	D	Wall	Drywall	Intact	0.1 mg/cm ²

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Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm ²)
524	Negative	Office 1	C	Wall	Drywall	Intact	0.0 mg/cm ²
525	Negative	Office 1	B	Wall	Drywall	Intact	0.2 mg/cm ²
526	Negative	Office 1	B	Door Molding	Metal	Intact	0.1 mg/cm ²
527	Negative	Office 1	B	Door	Wood	Stain Varnish	0.0 mg/cm ²
528	Negative	Office 2	B	Door	Wood	Stain Varnish	0.1 mg/cm ²
529	Negative	Office 2	B	Door Molding	Metal	Intact	0.0 mg/cm ²
530	Negative	Office 2	B	Wall	Drywall	Intact	0.1 mg/cm ²
531	Negative	Office 2	C	Wall	Drywall	Intact	0.1 mg/cm ²
532	Negative	Office 2	D	Wall	Drywall	Intact	0.2 mg/cm ²
533	Negative	Office 2	A	Wall	Drywall	Intact	0.1 mg/cm ²
534	Negative	Exterior	B	Door Molding	Metal	Intact	0.1 mg/cm ²
535	Negative	Exterior	B	Door	Metal	Intact	0.0 mg/cm ²
536	Negative	Exterior	D	Soffit	Masonry	Intact	0.1 mg/cm ²
537	Negative	Vestibule	A	Wall	Drywall	Intact	0.1 mg/cm ²
538	Negative	Vestibule	C	Wall	Drywall	Intact	0.1 mg/cm ²
539	Negative	Vestibule	B	Wall	Drywall	Intact	0.1 mg/cm ²
540	Negative	Exterior	A	Door	Metal	Intact	0.0 mg/cm ²
541	Negative	Bathroom	D	Door	Wood	Stain Varnish	0.1 mg/cm ²
542	Negative	Bathroom	D	Door Molding	Metal	Intact	0.2 mg/cm ²
543	Negative	Bathroom	D	Ceiling	Drywall	Intact	0.1 mg/cm ²
544 (CAL)			1				1.0 mg/cm ²
545 (CAL)			1				0.9 mg/cm ²
546 (CAL)			1				1.0 mg/cm ²
547 (CAL)			1				0.0 mg/cm ²
548 (CAL)							0.0 mg/cm ²

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Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm²)
549 (CAL)							0.1 mg/cm ²

----- END OF READINGS -----

Noel S. Muriab A.I.A. NFA 11328
Noel S. Muriab A.I.A. CR# 0000
CR# 0000
Noel S. Muriab A.I.A.
Noel S. Muriab A.I.A.
Noel S. Muriab A.I.A.

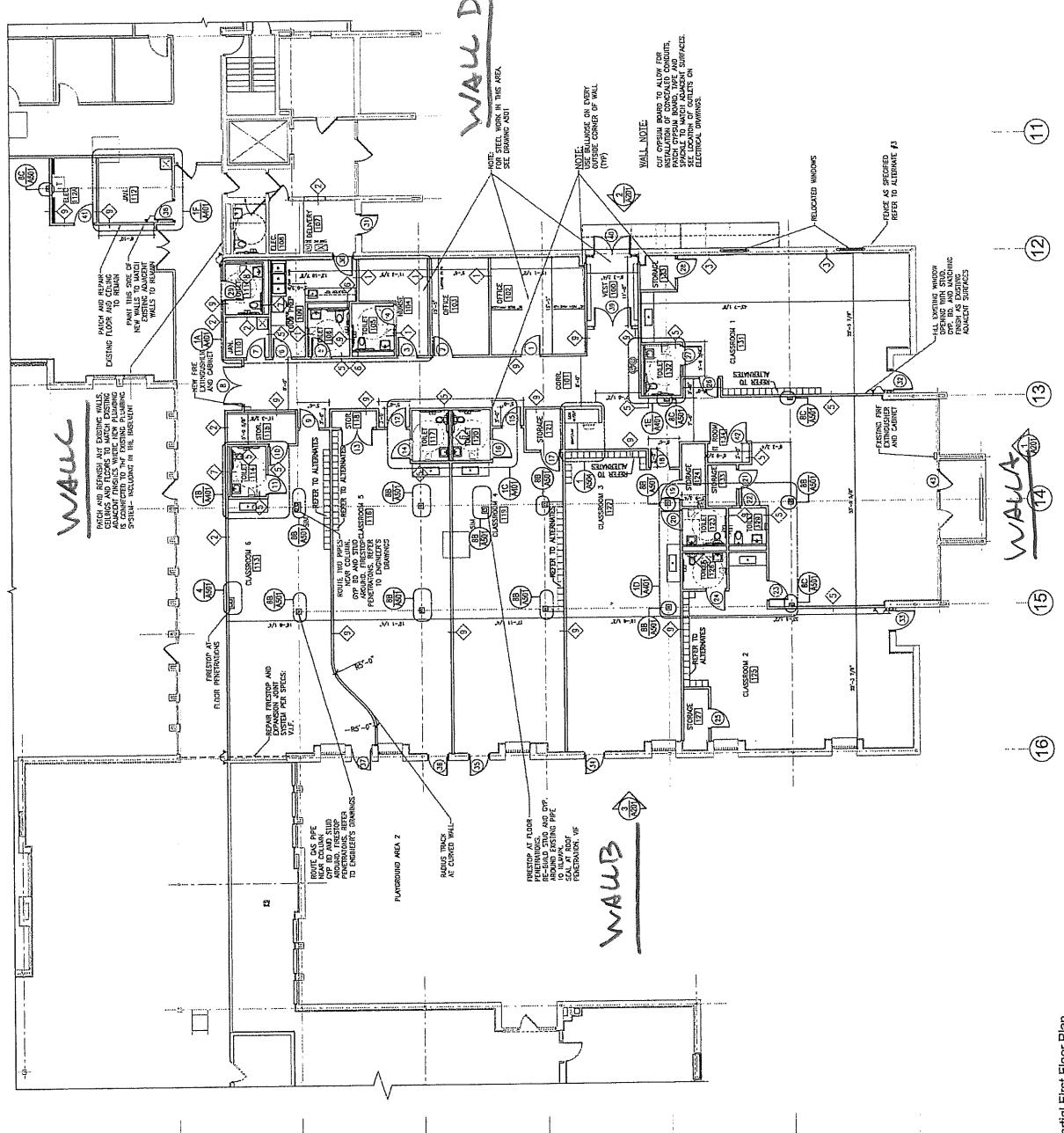
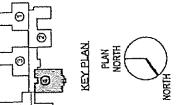
HEADSTART
at
**CENTRAL
AVENUE
COMPLEX**
1 Medical Drive
Parsippany-Troy Hills
New Jersey 07054

Tarsippany-Troy Hills
New Jersey 07054

unit 2013

No. Revision Description Date

First Floor Plan
118819.01
Drawn by:
Checked by:



1 Partial First Floor Plan
A101 SCALE: 1in = 1'-0"

LEAD FREE CERTIFICATE

Lead Free Interior Only

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/cm² 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 Fee	BHI Registration # N/A
N.J.A.C. 5:10-6.6	Lead-Safe Maintenance	
N.J.A.C. 5:27-4.10(a)1	Rooming and Boarding Houses	Facility ID
N.J.A.C. 5:28-2.1(a)	State Housing Code	

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

Head Start @ Central Avenue Complex, 1 Medical Drive, Parsippany-Troy Hills, NJ

Site Address

Applicable Units or Common Areas:

Rooms used by the child care
See Lead Inspection Report Dated September 9, 2020

Stuart Casiciano **NJ DOHSS Permit #003783**

Firms DCA Certification #00076E
Mandell Environmental Consulting
409 Minnisink Road, Suite 102
Totowa, NJ 07512



Inspect/RA {signature}

Date Issued 09/10/2020