



## **REPORT**

Limited Lead Based Paint Inspection

Manasquan High School  
Principal's Office, Vice Principal's Office  
Principal's Secretary's Office, Rooms 201,214,  
218,114, 112 and the Auditorium  
167 Broad St, Manasquan, NJ 08736

***Prepared For:***

Manasquan Board of Education  
169 Broad Street  
Manasquan, New Jersey 08736

***Prepared By:***

Environmental Connection, Inc.  
120 North Warren Street  
Trenton, New Jersey 08608

June 5, 2020

EC Project #: 20156-01



**TABLE OF CONTENTS**

SECTION 1.0 EXECUTIVE SUMMARY ..... 2

SECTION 2.0 LEAD BASED PAINT INSPECTION ..... 2

SECTION 3.0 PROJECT LIMITATIONS/DISCLAIMERS ..... 3

SECTION 4.0 CONCLUSIONS AND RECOMMENDATIONS ..... 3

  

APPENDIX I PAINT CHIP ANALYTICAL REPORTS AND CHAIN OF CUSTODY

APPENDIX II LEAD BASED PAINT INSPECTION DATA

APPENDIX III CERTIFICATIONS/ACCREDITATIONS



## **SECTION 1.0 EXECUTIVE SUMMARY**

Environmental Connection, Inc., (EC) was contracted by the Manasquan Board of Education to perform an limited Lead Based Paint (LBP) inspection at the Manasquan High School in Manasquan, New Jersey. The purpose of the inspection was to identify LBP in areas of the building where unit ventilator replacements were scheduled. The inspection was performed on April 20, 2020 and May 15, 2020, by EC's United States Environmental Protection Agency (USEPA) and State of New Jersey, Department of Health licensed Lead Based Paint Inspector.

LBP was detected on plaster walls and wood trim work behind and around unit ventilators. The LBP paint chip sample analytical data is located in Appendix I and the inspection data sheets are included in Appendix II.

The following sections detail the findings of our environmental assessment.

## **SECTION 2.0 LEAD BASED PAINT INSPECTION**

Lead based paint (LBP) was used extensively before 1960 because it was more durable than other paints available at the time. Due to the potential hazards of lead in paint, especially to children, lead-based paint was banned in 1977.

The United States Department of Housing and Urban Development (HUD) and the USEPA define lead-based paint as a coating which contains greater than 0.5% lead by weight or greater than 1.0 milligram of lead per square centimeter ( $\text{mg}/\text{cm}^2$ ). The disturbance or dislocation of lead-based paint or lead containing paint from building materials may cause lead dust to be released into the building's atmosphere, thereby creating a potential health hazard to workers and/or building occupants. To mitigate health hazards, demolition and other construction related work is regulated by the United States Department of Labor, Occupational Safety and Health Administration, (OSHA). Under OSHA's regulation, 29 CFR, Part 1926.62, "Lead in Construction Standard", which defines construction work as work for alteration and/or repair, including demolition or salvage of structures, removal or encapsulation of materials containing lead.

New Jersey Administrative Code (N.J.A.C.) 5:17, defines any film which contains greater than 1.0 milligram of lead per square centimeter ( $\text{mg}/\text{cm}^2$ ) as lead-based paint. EC performed the screening to characterize the surfaces and building components within the structures and to determine if any coatings are lead based. EC grouped similar building components with the like paint histories for testing purposes.

EC utilized a portable X-Ray Fluorescence (XRF) device manufactured by Heuresis, Inc., of Burlington, Massachusetts (Serial #2320), to detect the presence of lead within the paint films and other finished surfaces (stains, varnishes, and shellacs). The device bombards the testing surface with X-ray energy, generated by a radioactive source. The energy excites electrons in the testing surface causing them to emit X-Ray energy. The X-Ray energy emitted by the electrons is analyzed by the XRF device. Based on analysis of the X-ray energy emitted by the electrons, the device is able to determine the presence and concentration of an element, in this case Lead, in the testing surface. Results are reported in milligrams per square centimeter. Lead based paint containing films were detected during the inspection.



Components with Lead Based Paint and approximate quantities are listed in Table 3. The lead-based paint analytical data sheets are included in Appendix II of this report.

Table 3 – Lead Based Paint Inspection Summary Manasquan High School 167 Broad Street Manasquan, NJ		
Material	Substrate	Location
Plaster Walls	Plaster	Vice Principal’s Office, Principal’s Secretary’s Office, Rooms 201,214, 218 and 114
Wood Trim	Wood	Principal’s Office, Vice Principal’s Office Principa’ls Secretary’s Office, Rooms 114, 112 and the Auditorium
Door Frame	Wood	Auditorium

**SECTION 3.0 PROJECT LIMITATIONS/DISCLAIMERS**

This inspection was limited to the areas requested by the Manasquan Board of Education.

**SECTION 4.0 CONCLUSIONS AND RECOMMENDATIONS**

The limited Lead Based Paint inspection performed at the Manasquan High School revealed various building components coated with Lead Based Paint. Based on the results of the inspection, EC offers the following recommendations.

- Lead safe work practices specifications should be included in the renovation design documents. As per OSHA, the Contractor is required to have a site-specific Lead Health and Safety Plan. The Lead Health and Safety Plan shall include worker protection, engineering controls and decontamination procedures, as outlined in 29 CFR, Part 1926.62. In addition, as required by OSHA, individuals who will disturb LBP shall be provided exposure monitoring by the Contractor.

Should you have any questions or require additional information, please contact the undersigned at your convenience.

Respectfully Submitted:  
ENVIRONMENTAL CONNECTION, INC.

Dominick Dercole  
Project Manager

**APPENDIX I**  
**PAINT CHIP ANALYTICAL REPORTS AND CHAIN OF CUSTODY**



# EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (856) 303-2500 / (856) 786-5974

<http://www.EMSL.com>

[cinnaminsonleadlab@emsl.com](mailto:cinnaminsonleadlab@emsl.com)

EMSL Order:	202003771
CustomerID:	ENVI65
CustomerPO:	
ProjectID:	

Attn: **Brian Brill**  
**Environmental Connection, Inc.**  
**120 North Warren Street**  
**Trenton, NJ 08608**

Phone: (609) 392-4200  
 Fax:  
 Received: 04/16/20 9:00 AM  
 Collected: 4/15/2020

Project: **Manasquan H.S.**

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
PC01041520	202003771-0001	4/15/2020	4/16/2020	0.2906 g	2.2 % wt
	Site: Room 201				
PC02041520	202003771-0002	4/15/2020	4/16/2020	0.2899 g	2.6 % wt
	Site: Room 201				

Phillip Worby, Lead Laboratory Manager  
or other approved signatory

\*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 04/16/2020 15:07:14





EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

# Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

202003771

PHONE: ( )  
FAX: ( )

Company: <u>ENV. CONNECTION INC.</u>		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**		
Street: <u>120 N. WARREN</u>		Third Party Billing requires written authorization from third party		
City: <u>TRANTON</u>	State/Province: <u>N.J</u>	Zip/Postal Code:	Country:	
Report To (Name): <u>BRIAN BRILL</u>		Telephone #: <u>609 392 4200</u>		
Email Address: <u>bbrill@vtiaa.com</u>		Fax #: <u>609 392 1216</u>	Purchase Order:	
Project Name/Number: <u>MANASQUAN H.S.</u>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email		
U.S. State Samples Taken: <u>NJ</u>		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt		
<b>Turnaround Time (TAT) Options* - Please Check</b>				
<input type="checkbox"/> 3 Hour	<input checked="" type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour	
<input type="checkbox"/> 72 Hour	<input type="checkbox"/> 96 Hour	<input type="checkbox"/> 1 Week	<input type="checkbox"/> 2 Week	
<small>*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide</small>				
Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm (mg/kg)	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300M/NIOSH 7303	ICP-OES	0.5 µg/filter	<input type="checkbox"/>
Wipe* <input type="checkbox"/> ASTM non ASTM <input type="checkbox"/> <small>*if no box checked, non-ASTM Wipe assumed</small>	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	1.0 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1311/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
SPLP	SW846-1312/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1312/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
TTLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>
Name of Sampler:		Signature of Sampler: <u>B. Brill</u>		
Sample #	Location	Volume/Area	Date/Time Sampled	
<u>PC01041520</u>	<u>Room 201</u>		<u>4-15-2020 1330</u>	
<u>PC02041520</u>	<u>Room 201</u>		<u>4-15-2020 1330</u>	
Client Sample #s	-	Total # of Samples:	<u>2</u>	
Relinquished (Client):	<u>B. Brill ENV. CONN INC.</u>	Date:	<u>4-15-2020</u>	
		Time:	<u>1725</u>	
Received (Lab):	<u>CP Drop Box</u>	Date:	<u>4/15/2020</u>	
		Time:	<u>5:35p</u>	
Comments:				

**APPENDIX II**  
**LEAD BASED PAINT INSPECTION DATA**





# ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

**Date:** May 15, 2020  
**Client:** Manasquan Board of Education  
**Building:** High School  
**Address:** \_\_\_\_\_  
 \_\_\_\_\_

**Page:** 1 of 3  
**Unit #:** 1  
**Job#:** 05-15-20-900  
**XRF Serial #:** 2330  
**EC#:** 20156-01

## XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
1	Calibration	-	-	1.1	-	-
2	Calibration	-	-	1.1	-	-
3	Zero Calibration	-	-	0.0	-	-
4	Principal's Office Wall C	Plaster	Wall	0.1	Neg.	Behind Univent
5	Principal's Office Wall C	Wood	Trim	3.1	Pos.	
6	Principal's Office Wall C	Plaster	Wall	0.1	Neg.	Dark Blue
7	Principal's Secretary's Office Wall C	Plaster	Wall	2.78	Pos.	
8	Principal's Secretary's Office Wall C	Wood	Trim	3.1	Pos.	
9	Principal's Secretary's Office Wall C	Plaster	Wall	2.4	Pos.	
10	Vice Principal's Outer Office Wall A	Plaster	Wall	2.9	Pos.	
11	Vice Principal's Outer Office Wall A	Wood	Trim	1.8	Pos.	
12	Vice Principal's Outer Office Wall A	Plaster	Wall	3.0	Pos.	
13	Vice Principal's Office Wall A	Plaster	Wall	4.0	Pos.	

**Lead Inspector/Risk Assessor:** Dominick Dercole

**Substrate:** SR = Sheetrock C = concrete B = Brick W = Wood PL = Plaster CB = Cinderblock M = Metal

**Component:** W = Wall F = Floor C = Ceiling Wd = Window WF = Window Frame WC = Window Casing WM = Window Mullion WS = Window Sill WSH = Window Sash  
D = Door DF = Door Frame DC = Door Casing DJ = Door Jamb H = Header CB = Covebase T = Trim CR = Chair Rail S = Stairs Ri = Riser Ru = Runner SM Stair Mullion



# ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

**Date:** May 15, 2020  
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**Building:** High School  
**Address:** \_\_\_\_\_  
 \_\_\_\_\_

**Page:** 2 of 3  
**Unit #:** 1  
**Job#:** 05-15-20-900  
**XRF Serial #:** 2330  
**EC#:** 20156-01

## XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/Comments
14	Vice Principal's Office Wall A	Wood	Trim	2.1	Pos.	
15	Vice Principal's Office Wall A	Plaster	Wall	4.1	Pos.	
16	Room 214 Wall B	Plaster	Wall	2.5	Pos.	Univent
17	Room 214 Wall B	Plaster	Wall	0.1	Neg.	Right of Vent
18	Room 214 Wall B	Plaster	Wall	1.6	Pos.	Left of Vent
19	Room 218 Wall B	Plaster	Wall	2.1	Pos.	Univent
20	Room 218 Wall B	Plaster	Wall	0.6	Neg.	Right of Vent
21	Room 218 Wall B	Plaster	Wall	0.3	Neg.	Left of Vent
22	Auditorium Stage Wall B	Plaster	Wall	0.3	Neg.	
23	Auditorium Stage Wall B	Wood	Trim	0.7	Neg.	White
24	Auditorium Stage Wall B	Wood	Trim	1.7	Pos.	Dark Blue
25	Auditorium Stage Wall C	Wood	Door Frame	3.6	Pos.	Dark Blue
26	Room 114 Wall C	Plaster	Wall	1.6	Pos.	

**Lead Inspector/Risk Assessor:** Dominick Dercole

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# ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

**Date:** May 15, 2020  
**Client:** Manasquan Board of Education  
**Building:** High School  
**Address:** \_\_\_\_\_  
 \_\_\_\_\_

**Page:** 3 of 3  
**Unit #:** 1  
**Job#:** 05-15-20-900  
**XRF Serial #:** 2330  
**EC#:** 20156-01

## XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
27	Room 112 Wall A	Plaster	Wall	0.3	Neg.	
28	Calibration	-	-	1.2	-	-
29	Calibration	-	-	1.1	-	-
30	Zero Calibration	-	-	0.0	-	-

**Lead Inspector/Risk Assessor:** Dominick Dercole

**Substrate:** SR = Sheetrock C = concrete B = Brick W = Wood PL = Plaster CB = Cinderblock M = Metal

**Component:** W = Wall F = Floor C = Ceiling Wd = Window WF = Window Frame WC = Window Casing WM = Window Mullion WS = Window Sill WSH = Window Sash  
D = Door DF = Door Frame DC = Door Casing DJ = Door Jamb H = Header CB = Covebase T = Trim CR = Chair Rail S = Stairs Ri = Riser Ru = Runner SM Stair Mullion

**APPENDIX III**  
**CERTIFICATIONS/ACCREDITATIONS**

Lead Identification Permit

New Jersey Department of Health

**DOMINICK M DERCOLE**



**Permit No.: 033947**

**ID No.: 028808**

**Expires: 10/15/2020**

Authorization Signature: *Christina Tan*

Christina Tan, MD, M.P.H., Assistant Commissioner

*Inspector/Risk Assessor*





## Accredited Laboratory

A2LA has accredited

**EMSL ANALYTICAL, INC.**

*Cinnaminson, NJ*

for technical competence in the field of

**Environmental Testing**

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005 *General requirements for the competence of testing and calibration laboratories*. This laboratory also meets the requirements of A2LA R207 – *Specific Requirements - Environmental Lead Testing Laboratory Accreditation Program*. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated 8 January 2009).



Presented this 8<sup>th</sup> of May 2017.

A handwritten signature in black ink, written over a horizontal line.

President and CEO  
For the Accreditation Council  
Certificate Number 2845.01  
Valid to May 31, 2019

*For the tests to which this accreditation applies, please refer to the laboratory's Environmental Scope of Accreditation.*



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL ANALYTICAL, INC.  
 200 Route 130 North  
 Cinnaminson, NJ 08077  
 Oommen Kappil Phone: 856 303 2550

ENVIRONMENTAL

Valid To: May 31, 2019

Certificate Number: 2845.01

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory to perform recognized EPA methods using the following testing technologies and in the analyte categories identified below; for the test methods applicable to the National Environmental Lead Laboratory Accreditation Program (NLLAP).

<b>ENVIRONMENTAL LEAD</b>	
<b>Test</b>	<b>Test Method(s)</b>
Total Lead (Pb) in Soil	EMSL Analytical, Inc. LM-007A (Modified EPA 7000B - (FLAA), 3050 Hotblock Digestion)
Total Lead (Pb) in Paint Chips	EMSL Analytical, Inc. LM-007B (Modified EPA 7000B - (FLAA), 3050 Hotblock Digestion)
Total Lead (Pb) in Dust Wipes	EMSL Analytical, Inc. LM-007C (Modified EPA 7000B - (FLAA), 3050 Hotblock Digestion)
<b>AIR MATRIX*</b>	
<b>Test</b>	<b>Test Method(s)</b>
Total Lead (Pb) in Air	NIOSH 7082 - (FLAA)
Total Lead (Pb) in Air	NIOSH 7105 - (GFAA)
Total Metals in Air	EMSL Analytical, Inc. LM-003 (Modified NIOSH 7300 for ICP/ICP-MS)
Inorganic Fibrous Particles by SEM method	German VDI 3492
Inorganic Fibrous Particles by SEM method	ISO 14966
Combustion-by-Products (black carbon/soot, char, and ash)	ASTM D6602

<b>BULK MATRIX*</b>	
<b>Test</b>	<b>Test Method(s)</b>
Determination of Asbestos in Technical Products by SEM method	German VDI 3866 Part 5
Combustion-by-Products (black carbon/soot, char and ash)	ASTM D6602

\*Not NLLAP program

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory to perform the following tests on Children's Products: <sup>(1)</sup>

<b>CHEMICAL</b>	
<b>Test</b>	<b>Test Method(s)</b>
Lead in Paint and Surface Coatings	16 CFR 1303 (using ASTM E1613 and E1645); CPSC-CH-E1003-09.1
Total Lead in Children's Metal Jewelry	CPSC-CH-E1001-08.1
Total Lead in Children's Metal Products	CPSC-CH-E1001-08.1
Total Lead in Children's Non-Metal Products	CPSC-CH-E1002-08
Phthalates	CPSC-CH-C1001-09.3 (using EPA SW-846 8270)
Soluble Heavy Metals Content (As, Ba, Cd, Cr, Pb, Hg, Sb, Se)	ASTM F 963-11 Section 4.3.5.1 & Section 4.3.5.2
Total Cadmium in Children's Metal Products Including Children's Metal Jewelry	EMSL Analytical, Inc. LM-016, (Modified CPSC-CH-E1001-08.1)
Total Cadmium in Children's Non Metal Products	EMSL Analytical, Inc. LM-016, (Modified CPSC-CH-E1002-08)

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory to perform the following tests on Brake Friction Materials:

<b>ASBESTOS ANALYSIS</b>	
<b>Test</b>	<b>Test Method(s)</b>
Sample Preparation by Drilling	SAE J2975
Polarized Light Microscopy	SAE J2975, EPA 600/R-93/116
Transmission Electron Microscopy	ISO 10312 (direct method)
Transmission Electron Microscopy	ISO 13794 (indirect method)

<sup>1</sup> The Consumer Product Safety Improvement Act (CPSIA) requires that every children's product subject to a federal consumer product safety requirement be tested by a Consumer Product Safety Commission (CPSC) accepted laboratory for compliance with the applicable federal children's product safety requirements. Accreditation by A2LA does not infer acceptance by the CPSC. Please verify this organization's acceptance status by using the CPSC's searchable database, located at <http://www.cpsc.gov/cgi-bin/labsearch/>.

