



## **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  
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EC Project #: 20156-01



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## **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**

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

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