

Application for Certificate of Property Compliance

♦ For office use only

INSPECTOR:		APPLICATION DATE:
☐ SALE APPLICATION ☐ RENTAL APPLICATION		NUMBER OF UNITS:
FEE PAID:		CHECK NUMBER:
CHECK IF APPLICABLE: ☐ LEAD SAFE/LEAD FREE ☐ PROPERTY REGISTERED		RECEIPT NUMBER:

INSPECTION PROPERTY ADDRESS:

Block

Lot

☐ Landlord

☐ Seller

Owner Name:

Owner Address:

Owner Phone Number:

Owner Email Address:

☐ Tenant(s)

☐ Buyer

Name(s):

Address:

Phone Number:

Email Address:

☐ Manager

☐ Agent/Realtor

Name(s):

Address:

Phone Number:

Email Address:

***IMPORTANT FOR RENTAL UNITS:** Please carefully read the reverse side of this form for changes made to the State of New Jersey lead based paint requirements, as it may directly affect your rental properties.

Comments: _____

NEW REQUIREMENT FOR LEAD BASED PAINT INSPECTIONS

The State of New Jersey passed P.L. 2021, c. 182 to address Lead-based paint hazards. Many of the state's older housing stock still contains lead-based paint and when left unchecked, lead-based paint can contaminate an environment leading to harmful effects for those exposed to it.

The new law requires municipalities to either perform lead inspections or hire a lead evaluation contractor to perform inspections on certain single-family, two-family, and multiple dwellings for lead-based paint hazards every three years or upon tenant turnover where no valid lead-safe certification exists. The City of Bridgeton has contracted with a company to perform lead paint inspections, testing, and re-inspections where necessary. Having a lead-safe certification is necessary in order to get a Certificate of Property Compliance.

Because there is a need to schedule lead paint inspections ahead of time, the Department of Housing requires landlords to schedule inspections a minimum of three (3) weeks in advance. If the unit fails its initial lead paint inspection, the re-inspection will take place between 1-3 weeks after the first inspection depending on available openings.

Initial Lead Paint Inspection Fees

Inspection/testing 1 bedroom \$275
Inspection/testing 2 bedroom \$300
Inspection/testing 3 bedroom \$325
Add \$25 for each additional bedroom

Lead Paint Re-inspection Fees

Standard re-inspection trip fee \$125- plus \$20 for each failed dust wipe

**Example- if the test results from your initial inspection had 3 failed dust wipes, you would be charged \$185 for the re-inspection (\$125 standard trip fee and \$20 per failed dust wipe)*

NOTE: Landlords are free to hire their own lead assessment specialists and provide proof of compliance

Steps to prepare for a Lead Safe Inspection

Step 1: Visually inspect the inside and outside of your building for chipping or peeling paint. All surfaces must be in intact and free from chipping or peeling paint. A building with chipping or peeling paint will automatically FAIL a Lead Safe Inspection.

Step 2: Clean all horizontal faces with a vacuum cleaner, the vacuum you use should be one that is equipped with a HEPA (High Efficiency Particulate Air Filter). The reason to use a HEPA vacuum is because it has a special filter that can pick up and hold small pieces of lead. In each room, start with the highest horizontal surfaces (i.e. top of window frames) and work down to the floor. For the floor, vacuum in one direction, then vacuum again in a cross direction. Be sure to clean dust traps such as windows, radiators, air vents/registers and ceiling fans. Work from the cleanest areas to the dirtiest areas to lessen spreading lead-contaminated dust to clean areas. DO NOT open or change the filters and bags inside the dwelling.

Step 3: Clean ALL non-carpeted areas. Use disposable disinfecting wipes (Clorox or Lysol) to clean non-carpeted floors and windowsills. Use (2) two new wipes per surface. When wiping, wipe in one direction only, DO NOT wipe back and forth. First, wipe the non-carpeted floor or windowsill from one side to the other. Allow the surface to dry. Repeat with a new wipe and allow the surface to dry again. Your home is now ready for a Lead Safe Inspection.