



NORTHEAST TEST CONSULTANTS

HAZARDOUS MATERIALS ASSESSMENT for ASBESTOS

at

**2 SHED STRUCTURES
155 WASHINGTON AVENUE
PORTLAND, MAINE**

NTC JOB #15731-2016

Prepared for:

*Mr. John Ritzo
King Pine Capital, LLC
15 Howard Street
Portland, ME 04101*

November 1, 2016

**Industrial Hygiene Consultants
Indoor Air Quality • Operations & Maintenance • Mold • Asbestos • Lead Based Paint Testing**



NORTHEAST TEST CONSULTANTS

November 1, 2016

Mr. John Ritzo
King Pine Capital, LLC
15 Howard Street
Portland, ME 04101

RE: Asbestos Materials Inspection
155 Washington Avenue, Portland, Maine
NTC Job #15731-2016

Mr. Ritzo:

Northeast Test Consultants has completed a Hazardous Materials Assessment for two (2) Shed Structures located at 155 Washington Avenue in Portland, Maine.

PURPOSE

The purpose of this assessment was to characterize current environmental conditions for **Asbestos Containing Building Materials** (ACBM's) associated with the structures for demolition considerations.

PROCEDURES

On October 26, 2016, a representative of *Northeast Test Consultants* was on-site at the property to perform survey and inspection work.

No formal analytical testing for any other specific items or chemicals was requested nor part of the scope of services provided for these operations.

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Asbestos in Building Materials

The asbestos materials assessment consisted of visual evaluation and sample collection of suspect asbestos materials encountered by accredited and certified ME DEP asbestos inspector Stacy Towne, ME DEP #AI-0642.

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's Asbestos Management Regulations*, Chapter 425, Section 6, Inspection Requirements.

State of Maine Department of Environmental Protection's Asbestos Management Regulations, Chapter 425, effective date 4-3-2011, requires analysis of collected samples as follows:

- A. Surfacing materials, thermal system insulation and cementitious materials shall be analyzed using the PLM-EPA 600/R-93/116 visual estimation method (1993).
- B. Non-friable Organically Bound materials (NOB's), including but not limited to floor tiles, asphalt shingles, caulking, glazing, mastics, coatings, sealants, adhesives and glues shall be analyzed using PLM NOB-EPA 600/R-93/116 with gravimetric preparation method.

Point counting of any samples with asbestos content less than 10% was automatically performed.

Bulk sample groups were analyzed until a positive result was obtained or all samples in the group had been analyzed. The *State of Maine* DEP does not require any re-analysis of materials if the sample result is less than 1% by the above PLM Visual and/or PLM NOB methods.

Sampling was comprised of the collection of homogenous materials as follows:

Surfacing Materials -

- A.) At least 3 bulk samples from each homogenous area and/or material that is 1000 square feet or less;
- B.) At least 5 bulk samples from each homogenous area that is greater than 1000 square feet but less than or equal to 5000 square feet; or
- C.) At least 7 bulk samples from each homogenous area that is greater than 5000 square.

Thermal System Insulation -

- A.) 3 bulk samples from each homogenous area;
- B.) 1 bulk sample from each homogenous area of patched thermal system insulation if the patched section is less than 6 linear or square feet;
- C.) Samples sufficient to determine whether the material is ACM from each insulated mechanical system where cement is utilized on tees, elbows, or valves.

Miscellaneous Materials -

- A.) 3 samples from each miscellaneous material;
- B.) 1 sample if the amount of miscellaneous material is less than 6 square or linear feet.

ASBESTOS INSPECTION & SAMPLING

This site inspection was comprised of the identification of asbestos containing materials in interior and exterior areas of the structures with reasonable and customary assessment for evaluating inside any fixed wall, ceiling and/or floor cavities for potential issues.

Bulk samples of suspect materials that were collected during this sampling event consisted of the following:

Sheetrock
Joint Compound
2' x 2' Ceiling Tiles
Asphalt 3-Tab Roof Shingles (2 types)
Rolled Asphaltic Roofing
Roofing Underlayment Paper
Roof Sealant

Sample groups of similar materials were analyzed until positive and distinctly dissimilar materials layered together within samples were analyzed separately, where applicable.

A total of fifty six (25) bulk samples were collected during this action with 9 samples analyzed by PLM Visual Method and 16 by PLM NOB Method.

Asbestos was detected in the following materials at the site:

Roof Sealant **B-16** **28% Chrysotile Asbestos**

Refer to the attached analytical data sheets and marked drawing for reference.

Limitations

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Explanation of Analysis Methods

The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) as PLM-EPA 600/R-93/116 Visual Estimation Method (1993) and PLM NOB-EPA 600/R-93/116 with Gravimetric Preparation. PLM is a US EPA accepted screening method for asbestos in bulks. This analytical method readily identifies asbestos content quantitatively. However, it can fail in samples where asbestos fibers are very fine or obscured by a tightly binding matrix system.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis. These techniques have

been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

RECOMMENDATIONS (*Asbestos in Building Materials*)

The asbestos containing material found at the site is a *non-friable* material.

Friable materials can be crumbled by hand pressure and readily release asbestos fibers when impacted. Comparatively, *non-friable* materials do not crumble under hand pressure and do not readily release asbestos fibers to the surrounding atmosphere.

Materials containing equal to or greater than 1% of asbestos are a regulated material under the requirements of OSHA 29 CFR 1910.1001 and 29 CFR 1926.1101, US EPA, and ME DEP.

The asbestos containing Asphaltic Roof Sealant is a *non-friable* material in its present state and is a unique material.

ME DEP does not regulate removal of intact asbestos-containing asphalt impregnated roofing materials as long as they are not sanded, ground or otherwise abraded rendering it into a friable condition.

US EPA NESHAP Regulations during demolition would apply and this would mean that no visible emission is allowed during impact of the material. In other words, demolition should be performed under wetted conditions.

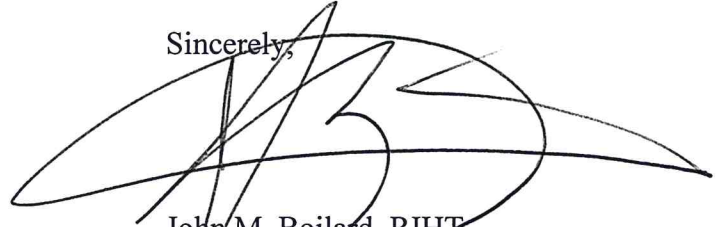
Category I or Category II Non-Friable ACM that is not subject to the requirements of 40 CFR Part 61.150(a)(3) would still have to be disposed of in a landfill that accepts building debris, in a landfill that operates in accordance with 40 CFR Part 61.154, or at a facility that operates in accordance with 40 CFR Part 61.155. These waste materials are not allowed to go to any facility that would sand, grind, cut or abrade the non-RACM waste or otherwise turn it into RACM waste (such as cement recycling facilities) or recycle the material.

As with any Demolition/Renovation Project, these actions can still cause significant amounts of airborne dusts and are still a concern; therefore, safety measures are essential in order to protect human health and the environment. Any scraping, sanding, cutting, grinding, or demolition of any surface, building material or insulation materials, in which significant amounts of airborne dust can be generated should not be performed under dry conditions without some form of isolation control, especially for adjacent occupied building areas.

Please review the attached analytical results for the collected bulk samples for asbestos and marked drawing.

Should you have any questions please feel free to give me a call.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'JMB', written over the word 'Sincerely,'.

John M. Boilard, RIHT
ME DEP DC, AA, AI, AM
Operations Manager

Attachments

ASBESTOS BULK RESULTS

Sample Date: 10/26/2016
 NTC Job #15731-2016

Client: King Pine Capital, LLC Location: Sheds
15 Howard Street 155 Washington Avenue
Portland, Maine 04101 Portland, Maine

This report only refers to the sample analyzed and is not necessarily denotative of the quality or condition of overtly identical or similar products. This report is submitted and approved for the use of the client to whom it is addressed. It is not to be used, in part or in whole, in any advertising without prior written authorization from NTC. Sample types, locations and collection properties are based upon the information provided by the persons submitting them and, unless collected by NTC personnel, we explicitly disclaim any knowledge and liability for the accuracy of this data. All rights reserved by Northeast Test Consultants, Westbrook, Maine. This analytical report is provided by NTC and does not indicate endorsement by NVLAP or any agency of the U.S. Government.

Sample #	Lab #	Location / Description	% & Type of Asbestos	% Non-Asbestos Fibrous Material	% Non-Fibrous Material
B-1	B- 6300005	Shed #1, Asphalt 3-Tab Shingle , Light Gray (Top Layer)	None Detected	None Detected	48.0%
B-2	B- 6300006	Shed #1, Asphalt 3-Tab Shingle , Light Gray (Top Layer)	None Detected	None Detected	48.0%
B-3	B- 6300007	Shed #1, Asphalt 3-Tab Shingle , Light Gray (Top Layer)	None Detected	None Detected	51.0%
B-4	B- 6300008	Shed #1, Asphalt 3-Tab Shingle , Dark Gray w/Green Flecks (2nd Layer)	None Detected	None Detected	49.0%
B-5	B- 6300009	Shed #1, Asphalt 3-Tab Shingle , Dark Gray w/Green Flecks (2nd Layer)	None Detected	None Detected	60.0%
B-6	B- 6300010	Shed #1, Asphalt 3-Tab Shingle , Dark Gray w/Green Flecks (2nd Layer)	None Detected	None Detected	73.0%
B-7	B- 6300011	Shed #1, Wood Roof Deck, Felt Paper , Black (Bottom Layer)	None Detected	None Detected	59.0%
B-8	B- 6300012	Shed #1, Wood Roof Deck, Felt Paper , Black (Bottom Layer)	None Detected	None Detected	72.0%
B-9	B- 6300013	Shed #1, Wood Roof Deck, Felt Paper , Black (Bottom Layer)	None Detected	None Detected	78.0%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial *ST*

Northeast Laboratories (NEL #LB-0082) Analysis Method: PLM-EPA 600/R-93/116 and/or PLM NOB-EPA 600/R-93/116 w/Gravimetric Prep

ASBESTOS BULK RESULTS

Sample Date: 10/26/2016
NTC Job #15731-2016

Client: King Pine Capital, LLC
15 Howard Street
Portland, Maine 04101

Location: Sheds
155 Washington Avenue
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% Non-Asbestos Fibrous Material	% Non-Fibrous Material
B-10	B- 6300014	Shed #2, Rolled Asphalt Roofing , Red (Under Rubber)	None Detected	None Detected	87.0%
B-11	B- 6300015	Shed #2, Rolled Asphalt Roofing , Red (Under Rubber)	None Detected	None Detected	88.0%
B-12	B- 6300016	Shed #2, Rolled Asphalt Roofing , Red (Under Rubber)	None Detected	None Detected	92.0%
B-13	B- 6300017	Shed #2, Felt Paper , Black (Under Metal Roofing)	None Detected	None Detected	85.0%
B-14	B- 6300018	Shed #2, Felt Paper , Black (Under Metal Roofing)	None Detected	None Detected	89.0%
B-15	B- 6300019	Shed #2, Felt Paper , Black (Under Metal Roofing)	None Detected	None Detected	91.0%
B-16	B- 6300020	Shed #2, Roof Sealant , Black	28% Chrysotile	5.0%	53.0%
B-17	B- 6300021	Shed #2, 2' x 2' Ceiling Tile , White w/Random Fissures & Pin Holes	None Detected	85.0%	15.0%
B-18	B- 6300022	Shed #2, 2' x 2' Ceiling Tile , White w/Random Fissures & Pin Holes	None Detected	80.0%	20.0%

Sampled by: S. Towne
Approved by: Stephen R. Broadhead
Initial 

Northeast Laboratories (NEL #LB-0082) Analysis Method: PLM-EPA 600/R-93/16 and/or PLM NOB-EPA 600/R-93/16 w/Gravimetric Prep

ASBESTOS BULK RESULTS

Sample Date: 10/26/2016
 NTC Job #15731-2016

Client: King Pine Capital, LLC Location: Sheds
15 Howard Street 155 Washington Avenue
Portland, Maine 04101 Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% Non-Asbestos Fibrous Material	% Non-Fibrous Material
B-19	B- 6300023	Shed #2, 2' x 2' Ceiling Tile, White w/Random Fissures & Pin Holes	None Detected	80.0%	20.0%
B-20	B- 6300024	Shed #2, Drywall, White w/Tan Paper	None Detected	25.0%	75.0%
B-21	B- 6300025	Shed #2, Drywall, White w/Tan Paper	None Detected	20.0%	80.0%
B-22	B- 6300026	Shed #2, Drywall, White w/Tan Paper	None Detected	25.0%	75.0%
B-23	B- 6300027	Shed #2, Joint Compound, White	None Detected	None Detected	100.0%
B-24	B- 6300028	Shed #2, Joint Compound, White	None Detected	None Detected	100.0%
B-25	B- 6300029	Shed #2, Joint Compound, White	None Detected	None Detected	100.0%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial 

Northeast Laboratories (NEL #LB-0082) Analysis Method: PLM-EPA 600/R-93/116 and/or PLM NOB-EPA 600/R-93/116 w/Gravimetric Prep

**Asbestos Building
Demolition
Notification**

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
D**

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Notice

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector.

If your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

- Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner? Yes No
- Is this building currently being used, or has it **EVER** been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business? Yes No
- Is this building to be demolished as part of a highway or road-widening project? Yes No
- Is this building part of a building cooperative, apartment or condo building? Yes No
- Is this building used for military housing? Yes No
- Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project? Yes No
- Is more than ONE building to be lifted from its foundation and relocated? Yes No
- Will this building be intentionally burned for the purpose of demolition or fire department training? Yes No

If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.

Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.

Important Notice

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

Asbestos Building Demolition Notification

State of Maine
 Department of Environmental Protection
 Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, ME 04333
 TEL (207) 287-2651 FAX (207) 287-6220

FORM D

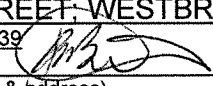
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Inspection/Survey Results:

Were asbestos-containing building materials identified or presumed positive? Yes No

If Yes, is the removal of ACM subject to MDEP asbestos regulations? Yes No

If No, explain WHY NOT: Asphaltic roof sealant - not subject to CMR 425 for demolition.

property address: <u>2 Shed Structures</u> <u>155 Washington Avenue, Portland, Maine</u>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: <u>2 SHED STRUCTURES TO BE DEMOLISHED</u>
asbestos survey/inspection performed by: (name & address) <u>NORTHEAST TEST CONSULTANTS</u> <u>587 SPRING STREET, WESTBROOK, ME</u> telephone: <u>207-854-3939</u>  <u>ME# 15731-2016</u>	asbestos abatement contractor <u>N/A</u> <u>N/A</u> telephone: <u>n/a</u>
property owner: (name & address) _____ telephone: _____	demolition contractor: (name & address) _____ telephone: _____
demolition start date: _____	demolition end date: _____

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

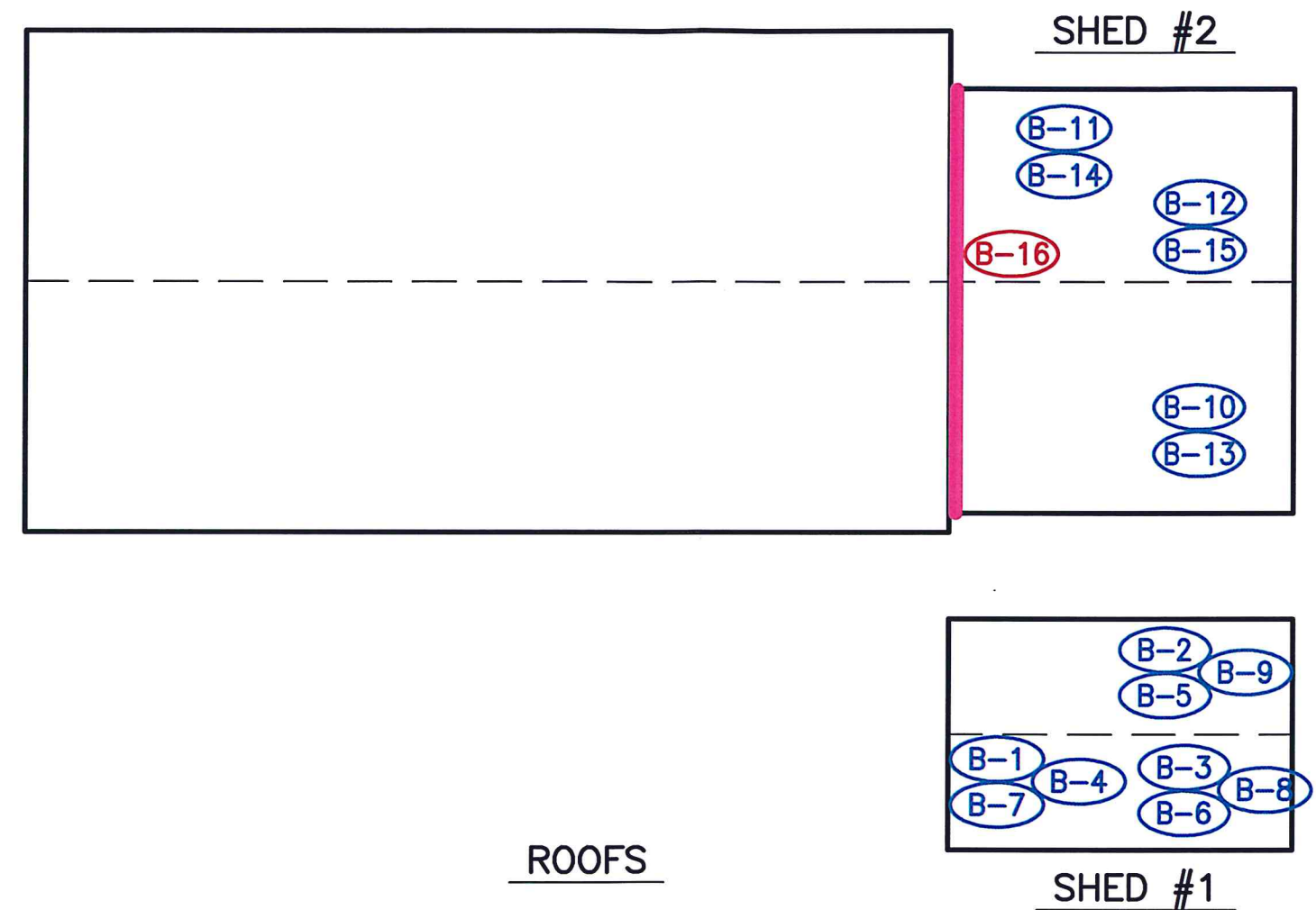
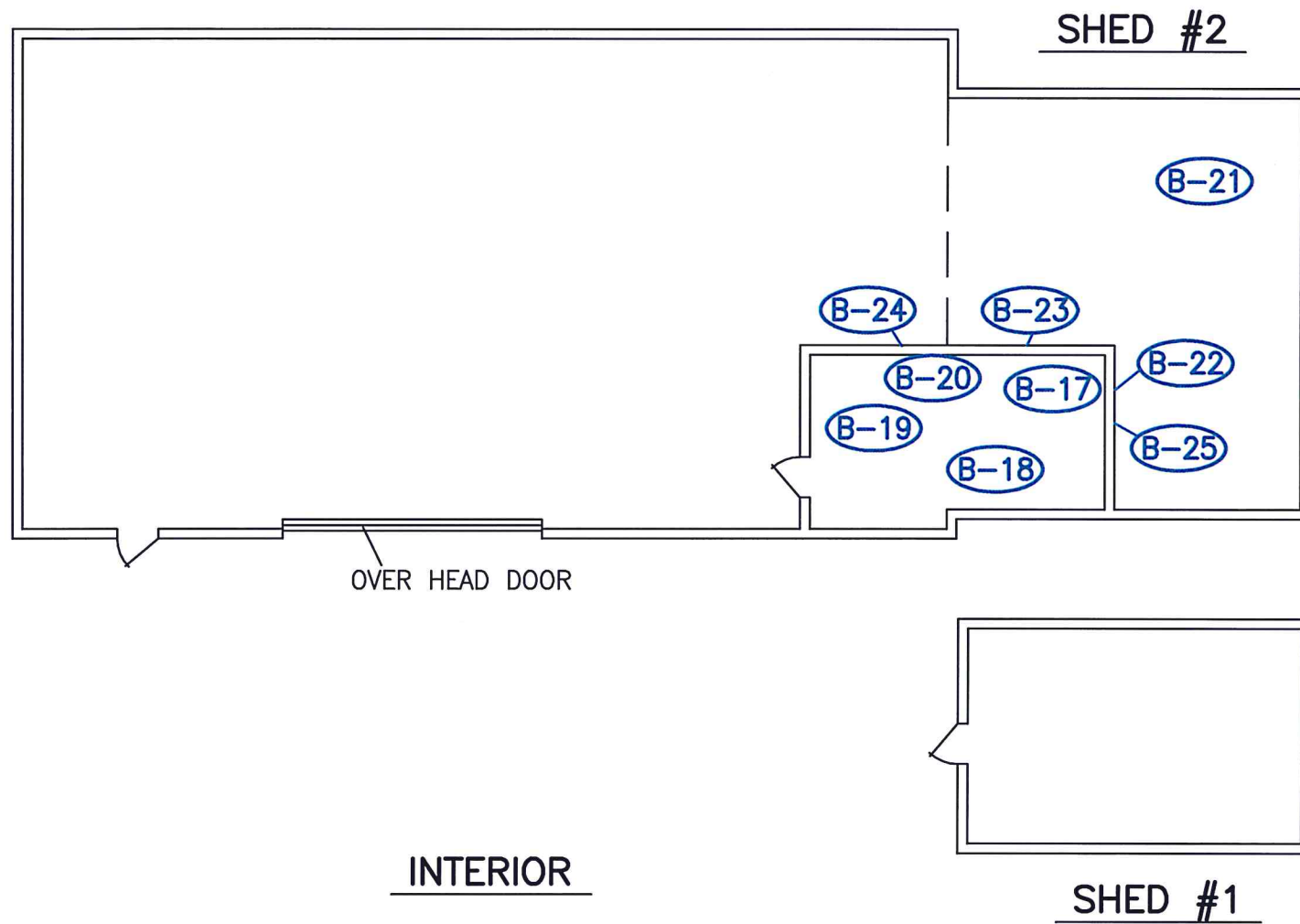
This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent	Title	Signature
_____	_____	_____
Telephone #	FAX #	Date
_____	_____	_____

ASBESTOS MATERIALS INSPECTION

2 SHEDS; 155 WASHINGTON AVENUE, PORTLAND, MAINE



KEY:

- B-# -BULK SAMPLES POSITIVE FOR ASBESTOS
- B-# -BULK SAMPLES NEGATIVE FOR ASBESTOS
- ASBESTOS ROOF SEALANT (6 SQUARE FEET)



NORTHEAST TEST CONSULTANTS
 587 SPRING STEET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-3939

CLIENT:
 TITLE:
 NTS

DRAWING NUMBER: 3880
 JOB NUMBER: 15731
 DATE: 11/1/16
 DRAWN BY: M.FOX