



Air Quality Management Services, Inc.

“Discovering Solutions for Healthier Living”

October 2nd, 2013

Greg's Properties - Washave LLC
C/o Alec Altman
PO Box 10417
Portland, Maine 04104

Re: Limited Asbestos Survey at the 5 Washington Avenue property located in Portland, Maine.

AQM Project # 13-480

Air Quality Management Services, Inc. (AQM) conducted a limited survey to evaluate the building materials for the presence of asbestos fibers to prepare for demolition. This evaluation was conducted on September 24th, 2013.

Findings

These are the results of the suspected materials that were sampled and analyzed by Polarized Light Microscopy (PLM) using EPA 600/R-93/116 section 2.3 (Non-Friable Organically Bound method):

Sample #	Location	Material	% Asbestos	Type
B1 - B3	Rear Roof	Roofing Compound	6.5%	Chrysotile

ND = None Detected

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Removal & Disposal of the materials listed in the table above are regulated by the State of Maine and/or the Occupational Safety and Health Administration (OSHA). All testing of suspect materials is in accordance with OSHA 29 CFR 1926.1101, and the State of Maine Asbestos Management Regulations.

A Licensed / Certified Asbestos Abatement Contractor in accordance with the State of Maine Asbestos Management Regulations Chapter 425 is required to abate any asbestos containing building materials that are going to be aggressively impacted during renovation / demolition activities.

Survey Limitations

As with any scientific study, there are certain assumptions which are made, and certain limitations to the scope of information that can be derived. Some restrictions on the conduct of the survey are imposed by outside sources while others are established through the designed scope and methodology of the study. As with any building / facility survey, it is subject to a variety of limitations and restrictions. Limitations that should be considered in the interpretation of the results of this survey include the following:

Survey Limitations (Continued)

- A. Asbestos survey(s) may not be able to identify all ACBM present throughout the home / facility and maybe limited to the areas of renovation / demolition. A thorough study (regarding areas of water damage / impact per this claim) should be capable of identifying approximately 95 percent of accessible (by non-destructive methods) ACBM present.
- B. The inspection protocols used for this project were in accordance with U.S. Environmental Protection Agency (USEPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP) and with the Maine Department of Environmental Protection (MEDEP) protocols specific to asbestos sampling and evaluations.
- C. Limitations to the scope of the survey can result from limited access to hidden materials and areas. For example, multiple layers of materials or structural components may restrict access to suspect materials thus affecting the thoroughness of the survey. In most cases an asbestos survey is limited to accessible suspect materials with some minor demolition or destructive sampling.
- D. In some cases, hidden materials may be identified during renovations, general maintenance or demolition. Due to the limited nature of this survey, AQM recommends any suspect material not identified in this report be sampled and analyzed for asbestos contents and treated as asbestos until otherwise determined.

AQM appreciates this opportunity to have assisted you with your renovation / demolition impact survey. In the event we can be of further service or you have questions regarding this report, please give us a call.

Sincerely,



Randy Geoffroy, CMRS
MEDEP Certification # AI-0395

ASSESSMENT LIMITATIONS

ASSESSMENT LIMITATIONS

The observations, conclusions and recommendations described in this assessment report were made under the conditions stated herein, taking into account any information / concerns provided or reported to AQM, and were arrived at in accordance with generally accepted standards related to indoor air quality investigations and good industrial hygiene practice. The conclusions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services, time and / or any budgetary constraints. Assessments were made at the request of the Client based on information provided at the time of authorization to proceed with the evaluation. This report is prepared for the Client's use only and in accordance with scope of services requested, and should not be distributed to other parties for review and reliance.

The findings relating to this assessment were not intended to be exhaustive in nature, nor do they attempt to identify all possible sources of indoor contaminants, chemicals or even mold throughout the entire structure. Building materials may contain asbestos. In the event that asbestos building materials are suspected, further evaluation should be made prior to renovations in accordance with Federal, State, and Local regulations – as applicable. **Note:** Effective April 22nd, 2010 Environmental Protection Agency's (EPA) Renovation, Repair, and Painting (RRP) rule is in effect. This means that any renovation, repair and painting activities on **target housing** or **child-occupied facility** built before 1978 performed for compensation after April 22nd, 2010 falls under this rule. It is mandatory that any renovation impacting painted surfaces in a facility built before 1978 be tested for presence of lead-based paints. A Contractor (or Firm) trained and certified under this rule shall perform removal of lead-base painted surfaces, **ONLY** if lead-based paints are present and renovation / remediation of the structure falls under the definition of EPA's new rule. You can find EPA's RRP rule and definitions at their website: <http://www.epa.gov/lead/pubs/renovation.htm>. The chosen contractor to perform activities disturbing lead-based painted surfaces will comply with all State, Federal, Local Health and Safety Regulatory Requirements (which ever is more stringent).

Any measured results, analysis data, and / or physical conditions observed are only valid for the period in which this inspection / testing was conducted. Certain assumptions can be made based on information provided to AQM on or before the time of the assessment coupled with analytical data and observations made at the time of the inspection / testing.

Where such quantitative laboratory analyses have been conducted by an outside laboratory, AQM has relied upon the data provided, and has not conducted an independent evaluation of the reliability of the data. This data have been reviewed and interpretations made as presented in the report.

Historical events or ambient air conditions that may have existed prior to this assessment cannot be correlated in any way with the enclosed data. No warranty, real or implied, is made as to what was or is the exact cause or source that may have adversely affected the indoor air quality prior to the date of this assessment.

The report is based on AQM's professional opinion and on our experience in conjunction with information gathered during the assessment and laboratory data provided. Information and recommendations set forth in this report are intended to characterize current conditions based on the reported concerns and discoveries made at the time of the inspection and testing period. Information is being provided to aid in the development of corrective actions or remediation that may improve overall conditions identified and/or to improve the overall air quality.

SUPPORTING DOCUMENTATION

AQM



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

041326395

EMSL Analytical, Inc.
200 Route 130 North

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

Company: Air Quality Management Services		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same <small>If Bill to is Different note instructions in Comments**</small>	
Street: PO Box 2491		Third Party Billing requires written authorization from third party	
City: Lewiston	State/Province: ME	Zip/Postal Code: 04241	Country: United States
Report To (Name): Randy Geoffroy		Telephone #: 207-657-7360	
Email Address: See Account Notes		Fax #: 207-657-7361	Purchase Order: 13-480
Project Name/Number: 13-480 - Portland		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail	
U.S. State Samples Taken: Maine		Connecticut Samples: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential	

Turnaround Time (TAT) Options* - Please Check

3 Hour
 6 Hour
 24 Hour
 48 Hour
 72 Hour
 96 Hour
 1 Week
 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)
PLM - Bulk (reporting limit) <input type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input checked="" type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5	Soil/Rock/Vermiculite <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> TEM Qual. via Filtration Technique <input type="checkbox"/> TEM Qual. via Drop-Mount Technique
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm

Samplers Name: Randy Geoffroy - AI-0395 Samplers Signature: *[Signature]*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
B1-B3	Black Roof Compound		9/24/13
			2013 OCT - 1 A 9:33 RECEIVED EMSL CINNAMINSON, N.J.

Client Sample # (s): B1 - B3 Total # of Samples: 3

Relinquished (Client): *[Signature]* Date: 9/30/13 Time: 16:30

Received (Lab): AL Date: 10/1/13 Time: 9:20A

Comments/Special Instructions:
 Bill to: Air Quality Management Services, PO Box 20635, Bradenton, FL, 34204, United States
 Attention: Connie Bickford Phone: 207-657-7360 Email: connie@aqmservices.com Purchase Order:

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**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077
 Phone/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com> cinnasblab@EMSL.com

EMSL Order: 041326395
 CustomerID: AIRQ51A
 CustomerPO: 13-480
 ProjectID:

Attn: **Randy Geoffrey**
Air Quality Management Services, Inc.
76 Randall Road
Lewiston, ME 04240

Phone: (207) 657-7360
 Fax:
 Received: 10/01/13 9:20 AM
 Analysis Date: 10/2/2013
 Collected: 9/24/2013

Project: **13-480 Portland**

**Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via
 EPA 600/R-93/116 section 2.3**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS FIBERS	ASBESTOS TYPES
B1 041326395-0001	Rear roof - compound	Black Fibrous Heterogeneous	93.5	None	6.5% Chrysotile
B2 041326395-0002	Rear roof - compound				
Positive Stop (Not Analyzed)					
B3 041326395-0003	Rear roof - compound				
Positive Stop (Not Analyzed)					

Cert# BA-0133

Analyst(s)
 Anne Paul (1)

Stephen Siegel, CIH, Laboratory Manager
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. This report contains data that is (are) not covered by the NVLAP accreditation. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.
 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NYS ELAP 10872, PA ID# 68-00367

Initial report from 10/02/2013 08:20:01