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VIA ELECTRONIC MAIL

Project No. : 1006396

November 15, 2005

Mr. Rod Bickford  
Hammond Lumber Company  
P.O. Box 500  
Belgrade, Maine 04917

**RE:** Asbestos Containing Material and Lead-Based Paint Survey Results  
Former **McAllister** Farm, 300 Riverside Street, Portland, Maine

Dear Mr. Bickford:

Jacques Whitford is pleased to provide Hammond Lumber Company (Hammond) with this letter report presenting the results of our recently completed asbestos containing material and lead-based paint survey at the above referenced property (the "Site"). The survey was conducted at your request and in accordance with our proposal dated October 21, 2005.

#### Background

It is our understanding that Hammond lumber has purchased the approximate 5.6-acre property located at 300 Riverside Street in Portland, Maine (Map 316, Block A, Lot 1 and Map 317, Block A, Lot 3). The property is improved with a 2,400 square-foot farmhouse, a 1,200 square foot attached barn, and a 600 square foot detached barn. Original construction of the Site buildings ranges from 1890 to 1920 with subsequent renovations from the 1940s to the present. Hammond has proposed demolishing the existing Site buildings. Prior to demolition, asbestos containing material and lead-based paint surveys are required by state law and local ordinance.

#### Asbestos Survey

On October 27 and November 1, 2005, Jacques Whitford conducted an asbestos demolition survey of building materials at the Site. The survey was conducted according to Maine Department of Environmental Protection (MEDEP) 06-096 CMR Chapter 425 Asbestos Management Regulations. The survey involved obtaining representative samples from like-kinds of building materials including: roofing systems, wall and flooring systems, surfacing materials and thermal insulation. A total of 58 different kinds of both friable and non-friable suspect asbestos containing materials were observed at the Site. A total of 170 representative samples were collected by Jacques Whitford and submitted to Proscience Analytical Services, Inc. in Woburn, Massachusetts (Proscience) for bulk sample analysis by polarized light microscopy.

**Jacques  
Whitford**

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Asbestos containing materials are those found to contain more than 1% asbestos content. The results of the laboratory analysis indicated that two tested materials were asbestos containing, including:

1. 150 square feet of brown-speckled linoleum on the floor of the laundry room (Room #10) of the main house (see attached floor plan sheets). Analysis determined that this non-friable material contained 5% chrysotile asbestos; and
2. 5-linear feet of lightgrey colored corrugated duct insulation in the basement of the main house. Analysis determined that this friable material contained 60% chrysotile asbestos.

Trace amounts of chrysotile asbestos (estimated at <1% asbestos) were found in the black roof and exterior wall tar paper of the detached barn, the green tar paper over the porch of the Warren Avenue side entrance to the main house, the black roofing tar on the house, and the brown and tan "jungle print" linoleum in Room #7 on the first floor of the house. Materials with trace amounts of asbestos present (less than 1%) are not considered to be asbestos containing material and may be considered non-detect. Please see attached laboratory reports and chain of custody sheets for more detail about the materials sampled including location, color, etc.

#### Lead Paint Survey

On October 27 and November 1, 2005, Jacques Whitford conducted a lead-based paint survey of building materials at the Site. The survey was conducted according to MEDEP 06-096 CMR Chapter 424 Lead Management Regulations. The survey involved obtaining representative samples from painted surfaces. A total of 16 different suspected lead-based paint samples were collected by Jacques Whitford. The samples were submitted to Proscience for atomic absorption analysis using EPA Method SW846-7420.

According to Chapter 424, paint is considered to be lead-based if it contains lead at a concentration exceeding 1 milligram (mg) per square centimeter or contains lead at a concentration greater than 0.5% by weight. The results of lead analyses indicated that lead-based paint is present on most interior and exterior painted surfaces of the house and attached barn. Painted surfaces were not observed on or in the detached barn. Those samples containing less than 0.5% lead by weight included:

- Pb-04 (red exterior shed off Barn);
- Pb-06 (red interior chimney);
- Pb-07 (white second floor interior walls and ceilings);
- Pb-10 (light green Rooms 24 and 25);
- Pb-13 (off-white ceilings in Rooms 4, 6 and 10);
- Pb-15 (light and dark green layers in Rooms 3, 4, 5 and 6); and
- Pb-16 (white-green-gold 1" floor most walls and ceilings plus Room 4).



All other samples contained lead above the 0.5% threshold. Detected lead concentrations ranged from 2.02% to 16.33% for these samples. Painted surface condition at the Site appeared to be relatively good with little to moderate amounts of peeling, chipping, and flaking present. Please see attached laboratory reports and chain of custody sheets for more detail about the samples including location, color, etc.

It should be noted that Jacques Whitford also observed up to 100 linear feet of lead piping in the basement of the house. It is possible that some amount of lead piping may be found extending from the basement level to the ground floor level in the kitchen, bath, and laundry room areas.

### Conclusions and Recommendations

Approximately 5 linear feet of friable asbestos thermal insulation and 150 square feet of non-friable asbestos flooring material (linoleum) was found at the Site. All asbestos containing material, both friable and non-friable, must be removed from the Site buildings prior to demolition activity by a licensed asbestos abatement contractor. The contractor will remove and dispose of the material at a hazardous or special waste landfill. According to MEDEP Chapter 425, the property is no longer considered a single-family residence. Therefore, a Building Demolition Notification Form must be filed with the Maine Department of Environmental Protection and the City Code Enforcement Office at least 5 working days prior to demolition.

Surfaces covered with lead-based paint are also present at the Site. Building materials coated with lead-based paint may be disposed of at a licensed construction and demolition debris landfill, such as the Waste Management facility on Riverside Street in Portland, as long as the materials are taken there directly from the Site. This includes lead piping from the Site. The demolition may be performed using large machinery such as excavators and bulldozers, etc. as long as the demolition contractor is properly trained in the OSHA Lead Hazard Standard. There is no MEDEP certification for demolition contractors. Burning of the lead-containing buildings is not prohibited; however, the local fire department should be provided a copy of this report and the accompanying data for their own evaluation thereof.



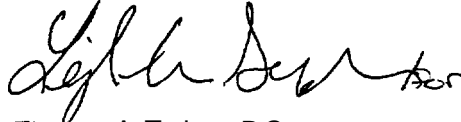
Mr. Rod Bickford  
Page 4 of 4  
November 15, 2005

Project No.: 1006396

We trust that the information presented in this letter report is suitable for your needs. Thank you for providing Jacques Whitford with the opportunity to assist you with your environmental compliance issues. Please call us directly with any question or should you require additional assistance.

Sincerely,

**JACQUES WHITFORD**



Thomas A. Trainor, P.G.  
Maine Asbestos Inspector #AI-0432



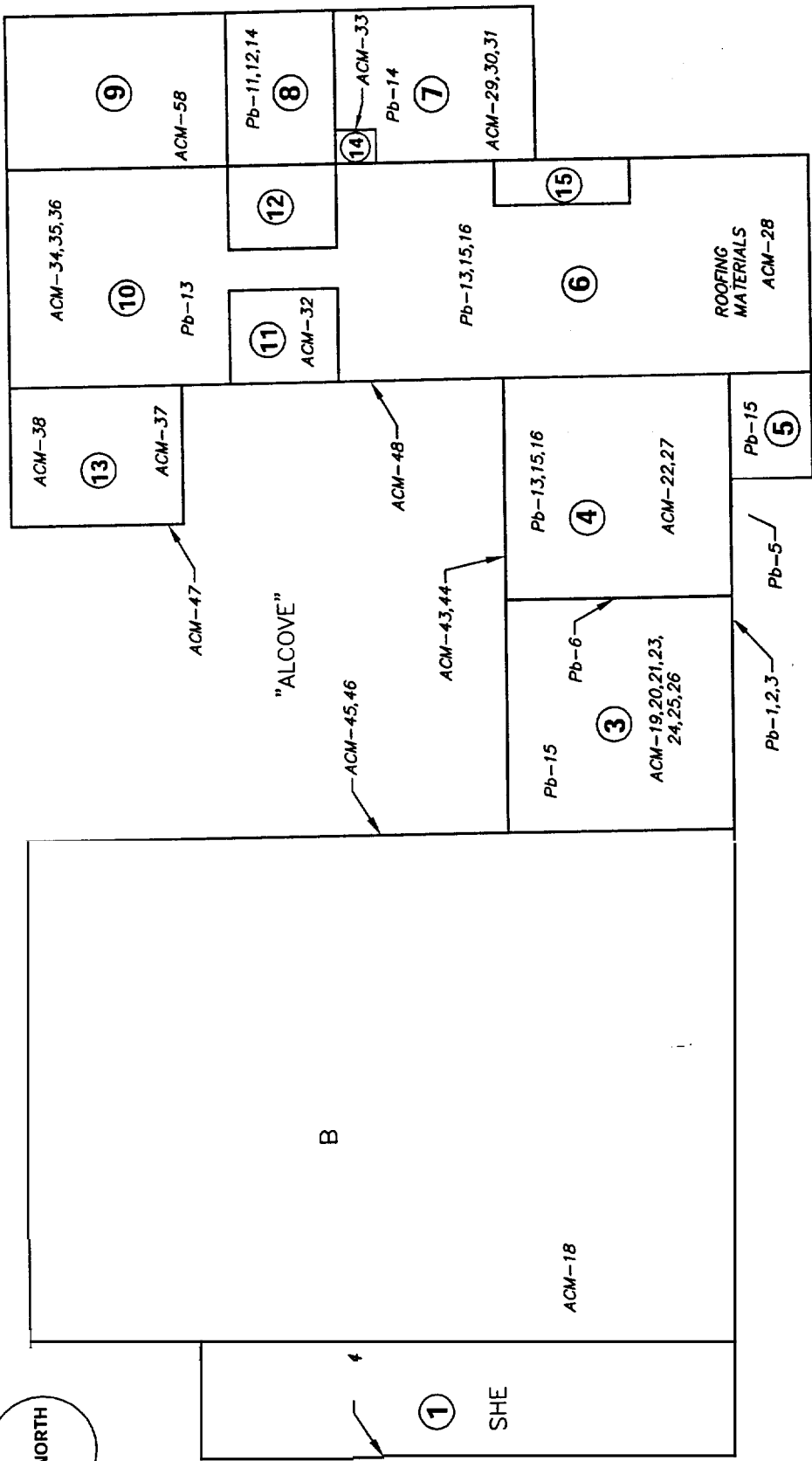
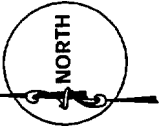
David A. Allwine, PG  
Principal

TAT/DAA:tat

Attachments: Figure 1 – Site Location Map  
Figure 2 – Site Plan  
Figures 3a to 3d – Floor Plans  
Asbestos Laboratory Reports  
Lead Laboratory Reports  
Resume and Inspectors License

(1)





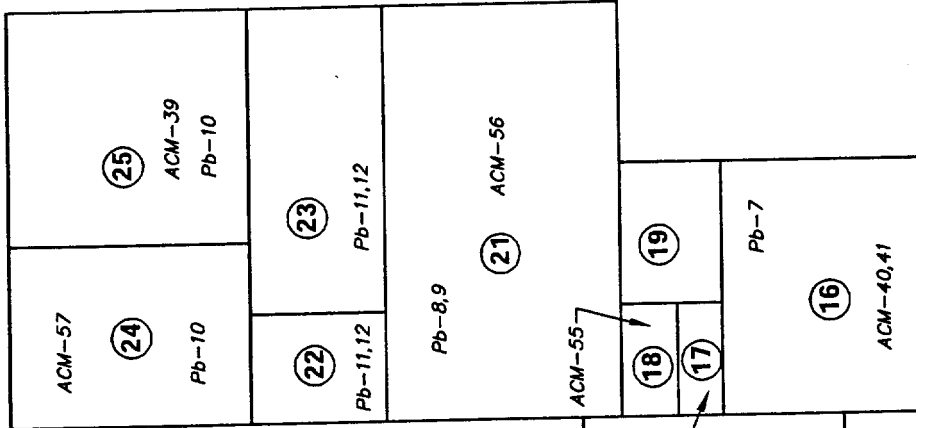
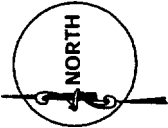
SCALE IN FEET

WARREN AVENUE

- Legend
- ① ROOM DESIGNATION BY JACQUES WHITFORD COMPANY
  - ACM-1 SUSPECT ASBESTOS CONTAINING MATERIAL SAMPLE LOCATION
  - Pb-4 SUSPECT LEAD (Pb) CONTAINING PAINT SAMPLE LOCATION

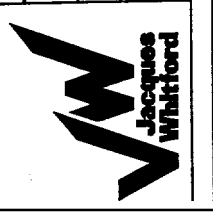
**Jacques Whitford Company, Inc.**

JACQUES WHITFORD LOCATION: PORTLAND, MAINE		DRAWING TITLE: <b>SAMPLE LOCATIONS -          1st FLOOR HOUSE AND ATTACHED BARN</b>	
DATE PREPARED: 11-14-05	DESIGNED BY: RC	DRAWN BY: ADK	CHECKED BY: RC
REVISION DATE:	REVISION NO:	DRAWN BY:	CHECKED BY:
PROJECT NAME/FILE NAME: HAMMOND LUMBER/SITE 1006396		PROJECT NUMBER/PHASE: 1" = 10'	
PREPARED FOR: HAMMOND LUMBER COMPANY			FIGURE NO. <b>3a</b>



—Legend—

①	ROOM IDENTIFIED BY JACQUES WHITFORD COMPANY
ACM-1	TESTS CONTAINING ASBESTOS
Pb-4	(Pb) CONTAINING LEAD
	—SUSPECTED PAINT LOCATION



**Jacques Whitford Company, Inc.**

DRIVING TITLE: **SAMPLE LOCATIONS - 2nd FLOOR HOUSE AND ATTACHED BARN**

JACQUES WHITFORD LOCATION: **PORTLAND, MAINE**

DATE PREPARED: **11-14-05**

DESIGNED BY: **RC**

DRAWN BY: **ADK**

CHECKED BY: **RC**

REVIEWED BY: **DAA**

REVISION DATE:

REVISION NO:

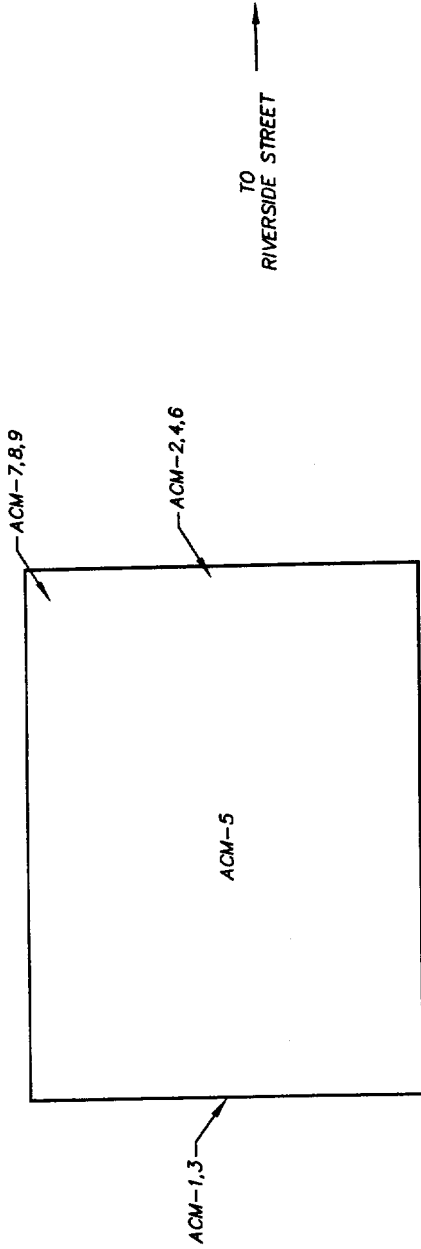
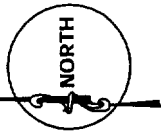
PROJECT NO: **1006396**

PROJECT NAME/FILE NAME: **HAMMOND LUMBER/SITE**

SCALE: **1" = 10'**

PREPARED FOR: **HAMMOND LUMBER COMPANY**

FIGURE NO: **3b**



SCALE IN FEET

Legend

ACM-1 - SUSPECT ASBESTOS CONTAINING MATERIAL SAMPLE LOCATION



### Jacques Whitford Company, Inc.

DRAWING TITLE: **SAMPLE LOCATIONS - ONE STORY DETACHED BARN**  
300 RIVERSIDE STREET  
PORTLAND, MAINE 04103  
FIGURE NO. **3d**

JACQUES WHITFORD LOCATION: PORTLAND, MAINE		DESIGNED BY: RC		CHECKED BY: RC		DRAWN BY: ADK		REVIEWED BY: DAA	
DATE PREPARED: 11-14-05	REVISION DATE:	REVISION NO.:	REVISION BY:	PROJECT NUMBER/PHASE: 1006396	SCALE: 1"=10'	PREPARED FOR: HAMMOND LUMBER COMPANY			



**The Sheridan Corporation**

PO Box 359, Fairfield, ME 04937  
Phone (207) 453-9311, Fax (207) 453-2820  
 PO Box 689, Westbrook, ME 04098  
Phone (207) 774-6138, Fax (207) 774-2885  
[www.sheridancorp.com](http://www.sheridancorp.com)

**LETTER OF TRANSMITTAL**

DATE	12-16-05	JOB NO.	85-910

TO Lead and Asbestos Hazard Prevention Program  
Maine Dept. of Environmental Protection  
17 State House Station, Augusta, Maine 04333-0017

GENTLEMEN:

WE ARE SENDING YOU  **Attached**  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Changeorder     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	12-15-05	N. A.	Demolition Building Permit Application – 300 Riverside Street

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 \_\_\_\_\_  
 FORBIDSDUE \_\_\_\_\_ 20 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please review and approve at your earliest convenience. Thank you.

COPY TO: Brad Nelson, TSC

SIGNED:  12-16-05





Maine Department of Environmental Protection  
**Lead & Asbestos Hazard Prevention Program**  
 17 Stare House Station, Augusta, ME 04333-0017  
 Tel: (207) 287-2651 Fax: (207) 287-7826



**Building Demolition Notification Form (BDNF)**

**Important Notice: Maine law requires the filing of this Building Demolition Notification Form prior to demolition of any building except a single-family home**

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings 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 materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) 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.state.me.us/dep/rwm/asbestos/index.htm](http://www.state.me.us/dep/rwm/asbestos/index.htm) for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found?  yes  no  no inspection or survey required (post-1980 2-4 unit)

<i>property address:</i>	<i>building description:</i> <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: single family residence
<i>asbestos survey performed by: (name &amp; address)</i> JACQUES WHITFORD CO. 75 Pearl St. Portland, Maine 04101 telephone: 207-761-7790	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i> JACQUES WHITFORD CO. Tom Trainor telephone: 207-761-7790
<i>property owner: (name &amp; address)</i> MJH-PORT, LLC. Po Box 359 Fairfield, Maine 04937 telephone: 207-453-9311	<i>demolition contractor: (name &amp; address)</i> To be determined Roland Shabot, Auburn or Yankee Restoration and Bldg. telephone: Portland
<i>demolition start date:</i> ASAP	<i>demolition end date:</i>

Dana Sturtevant c/o The Sheridan Corp.  
 Notification Submitted by: (please print)

12/19/2005  
 Date Submitted

Help save Maine fisheries - Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!