REPORT
FOR LIMITED
ASBESTOS CONTAINING MATERIALS IDENTIFICATION
SURVEY
AT
1650 WASHINGTON STREET
NEWTON, MASSACHUSETTS

PROJECT NO: 223 480.00

SURVEY DATE:
July 12, 2023

SURVEY CONDUCTED BY:

UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 BREWSTER ROAD
FRAMINGHAM, MA 01702

UEC universal environmental consultants

July 21, 2023

Mr. Larry Seamans
President & CEO
FamilyAid
3815 Washington Street
Boston, MA 02130

Reference: **Asbestos Containing Materials Limited Identification Survey**
1650 Washington Street, Newton, MA

Dear Mr. Seamans:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for limited Identification Survey for Asbestos Containing Materials at 1650 Washington Street, Newton, MA.

The inspection was performed by a Massachusetts licensed asbestos inspector Mr. Jason Becotte (AI-034963).

Please do not hesitate to call should you have any questions.

Very truly yours,

Universal Environmental Consultants

_____
Ammar M. Dieb
President

UEC:\223 480.00\Report.DOC

Enclosure

INTRODUCTION:
UEC has been providing comprehensive asbestos services since 2001 and has completed projects throughout New England. We have completed projects for a variety of clients including residential, commercial, industrial, and public and private schools. We maintain appropriate asbestos licenses and staff with a minimum of thirty-three years of experience.

As part of the proposed renovation project, UEC was contracted by HKT Architects to conduct a limited identification survey for accessible Asbestos Containing Materials (ACM) at 1650 Washington Street, Newton, MA. No roofing or destructive testing was performed, and this report should not be used to fully renovate or demolish the building.

The scope of work included the inspection of accessible ACM, collection of bulk samples from materials suspected to contain asbestos and determination of types of ACM found. Bulk samples analyses for asbestos were performed using the standard Polarized Light Microscopy (PLM) in accordance with Environmental Protection Agency (EPA) standard. Bulk samples were collected by a Massachusetts licensed asbestos inspector Mr. Jason Becotte (AI-034963) and analyzed by a Massachusetts licensed laboratory Asbestos Identification Laboratory, Woburn, MA.

Samples results are attached.

FINDINGS:
The regulations for asbestos inspection are based on representative sampling. It would be impractical and costly to sample all materials in all areas. Therefore, representative samples of each homogenous area were collected and analyzed or assumed.

All suspect materials were grouped into homogenous areas. By definition, a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout. Per Massachusetts regulations, a homogeneous area shall be determined to be ACM based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount of 1 percent or greater. No other accessible suspect material was found during this survey. Hidden ACM may be found during demolition.

Number of Samples Collected
Thirty eight (38) bulk samples were collected from the following materials suspected of containing asbestos.

Type and Location of Material

1. Pipe insulation at boiler room
2. Pipe insulation at boiler room
3. Pipe insulation at boiler room
4. 2’ x 4’ Suspended Acoustical ceiling tile type I at first floor telephone room
5. 2’ x 4’ Suspended Acoustical ceiling tile type I at first floor telephone room
6. 2’ x 4’ Suspended Acoustical ceiling tile type II at first floor nurse supplies
7. 2’ x 4’ Suspended Acoustical ceiling tile type II at second floor storage
8. 2’ x 4’ Suspended Acoustical ceiling tile type II at third floor closet
9. 2’ x 4’ Suspended Acoustical ceiling tile type III at first floor hallway
10. 2’ x 4’ Suspended Acoustical ceiling tile type III at second floor room 210
11. 2’ x 4’ Suspended Acoustical ceiling tile type III at third floor room 320
12. Joint compound at first floor hallway
13. Joint compound at second floor room 210
14. Joint compound at third floor room 300
15. Joint compound at third floor room 320
16. Ceramic wall tile glue at first floor kitchen
17. Ceramic wall tile glue at second floor room 210 bathroom
18. Ceramic wall tile glue at third floor hallway bathroom
19. Top layer tan 12” x 12” vinyl floor tile at second floor room 208
20. Top layer tan 12” x 12” vinyl floor tile at second floor room 210
21. Mastic for top layer tan 12” x 12” vinyl floor tile at second floor room 208

22. Mastic for top layer tan 12” x 12” vinyl floor tile at second floor room 210
23. Second layer white 12” x 12” vinyl floor tile at second floor room 208
24. Top layer white 12” x 12” vinyl floor tile at third floor room 320
25. Yellow mastic for second layer white 12” x 12” vinyl floor tile at second floor room 208
26. Yellow mastic for top layer white 12” x 12” vinyl floor tile at third floor room 320
27. Top layer grey 9” x 9” vinyl floor tile at first floor nurse
28. Third layer grey 9” x 9” vinyl floor tile at second floor room 210
29. Second layer grey 9” x 9” vinyl floor tile at third floor room 320
30. Mastic for top layer grey 9” x 9” vinyl floor tile at first floor nurse
31. Mastic for third layer grey 9” x 9” vinyl floor tile at second floor room 210
32. Mastic for second layer grey 9” x 9” vinyl floor tile at third floor room 320
33. Exterior new brown window framing caulking
34. Exterior new brown window framing caulking
35. Exterior new brown window framing caulking
36. Exterior old residue window framing caulking
37. Exterior old residue window framing caulking
38. Exterior old residue window framing caulking

Samples Results

Type and Location of Material	**Sample Result**
1. Pipe insulation at boiler room	15% Asbestos
2. Pipe insulation at boiler room	5% Asbestos
3. Pipe insulation at boiler room	15% Asbestos
4. 2’ x 4’ Suspended Acoustical ceiling tile type I at first floor telephone room	No Asbestos Detected
5. 2’ x 4’ Suspended Acoustical ceiling tile type I at first floor telephone room	No Asbestos Detected
6. 2’ x 4’ Suspended Acoustical ceiling tile type II at first floor nurse supplies	10% Asbestos
7. 2’ x 4’ Suspended Acoustical ceiling tile type II at second floor storage	10% Asbestos
8. 2’ x 4’ Suspended Acoustical ceiling tile type II at third floor closet	No Asbestos Detected
9. 2’ x 4’ Suspended Acoustical ceiling tile type III at first floor hallway	No Asbestos Detected
10. 2’ x 4’ Suspended Acoustical ceiling tile type III at second floor room 210	No Asbestos Detected
11. 2’ x 4’ Suspended Acoustical ceiling tile type III at third floor room 320	No Asbestos Detected
12. Joint compound at first floor hallway	No Asbestos Detected
13. Joint compound at second floor room 210	2% Asbestos
14. Joint compound at third floor room 300	2% Asbestos
15. Joint compound at third floor room 320	2% Asbestos
16. Ceramic wall tile glue at first floor kitchen	No Asbestos Detected
17. Ceramic wall tile glue at second floor room 210 bathroom	No Asbestos Detected
18. Ceramic wall tile glue at third floor hallway bathroom	No Asbestos Detected
19. Top layer tan 12” x 12” vinyl floor tile at second floor room 208	No Asbestos Detected
20. Top layer tan 12” x 12” vinyl floor tile at second floor room 210	No Asbestos Detected
21. Mastic for top layer tan 12” x 12” vinyl floor tile at second floor room 208	No Asbestos Detected
22. Mastic for top layer tan 12” x 12” vinyl floor tile at second floor room 210	No Asbestos Detected
23. Second layer white 12” x 12” vinyl floor tile at second floor room 208	No Asbestos Detected
24. Top layer white 12” x 12” vinyl floor tile at third floor room 320	No Asbestos Detected
25. Yellow mastic for second layer white 12” x 12” vinyl floor tile at second floor room 208	No Asbestos Detected
26. Yellow mastic for top layer white 12” x 12” vinyl floor tile at third floor room 320	No Asbestos Detected
27. Top layer grey 9” x 9” vinyl floor tile at first floor nurse	2% Asbestos
28. Third layer grey 9” x 9” vinyl floor tile at second floor room 210	2% Asbestos
29. Second layer grey 9” x 9” vinyl floor tile at third floor room 320	2% Asbestos
30. Mastic for top layer grey 9” x 9” vinyl floor tile at first floor nurse	9% Asbestos
31. Mastic for third layer grey 9” x 9” vinyl floor tile at second floor room 210	8% Asbestos
32. Mastic for second layer grey 9” x 9” vinyl floor tile at third floor room 320	8% Asbestos
33. Exterior new brown window framing caulking	No Asbestos Detected
34. Exterior new brown window framing caulking	No Asbestos Detected

35. Exterior new brown window framing caulking	No Asbestos Detected
36. Exterior old residue window framing caulking	4% Asbestos
37. Exterior old residue window framing caulking	4% Asbestos
38. Exterior old residue window framing caulking	4% Asbestos

OBSERVATIONS AND RECOMMENDATIONS:
All asbestos abatement activities must be performed by a Massachusetts licensed asbestos abatement contractor under the supervision of Massachusetts licensed project monitor should renovations or demolitions activities disturb the ACM.

1. Pipe insulation was found to contain asbestos.
2. 2' x 4' Suspended Acoustical ceiling tile type II was found to contain asbestos.
3. Joint compound was found to contain asbestos.
4. Grey 9" x 9" vinyl floor tile was found to contain asbestos.
5. Mastic for grey 9" x 9" vinyl floor tile was found to contain asbestos.
6. Old residue window framing caulking was found to contain asbestos.
7. All other suspect materials were found not to contain asbestos.

DESCRIPTION OF SURVEY METHODS AND LABORATORY ANALYSES:
Asbestos samples were collected using a method that prevents fiber release. Homogeneous sample areas were determined by criteria outlined in EPA document 560/5-85-030a.

Bulk material samples were analyzed using PLM and dispersion staining techniques in accordance with EPA/600/R-93/116 method.

LIMITATIONS AND CONDITIONS:
This report has been completed based on visual and physical observations made and information available at the time of the site visit, as well as information provided by the client. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state, and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of client for use in an asbestos evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied, or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.

Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email: mikemanning@asbestosidentificationlab.com

NVLAP® Testing Lab Code: 200919-0

Batch: 100354

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

1650 Washingont St,
Newton MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

Dear Ammar Dieb,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The Analysis Method is BULK PLM ANALYSIS, EPA/600/R-93/116The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.
Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Ammar Dieb for your business.

Michael Manning
Owner/Director

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

1650 Washingont St,
Newton MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1 / 1101162	Pipe Insulation	Boiler Room	multi	Fiberglass 10 Cellulose 5 Non-Fibrous 70	**Detected** **Chrysotile 15**
2 / 1101163	Pipe Insulation	Boiler Room	gray	Fiberglass 30 Mineral Wool 30 Non-Fibrous 35	**Detected** **Chrysotile 5**
3 / 1101164	Pipe Insulation	Boiler Room	multi	Fiberglass 10 Cellulose 5 Non-Fibrous 70	**Detected** **Chrysotile 15**
4 / 1101165	2x4 SAT Old Fissure	1st Fl Telephone Room	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
5 / 1101166	2x4 SAT Old Fissure	1st Fl Telephone Room	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
6 / 1101167	2x4 SAT Old Holes	1st Fl Nurse Supplies	multi	Fiberglass 30 Mineral Wool 30 Non-Fibrous 30	**Detected** **Chrysotile 10**
7 / 1101168	2x4 SAT Old Holes	2nd Fl Storage Room	multi	Fiberglass 30 Mineral Wool 30 Non-Fibrous 30	**Detected** **Chrysotile 10**
8 / 1101169	2x4 SAT Old Holes	3rd Fl Closet	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
9 / 1101170	2x4 SAT Modern	1st Fl Hallway	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
10 / 1101171	2x4 SAT Modern	2nd Fl Room 210	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
11 / 1101172	2x4 SAT Modern	3rd Fl Room 320	multi	Fiberglass 40 Cellulose 40 Non-Fibrous 20	None Detected
12 / 1101173	Joint Compound	1st Fl Hallway	white	Non-Fibrous 100	None Detected
13 / 1101174	Joint Compound	2nd Fl Room 210	tan	Non-Fibrous 98	**Detected** **Chrysotile 2**
14 / 1101175	Joint Compound	3rd Fl Room 300	tan	Non-Fibrous 98	**Detected** **Chrysotile 2**
15 / 1101176	Joint Compound	3rd Fl Room 320	tan	Non-Fibrous 98	**Detected** **Chrysotile 2**
16 / 1101177	Ceramic Wall Tile Glue	1st Fl Kitchen	yellow	Non-Fibrous 100	None Detected

Sampled: July 12, 2023 **Received:** July 12, 2023 **Analyzed:** July 12, 2023

Wednesday 12 July 2023

Analyzed by: Elaine Maple **Batch:** 100354

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

1650 Washingont St,
Newton MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
17 / 1101178	Ceramic Wall Tile Glue	2nd Fl Room 210 Bathroom	yellow	Non-Fibrous 100	None Detected
18 / 1101179	Ceramic Wall Tile Glue	3rd Floor Hallway Bathroom	yellow	Non-Fibrous 100	None Detected
19 / 1101180	Tan 12x12 VFT	2nd Fl Room 208 Layer 1	tan	Non-Fibrous 100	None Detected
20 / 1101181	Tan 12x12 VFT	2nd Fl Room 210 Layer 1	tan	Non-Fibrous 100	None Detected
21 / 1101182	Tan Mastic	on #19	yellow	Cellulose 3 Non-Fibrous 97	None Detected
22 / 1101183	Tan Mastic	on #20	yellow	Cellulose 3 Non-Fibrous 97	None Detected
23 / 1101184	White 12x12 VFT	2nd Fl Room 210 Layer 2	white	Non-Fibrous 100	None Detected
24 / 1101185	White 12x12 VFT	3rd Fl Room 320 Layer 1	white	Non-Fibrous 100	None Detected
25 / 1101186	Yellow Mastic	on #23	yellow	Cellulose 3 Non-Fibrous 97	None Detected
26 / 1101187	Yellow Mastic	on #24	yellow	Cellulose 3 Non-Fibrous 97	None Detected
27 / 1101188	Gray 9x9 VFT	1st Fl Nurse Supplies Layer 1	green	Non-Fibrous 98	**Detected** **Chrysotile 2**
28 / 1101189	Gray 9x9 VFT	2nd Fl Room 210 Layer 3	green	Non-Fibrous 98	**Detected** **Chrysotile 2**
29 / 1101190	Gray 9x9 VFT	3rd Fl Room 320 Layer 2	green	Non-Fibrous 98	**Detected** **Chrysotile 2**
30 / 1101191	Black Mastic	on #27	black	Non-Fibrous 91	**Detected** **Chrysotile 9**
31 / 1101192	Black Mastic	on #28	black	Non-Fibrous 92	**Detected** **Chrysotile 8**
32 / 1101193	Black Mastic	on #39	black	Non-Fibrous 92	**Detected** **Chrysotile 8**
33 / 1101194	Newer Brown Window Caulk	Exterior Window 1st Fl	brown	Non-Fibrous 100	None Detected

Sampled: July 12, 2023 **Received:** July 12, 2023 **Analyzed:** July 12, 2023

Wednesday 12 July 2023

Analyzed by: Elaine Maple **Batch:** 100354

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

1650 Washingont St,
Newton MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
34 / 1101195	Newer Brown Window Caulk	Exterior Window 2nd Fl	brown	Non-Fibrous 100	None Detected
35 / 1101196	Newer Brown Window Caulk	Exterior Window 3rd Fl	brown	Non-Fibrous 100	None Detected
36 / 1101197	Old White Win Waulk Residue	Exterior Window 1st Fl	white	Non-Fibrous 96	**Detected** Chrysotile 4
37 / 1101198	Old White Win Waulk Residue	Exterior Window 2nd Fl	gray	Non-Fibrous 96	**Detected** Chrysotile 4
38 / 1101199	Old White Win Waulk Residue	Exterior Window 3rd Fl	white	Non-Fibrous 96	**Detected** Chrysotile 4

Sampled: July 12, 2023 **Received:** July 12, 2023 **Analyzed:** July 12, 2023

Wednesday 12 July 2023

Analyzed by: Elaine Maple **Batch:** 100354

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

PLM
24-hour TAT

Town/City: Newton, MA Building Name 1650 Washington Street

Sample	Description of Material	Sample Location
1	Pipe Insulation	Boiler room
2	"	"
3	"	"
4	2x4 SAT old fissure	1st fl. telephone room
5	"	"
6	2x4 SAT old Holes	1st fl. Nurse supplies
7	"	2nd fl. storage room
8	"	3rd fl. closet
9	2x4 SAT modern	1st fl. Hallway
10	"	2nd fl. Room 210
11	"	3rd fl. Room 320
12	Joint Compound	1st fl. Hallway
13	"	2nd fl. Room 210
14	"	3rd fl. Room 300
15	"	3rd fl. Room 320
16	ceramic wall tile glue	1st fl. Kitchen
17	"	2nd fl. Room 210 Bathroom
18	"	3rd fl. Hallway Bathroom
19	Tan 12x12 VFT	2nd fl. Room 208 Layer 1
20	"	2nd fl. Room 210 Layer 1

Reported By: Jason Becotte Date: 7-12-23 Due Date: **24-Hours**

Received By: [signature] Date: 7/12/23

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

PLM

Town/City: Newton, MA Building Name 1650 Washington Street

Sample	Description of Material	Sample Location
21	Tan mastic	on #19
22	" "	on #20
23	white 12x12 VFT	2nd fl. Room 210 Layer 2
24	" "	3rd fl. Room 320 Layer 1
25	Yellow mastic	on #23
26	" "	on #24
27	Gray 9x9 VFT	1st fl. nurse supplies Layer 1
28	" "	2nd fl. Room 210 Layer 3
29	" "	3rd fl. Room 320 Layer 2
30	Black mastic	on #27
31	" "	on #28
32	" "	on #29
33	newer Brown window caulk	Exterior window 1st fl.
34	" "	exterior window 2nd fl.
35	" "	exterior window 3rd fl.
36	old white win caulk Residue	exterior window 1st fl.
37	" "	exterior window 2nd fl.
38	" "	exterior window 3rd fl.

Reported By: Jason Bewtte Date: 7-12-23 Due Date: **24-Hours**

Received By: ---------- Date: ----------