

Asbestos Inspection & Abatement

ENVIRONMENTAL SOLUTIONS CONSULTING GROUP, INC.

42 Guinan Street, Waltham, Massachusetts 02451 (781) 899-3370 Fax: (781) 899-9842

February 14, 2003

Cooperative Living of Newton, Inc.
Attn: Ms. Donna Townsend
1171 Washington Street
Newton, MA 02465

ASBESTOS SURVEY REPORT – PELHAM HOUSE 45 PELHAM ST. NEWTON

Dear Ms. Townsend:

Environmental Solutions Consulting Group, Inc. {ESCGI} has completed an Asbestos Survey and bulk sample analytical testing for the above captioned Site.

In summary, the Survey and testing confirmed that certain materials identified as "Asbestos Suspect Material" are Asbestos Containing Material {ACM}. Testing has also denied the presence of asbestos in certain other materials identified as "Asbestos Suspect". ESCGI's findings are documented hereunder in this Report and on Asbestos Survey Documents incorporated herewith. Please be advised that these documents should be maintained as a permanent record.

INTRODUCTION:

ESCGI was retained by Cooperative Living of Newton, Inc. (CLN, Inc.) {CLIENT} to perform an Asbestos Survey of a residential type building known as Pelham House at 45 Pelham Street Newton Center, Massachusetts {SITE}. The Site building had most recently been used as a Nursing Home. It was vacant at the time of the Survey. The Client informed ESCGI of plans to renovate the building for conversion to eleven units of elderly housing. Accordingly, the purpose of the Survey was to confirm or deny the presence of asbestos in building materials prior to renovation.

The Site Survey work was performed on February 3rd and 5th, 2002 by a USEPA/MADLWD certified Asbestos Inspector/Management Planner. Bulk samples of "Asbestos Suspect Materials" were packaged, logged with chain of custody documentation for delivery to the USEPA/MADLWD certified laboratory of ProScience Analytical Services, Inc. Sample analysis for asbestos was performed by Polarized Light Microscopy {PLM} and completed on February 12, 2003.

GENERAL BUILDING DESCRIPTION:

The subject Site building is an approximately 100 year old structure. Parts of the existing building may be later additions. The building consists of three stories with a full basement, eaved attic and detached garage. In general terms it is constructed of masonry and concrete block foundation with wood frame and decking. The roof is pitched with asphalt shingles over wood decking. Aluminum and/or vinyl siding and replacement windows were applied to the building. A probe under siding showed wood clapboard under the siding. Without limitation, interior finishes include plasters, wood floors, carpet, linoleum, vinyl and ceramic floor (some wall) coverings. Heat is provided by a closed forced hot water system fired by a "newer" Weil-McLain boiler. An "older" or back-up Gurney boiler is also present. Functional space is typical of a residential type home that had operated as a nursing home. It includes finished first floor areas such as living room, dining room, kitchen/laundry, baths, office/nursing station areas and bedrooms. The second and third floors house bedrooms and baths.

ASBESTOS SURVEY INTENT:

The Asbestos Survey, sampling and testing was performed following guidelines and methodologies prescribed by USEPA AHERA 40 CFR Part 763. Its intent was as follows:

ONE: To inspect all accessible areas of the building and to identify and log the location, type, approximate quantity and condition of "Asbestos Suspect Material".

TWO: To determine and classify "Asbestos Suspect Material" as friable or non-friable and to determine or deem and assign a homogeneous material classification to identified "Asbestos Suspect Material".

THREE: To collect, package, label, log and analyze bulk samples of "Asbestos Suspect Materials" to confirm or deny the presence of asbestos content greater than one percent in homogeneous applications of the suspect materials.

FOUR: To develop and provide an Inventory Classification Assessment of materials confirmed to contain greater than one percent asbestos and thus considered ACM.

FIVE: To develop and provide asbestos abatement response action recommendations and corresponding asbestos abatement cost estimates.

SIX: To develop and provide an Asbestos Survey Report to serve as a primary data base from which informed decisions can be made relative to asbestos management and control.

ASBESTOS SURVEY SUMMARY:

INSPECTION:

On an area by area basis, ESCGI inspected all accessible interior and exterior areas of the Site building. Significant probes of concealed areas were made such as under floor coverings and above suspended ceilings. "Asbestos Suspect Materials" were identified, assessed and assigned a homogeneous material classification under three broad types of material to include: Thermal System Insulation; Surfacing Material and Miscellaneous Material.

HOMOGENEOUS MATERIAL CLASSIFICATION/ BULK SAMPLE COLLECTION & ANALYSIS:

Fourteen (14) distinct homogeneous applications of asbestos suspect material were identified.

Three (3) distinct homogeneous applications of asbestos suspect material were classified as Thermal System Insulation.

Three (3) distinct homogeneous applications of asbestos suspect material were classified as Surfacing Material.

Eight (8) distinct homogeneous applications of asbestos suspect material were classified as Miscellaneous Material.

A Homogeneous Material Master List for the Fourteen (14) applications of asbestos suspect material was recorded and a sampling scheme was developed for collection of representative homogeneous material bulk samples in accord with EPA/OSHA guidelines.

In total, Thirty-Four (34) bulk samples were collected, as representative of the Fourteen (14) homogeneous applications of asbestos suspect material. Samples were collected utilizing field logs, individually marked sample containers, safety and quality control protocols. Sample data was recorded on Bulk Sample Information Logs and delivered with chain of custody protocol to the independent testing lab of Proscience Analytical Services, Inc. Analytical testing was performed by Polarized Light Microscopy {PLM} using the EPA 600/R-93/116 method to determine a quantitative percentage of asbestos and/or other components of the sample. Any material containing greater than one percent {>1%} asbestos is considered ACM. The Lab was directed to use a "Stop On Positive" protocol for each Homogeneous and/or numerical grouping of samples. In total, twenty-Nine (29) samples required analysis to confirm or deny asbestos content in the homogeneous applications of asbestos suspect material.

As indicated on attached Bulk Sample Field Logs and Laboratory Reports, NO ASBESTOS OR LESS THAN ONE PERCENT ASBESTOS WAS DETECTED IN Eleven {11} OF THE HOMOGENEOUS MATERIAL APPLICATIONS OF ASBESTOS SUSPECT MATERIAL. THESE MATERIALS MAY BE CONSIDERED NON-ACM.

As indicated on attached Laboratory Reports and Inventory Classification Assessment of ACM, ASBESTOS CONTENT GREATER THAN ONE PERCENT WAS CONFIRMED IN Three {3} DISTINCT HOMOGENEOUS APPLICATIONS OF MATERIAL. **THE ACM INVENTORY INCLUDES SPECIFIED QUANTITIES AND LOCALES OF ACM identified as MOLDED BOILER INSULATION on the "older" Gurney boiler {ACM Item -1} ; CORRUGATED PAPER PIPE INSULATION {ACM Item -2} and LINOLEUM FLOOR SHEETING WITH UNDERLAYMENT MASTIC {ACM Item -3}.**

Again and for detail, please refer to the attached BULK SAMPLE INFORMATION LOGS, LABORATORY ANALYTICAL REPORTS and INVENTORY CLASSIFICATION ASSESSMENT OF ACM.

CONCLUSION: ABBREVIATED ASBESTOS ABATEMENT PLAN RECOMMENDATION:

Based on Asbestos Survey findings and plans for building renovation which will or may have the potential to disturb the ACM SPECIFIED ON THE ACM INVENTORY {ACM ITEMS 1,2 & 3} ; ESCGI recommends that you implement an Asbestos Abatement Plan or Response Action, calling for Total Removal and Disposal of the specified ACM. This response action must be implemented prior to any renovation or selective demolition activity which may disturb the ACM.

You must retain a Massachusetts licensed Asbestos Abatement Contractor for the performance of Asbestos abatement project work. The contractor's proposal should specify a total lump sum cost for the scope of work as indicated on the Inventory Classification Assessment of ACM.

The contractor shall specify that the performance of asbestos abatement work will comply with all applicable Federal State and local regulations including without limitation OSHA 29 CFR 1910,1001 and 1926.1101; EPA NESHAPS 40 CFR 61 Subpart M; MA D.E.P. 310 CMR 7.00 & 9.00; MA D.L.W.D. 453 CMR 6.00 and the State sanitary Code 105 CMR 410.353 as well as City of Newton regulations.

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The Asbestos Abatement Contractor shall file required Asbestos Abatement Regulatory Notices or permits a minimum of Ten {10} business days in advance of work.

Upon completion of Abatement work, inspections and air monitoring/analysis must be performed by a Massachusetts licensed Asbestos Project Monitor and Laboratory. You should retain the Asbestos Project Monitor.

Also please be advised that heretofore unknown or concealed asbestos suspect material or ACM may be discovered during renovation or selective demolition activity. If such is encountered you should cease work until the material can be evaluated and appropriate response made.

If you have any questions or if ESCGI can be of further assistance in this regard, please do not hesitate to call our offices.

Respectfully submitted,


Thomas E. Duffey, III
Principal Consultant

Attachments

ASR7391 CLN INC

Lead Paint Abatement Plan

The lead pain inspection for Pelham House was provided as a grant from the Newton Housing Rehab Fund (NHRF). A formal lead paint abatement plan is being prepared and will be included in CLN's application to NHRF for a direct rehabilitation grant for lead paint, asbestos and removal of architectural barriers. A preliminary meeting with Michael Duff, Director of the NHRF revealed that CLN may apply for maximum grants of \$15,000/unit for lead and asbestos abatement, as well as \$10,000/unit for handicapped Grant funds from HUD, also administered through his office. As required, all abatement plans will be done in accordance with U.S. Department of HUD federal lead-based regulations and monitored by NHRF.