

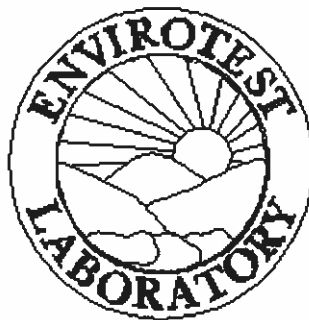
# ASBESTOS SURVEY OF

280 Washington Street  
Westwood, MA

## PREPARED FOR:

Jim McCarthy  
Town of Westwood

PREPARED BY:  
ENVIROTEST LABORATORY  
639 WASHINGTON STREET  
DEDHAM, MA 02026



**ASBESTOS SURVEY OF:**

280 Washington Street  
Westwood, MA

**REPORT SUBMITTED:**

August 14, 2019

**PREPARED BY:**

Envirotest Laboratory, Inc.  
Dedham, MA

**DATE SURVEYED:**

August 12, 2019

**ASBESTOS INSPECTOR:**

Jeff Hill  
AI900544 expires March 15, 2020

**PROJECT No:**

2019-JH009

**SAMPLES:**

12 Taken  
13 Analyzed

## **EXECUTIVE SUMMARY**

On August 12, 2019, Envirotest Laboratory conducted a limited asbestos survey of the property at **280 Washington Street** in Westwood, Massachusetts. Some asbestos-containing materials were found at the time of the survey in regards to the scope of work.

**Section One** of this report details the survey methodology and scope of investigation, and the results of asbestos containing building materials at the Project Site. **Section Two** is an assessment of the materials found with recommendations for the appropriate abatement actions for these materials. **Section Three** contains the analysis of the suspect asbestos containing building materials sampled.

## **SECTION ONE**

### **1. SCOPE OF WORK**

The investigation was directed toward reviewing suspect asbestos-containing materials and identifying any asbestos associated with thermal systems, surfacing material, flooring, wall / ceiling board, siding, etc. by using destructive methods, as allowed by client, to expose materials inside walls and ceilings, prior to renovation / demolition.

### **2. DESCRIPTION OF THE SURVEY**

#### **A. PROCEDURE FOR THE ASBESTOS SURVEY**

The space was examined by a certified and licensed asbestos inspector, who touched material, took bulk samples, assessed the physical condition of the materials suspected of being asbestos containing, and completed the field survey forms. The surveyor was experienced, having worked on previous asbestos surveys, specifications, asbestos analysis, and monitoring and reporting of asbestos repair and removal construction projects. Standardized forms were used to gather data, including forms to note:

- a. Different types of material by rooms, spaces, areas etc.
- b. Chain of custody records to accompany samples to the laboratory.

The survey began with identification of the type of material used in the building. The surveyor then proceeded through the areas examining and measuring suspected asbestos containing building materials in each area. Samples of all suspect materials were collected, with each homogenous area of material sampled. The detailed survey forms included sections for friable and non-friable materials.

- a. Surfacing Material (SM) is defined as material that is sprayed on, troweled on, or otherwise applied to surfaces, such as acoustical plaster on ceilings, and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

- b. Thermal System Insulation (TSI) means materials applied to pipes, fittings, boilers, breaching, tanks, ducts, or interior structural components to prevent heat loss or water condensation, or for other purposes.
- c. Miscellaneous Material (MM) means interior and exterior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and vinyl sheeting and does not include surfacing material or thermal systems insulation.

A homogeneous material is a surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture. A friable material is one which, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable products typically contain bonding agents (e.g., cement, plastics, asphalt, glue,) which lock the asbestos fibers into the product. The surveyor identified all visible material that could potentially contain asbestos. Asbestos containing building materials other than those discovered during this survey could be found during the interior demolition process. If these materials are encountered, the interior demolition company should stop interior demolition and have these samples tested for asbestos content.

## **B. SAMPLING SURVEY TECHNIQUES**

Envirotest has developed standard procedures to be used in order to randomly sample each suspect material. These procedures fulfill all the requirements of the U.S. EPA sampling protocol.

A sampling sheet was completed for each area or group of areas as appropriate, which identified each homogeneous material and the total of each type of material. All samples analyzed must show the lack of asbestos content (less than one percent of asbestos) in order for any homogeneous material to be classified as non-asbestos containing building material. For all thermal system insulation (TSI), surfacing material (SM), e.g., acoustical spray-on ceiling material, and miscellaneous material (MM) e.g., vinyl sheeting, samples must be analyzed and shown to be non-asbestos containing (less than one percent) before a sample can be considered non-asbestos containing building material.

Samples were taken and logged in on a chain of custody form and delivered to EMSL in Woburn or AmeriSci in Weymouth, MA for analysis.

## **C. LABORATORY ANALYSIS OF MATERIALS SAMPLED**

The bulk samples were analyzed by polarized light microscopy (PLM) (EPA Interim Method: Appendix A of Subpart F - 40 CFR Part 763). EMSL is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) (# 101147-0) of the National Institute of Standards and Technology (NIST) for asbestos in bulk sample analysis, and by the Commonwealth of Massachusetts (# AA 000188) for asbestos analysis. AmeriSci is accredited by the National Voluntary Laboratory Accreditation

Program (NVLAP) (# 102079-0) of the National Institute of Standards and Technology (NIST) for asbestos in bulk sample analysis, and by the Commonwealth of Massachusetts (# AA 000162) for asbestos analysis.

#### **D. CLASSIFICATION OF MATERIAL CONDITION**

All identified asbestos-containing building material can be classified as to physical condition as follows:

a. **GOOD:**

Asbestos-containing building material in good condition at the time of the survey was whole and complete and typical of newer installation.

b. **DAMAGED:**

Asbestos-containing building material in damaged condition at the time of the survey was generally complete but showed some signs of damage or deterioration.

Material is classified as damaged when the damage or deterioration covers less than one tenth of the material's surface and is evenly distributed, or when it covers less than one quarter of the material's surface and is localized.

c. **SIGNIFICANTLY DAMAGED:**

Asbestos-containing building material is determined to be significantly damaged when at the time of the survey the material was damaged or deteriorated, often with pieces missing. A material is classified as significantly damaged when the damage/deterioration covers more than one tenth of the material's surface and is evenly distributed, or when it covers more than one quarter of the material surface and is localized.

**SECTION 3**

**1. ASBESTOS-CONTAINING BUILDING MATERIALS IDENTIFIED**

**Friable Asbestos Found**

| DESCRIPTION | TYPE | COLOR | LOCATION |
|-------------|------|-------|----------|
| Wrap        | TSI  | Grey  | Basement |

**Non-Friable Asbestos Found**

| DESCRIPTION     | TYPE | COLOR           | LOCATION              |
|-----------------|------|-----------------|-----------------------|
| Flashing        | MM   | Black           | Roof                  |
| Tile and Mastic | MM   | Off-White/Black | 1 <sup>st</sup> Floor |

## **SECTION 4**

### **1. RECOMMENDATIONS**

Asbestos-containing building materials were identified within the spaces. The removal of any asbestos-containing material is required before any planned demolition / renovation activities. Should any undiscovered suspect materials be uncovered during demolition or renovations, the material must be sampled before any disturbance. Abatement of any asbestos-containing building materials must be conducted by a certified and licensed asbestos abatement contractor.

**APPENDIX A  
SAMPLING CHAIN OF CUSTODY  
&  
SAMPLE RESULTS**





**The Identification Specialists**

Analysis Report  
prepared for  
Envirotest Labs

**Report Date: 8/14/2019**

**Project Name: A-280 Washington**

**SanAir ID#: 19040519**



NVLAP LAB CODE 200870-0

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SanAir ID Number

19040519

FINAL REPORT

8/14/2019 4:36:09 PM

**Name:** Envirotest Labs  
**Address:** 639 Washington Street  
Deham, MA 02026  
**Phone:** 781-329-1133

**Project Number:**  
**P.O. Number:**  
**Project Name:** A-280 Washington  
**Collected Date:** 8/12/2019  
**Received Date:** 8/13/2019 10:40:00 AM

Dear Sam Cohen,

We at SanAir would like to thank you for the work you recently submitted. The 12 sample(s) were received on Tuesday, August 13, 2019 via FedEx. The final report(s) is enclosed for the following sample(s): S-1, S-2, M-1A, M-1B, M-2, S-3, M-3, M-4, M-5, M-6, M-7, M-8.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

**Final Report Includes:**

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

**Sample conditions:**

- 12 samples in Good condition.



SanAir ID Number  
**19040519**  
 FINAL REPORT  
 8/14/2019 4:36:09 PM

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 Deham, MA 02026  
**Phone:** 781-329-1133

**Project Number:**  
**P.O. Number:**  
**Project Name:** A-280 Washington  
**Collected Date:** 8/12/2019  
**Received Date:** 8/13/2019 10:40:00 AM

Analyst: Childress, Susan

**Asbestos Bulk PLM EPA 600/R-93/116**

| SanAir ID / Description                          | Stereoscopic                            |              | Components    |  | Asbestos Fibers |
|--|---|--------------|---------------|--|-----------------|
|  | Appearance                              | % Fibrous    | % Non-fibrous |  |                 |
| S-1 / 19040519-001<br>Wall Bathroom              | White<br>Non-Fibrous<br>Homogeneous     |              | 100% Other    |  | None Detected   |
| S-2 / 19040519-002<br>Wall Entryway              | White<br>Non-Fibrous<br>Homogeneous     |              | 100% Other    |  | None Detected   |
| M-1A / 19040519-003<br>Tile Flooring 1st Fl Tile | Off-White<br>Non-Fibrous<br>Homogeneous |              | 97% Other     |  | 3% Chrysotile   |
| M-1B / 19040519-004<br>Flooring 1st Fl Mastic    | Black<br>Non-Fibrous<br>Homogeneous     |              | 98% Other     |  | 2% Chrysotile   |
| M-2 / 19040519-005<br>Flooring Leveler, Mastic   | Yellow<br>Non-Fibrous<br>Homogeneous    |              | 100% Other    |  | None Detected   |
| M-2 / 19040519-005<br>Flooring Leveler, Leveler  | Grey<br>Non-Fibrous<br>Homogeneous      |              | 100% Other    |  | None Detected   |
| S-3 / 19040519-006<br>Pavement Drywall           | Off-White<br>Non-Fibrous<br>Homogeneous | 5% Cellulose | 95% Other     |  | None Detected   |
| M-3 / 19040519-007<br>Top Roof Shingle           | Grey<br>Non-Fibrous<br>Heterogeneous    | 10% Glass    | 90% Other     |  | None Detected   |
| M-4 / 19040519-008<br>Mid Roof Shingle           | Grey<br>Non-Fibrous<br>Heterogeneous    | 10% Glass    | 90% Other     |  | None Detected   |
| M-5 / 19040519-009<br>Flashing Roof Flashing     | Black<br>Non-Fibrous<br>Heterogeneous   |              | 94% Other     |  | 6% Chrysotile   |

Analyst: *Susan Childress* Approved Signatory: *Johnathan Wilson*

Analysis Date: 8/14/2019 Date: 8/14/2019



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### Asbestos Bulk PLM EPA 600/R-93/116

| SanAir ID / Description                      | Stereoscopic                         | Components    |               | Asbestos Fibers |
|--|--------------------------------------|---------------|---------------|-----------------|
|  | Appearance                           | % Fibrous     | % Non-fibrous |                 |
| M-6 / 19040519-010<br>Rolled Roof Shingle    | Grey<br>Non-Fibrous<br>Heterogeneous | 15% Cellulose | 85% Other     | None Detected   |
| M-7 / 19040519-011<br>Basement Open End Wrap | Grey<br>Fibrous<br>Homogeneous       | 35% Cellulose | 20% Other     | 45% Chrysotile  |
| M-8 / 19040519-012<br>Basement Window Glaze  | Beige<br>Non-Fibrous<br>Homogeneous  |               | 100% Other    | None Detected   |

Analyst: *Susan P. Childress* Approved Signatory: *Johnathan Wilson*

Analysis Date: 8/14/2019

Date: 8/14/2019

## **Disclaimer**

The final report cannot be reproduced, except in full, without written authorization from SanAir. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Samples are held for a period of 60 days.

For NY state samples, method EPA 600/M4-82-020 is performed.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

### **Asbestos Certifications**

NVLAP lab code 200870

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075

New York ELAP lab ID: 11983

Rhode Island License Number: AAL-126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

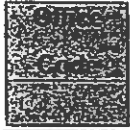
West Virginia License Number: LT000566

Vermont License: AL166318

Revision Date: 11/30/2017



SAMPLING CHAIN OF CUSTODY



Sample Date: 8-12-19

Project Name: A-280 Washington

Turn-around-Time: [ ] RUSH [X] 24 HRS (Standard) [ ] 48 HRS [ ] Other:

Project Address: 280 Washington St Westwood, MA

Analysis: [ ] Lead (TCLP) [ ] Lead (Chips) [ ] Lead (Wipe) [X] Asbestos (PLM) [ ] Asbestos (Soil)

Table with 4 columns: Sample Number, Sample Location, Sample Description, Notes (SEEF) (Layer). Rows include Wall, Bathroom, Entryway, Tile flooring, Mastic, Leveler, Dry wall, shingle, wrap, Glaze.

Building Notes:

See L

Number of Samples:

Pd: Y/N, Rp: Y/N, Pb: Y/N

Client Billing Address, Client Billing Email, Client Billing Phone

Relinquished by: JH AI900544, BR AI900335/PM00334

Received By:

Date: Time:

Date: 8/13/19 Time: 10:40:57