## **Pre Demolition Asbestos Survey**

At

Auto Showroom 80 Westchester Ave White Plains, New York 10601

## Prepared for:

RICK DICOLA Saber WP, LLC 80 Business Park Drive Suite 100 Armonk, New York 10504

Prepared by:

DVD Environmental Inc. PO Box 2152 Cliffside Park, NJ 07010 212 260 9818

July 16, 2012

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#### 1.0 PROJECT FACT SHEET

Project Title: Pre Demolition Asbestos Inspection Report

Project Location: 80 Westchester Ave, White Plains, New York 10601

Building: Auto Showroom

Prepared For: RICK DICOLA

Owner: Saber WP, LLC

80 Westchester Ave

White Plains, New York 10601

Contacts: Mr. Rick Dicola

80 Westchester Ave

White Plains, New York 10601

Consultant: DVD Environmental, Inc.

PO Box 2152

Cliffside Park, New Jersey 07010

212-260-9818

Inspector(s): Tim Donohoe



Tim Donohoe NYS Certified Asbestos Inspector EPA Certified Asbestos Inspector NYCDEP Investigator

#### 2.0 EXECUTIVE SUMMARY

DVD, INC. was contracted to provide environmental support to RICK DICOLA, INC for the renovation at 80 Westchester Ave in White Plains, NY. This contract required the performance of a building inspection for asbestos-containing building materials. This data will be used for reporting only.

DVD's EPA certified inspector performed the asbestos inspection on July 10, 2012. This asbestos inspection survey report includes a listing of all materials suspected to contain asbestos, analytical methods, limitations and results, and an area by area inventory of ACM. An investigation of accessible spaces was performed at the property to identify all suspect ACBM.

**Section 2.0 Listing of Suspect Asbestos Containing Materials** 

#### HOMOGENEOUS MATERIALS & ACBM CONFIRMATION LIST

H#	HG Material Description	F/NF	Analysis	ACBM	ACM Type
1	Aircell pipe insulation	F	PLM	N	Assumed ACM
2	Plaster fitting insulation	F	PLM	Y	Assumed ACM
3	Plaster walls	F	PLM	N	
4	Mastic on plaster walls	NF	TEM	N	
5	2x4 Grid ceiling tile	NF	TEM	N	
6	1x1 Vinyl floor tile	NF	TEM	N	2 layers
7	Roof felt	NF	TEM	N	
8	Roof flashing	NF	TEM	N	
9	Window Caulk	NF	TEM	N	

Summary of accessible areas inspected for asbestos containing materials:

Location	Asbestos Material Description	Aj	prox. Q	ty.	%	FN
Functional Space		LF	SF	EA.	Damage	
	80 Westchester A	ve		_		
Basement						
Boiler Room	Aircell pipe insulation	30			100%	
Basement	On fittings			4	100%	
First floor						
Throughout	All materials non acm					
Roof			•			
Entire	Non asbestos					

#### 3.0 INTRODUCTION

An inspection for asbestos containing materials was performed in the Showroom at 80 Westchester Ave in the White Plains, New York. The scope of the inspection was to locate, sample, quantify, and report asbestos containing materials in all areas within the structure.

#### 4.0 BUILDING DESCRIPTION AND SPACE USE

The building is an abandoned auto dealership showroom. It is a masonry brick and wood structure. The main floor has been renovated. The basement boiler room consists of a hot water boilers and some insulated pipes. The AC system is in the rear of the building.

#### 5.0 SURVEY PROCEDURE AND GUIDELINES

The survey was performed according to the Environmental Protection Agency recommended procedures found in EPA 560/5-85-024. These procedures call for the visual inspection of the building for suspect asbestos containing material and analysis of representative samples of such materials. In addition to the required visual inspection, fiberglass insulated systems were penetrated to determine the substrate in several locations.

The survey and sampling was performed by Timothy Donohoe, All procedures meet the above requirements. All accessible areas were inspected for three basic types of asbestos used in building materials:

- 1. **Surfacing Material** that is sprayed-on, troweled on or otherwise applied to surfaces, such as acoustical plaster on ceilings, fireproofing materials on structural members, or other materials for acoustical, fireproofing or decorative purposes.
- 2. **Thermal System Insulation** applied to pipes, fittings, boilers, breaching, tanks, ducts, or other structural components to prevent heat loss or gain, water condensation, or for other purposes.
- 3. **Miscellaneous ACBM** means building materials on structural components, structural members or fixtures, such as floor and ceiling tile, transite wall panels, transite pipe, roofing shingles, roof flashing and many other materials that are exclusive of surfacing or thermal system insulation.

<u>SOURCES OF INFORMATION</u> - Survey Information was collected by means of visual inspection, interviews, sample collection, and sample analysis.

#### 6.0 ANALYTICAL METHODS

POLARIZED LIGHT MICROSCOPY (PLM) is the EPA recommended method (EPA method 40 CFR 763, subpart F, App A) for determining the presence of asbestos in building materials. These materials include, but are not limited to, pipe and boiler insulation, acoustical coatings, spray-on fireproofing, plasters, ceiling tiles, and floor tiles. The PLM procedures involves taking a small amount of the suspect material, isolating the fibers present, and identifying them based on the crystalline properties observed. All asbestos types are crystalline materials and as a result can be identified by specific optical properties observed in the polarized light microscope. In addition, non-asbestos fibrous materials can also be identified including: glass, mineral wool, cellulose, gypsum, and synthetic fibers.

Results of the analysis are reported as a percentage of the total sample. The PLM method is sensitive to concentrations of asbestos down to 1%. Each sample was first examined under the stereo microscope. The analyst looked for layering, colors, friability, fibrosity and general appearance. Approximately 0.5mg of each unique layer of each sample was immersed in refractive index oil and was observed in the microscope at 40-400X. The sample's components were then identified by six different optical criteria to determine fiber type and visual percentages. The optical criteria determined include: morphology, pleochroism, birefringence, extinction, sign of elongation, and refractive index parallel and perpendicular to elongation. Non-friable, organically bound (NOB) material (floor tiles, roofing, mastic flashing) determined to be negative for asbestos by PLM analysis are considered positive by the NYS Environmental Laboratory Approval Program until proven negative by transmission electron microscopy (TEM) - (NYS ELAP Protocols 198.1/198.4). Therefore, TEM analysis was performed on all NOB materials where no asbestos was detected using PLM.

#### 7.0 REPORTING

HOMOGENEOUS MATERIALS & ACBM CONFIRMATION LIST- is a summary list of each building material that was tested. Note that each material was assigned a homogeneous material number (HA No.) in the first column of the list. The second column is the material description, the third column indicates if the material is friable (F) or non-friable (NF), the fourth column is a code assigned to each homogeneous material for purposes of classification and recording on sample log sheets (Chain of Custody form). The fifth and sixth column is used in categorizing each for the existence of asbestos (Y-Yes, N-No). Positive materials contain greater than one percent (>1%) asbestos as per OSHA 29 CFR Part 1926.1101.b, (Subpart Z). Any material not sampled is considered Presumed Asbestos Containing Material-PACM is material has not been tested by a certified laboratory to confirm asbestos content. Material must be treated as ACM until laboratory results confirm otherwise. The last column is for footnotes specific and unique to the each building.

#### 8.0 DISCUSSION

This report is designed as a database of all ACBM discovered during the asbestos survey. Accordingly, the USEPA, NYSDOL and NYC DEP require the building owner to provide an asbestos inspection prior to building Demolition or demolition and notification prior to abatement. This process requires a detailed review of plans and specifications in order to determine the extent of construction influence that might extend to areas that contain ACBM.

OSHA Asbestos standard 29CFR1910.1001 applies to all occupational exposures to asbestos in all industries covered by the Occupational Safety and Health Act, except construction work and ship repairing, shipbuilding and shipbreaking employment and related employments.

All materials remaining in the building are intact and can be safely left in place with periodic monitoring for damage. Intact and Non friable materials can be safely left in place until you plan to renovate or demolish these rooms or replace the roof.

## 9.0 Licenses and Certifications

-7-

07/29/11 FRI 11:38 FAX 518 485 8530

NYSDOL/L & C

**2**001

#### NEW YORK STATE - DEPARTMENT OF LABOR

DIVISION OF SAFETY AND HEALTH LIGENSE AND CERTIFICATE UNIT STATE CAMPUS BUILDING 12 ALBANY, NY 12240

#### ASBESTOS HANDLING LICENSE

DVD Environmental, Inc.

P.O. Box 2152

Cliffside Park, NJ 07010

FILE NUMBER: 06-0631 LICENSE NUMBER: 28545 LICENSE CLASS: RESTRICTED DATE OF ISSUE: 07/27/2011 EXPIRATION DATE: 07/31/2012

Duly Authorized Representative - Timothy Donohoe

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Maureen A. Cox, Director
FOR THE COMMISSIONER OF LABOR

SH 432 (4-07)

10.0 Sample Results



### Asbestos Analytical Lab

51 Gage Road East Brunswick, NJ 08816 Tel. 917-478-7715

Fax: 800-718-3597

Client:

DVD Environmental, Inc.

Attn. to

Tim Donohoe

Collected Date:

7/11/2011

Date Received:

7/13/2011

Date Analyzed:

7/14/2011

AAL Batch #:

12-2419

Phone: Email:

(201) 941-8739 (212) 260-9818

Total Samples:

15

Fax:

Tdonohoe@dvdenvironmental.com

Report Date:

7/14/2011

Project

80 Westchester Avenue

Address:

White Plains

Showroom

### PLM/NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos			
1	12-2419-1	NO	NAD			
	/		(by NYS ELAP 198.1)			
Location:	Basement + Stairs		PLM-Friable			
Sample Description:	Plaster Walls					
Analyst Description: Asbestos Types:	Brown, Granular, Homogeneous					
Other Material:	Non-fibrous 100%					
2	12-2419-2	NO	NAD			
			(by NYS ELAP 198.1)			
Location:	Basement + Stairs		PLM-Friable			
Sample Description:	Plaster Walls					
Analyst Description:	Brown, Granular, Homogeneous					
Asbestos Types:	•					
Other Material:	Non-fibrous 100%					
3	12-2419-3	NO	NAD			
			(by NYS ELAP 198.1)			
Location:	Basement + Stairs		PLM-Friable			
Sample Description:	Plaster Walls					
Analyst Description:	Brown, Granular, Homogeneous					
Asbestos Types:						

## PLM/NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	sbestos Present	Total % Asbestos
4	12-2419-4	NO	NAD
	_		(by NYS ELAP 198.6
Location:	Basement + Stairs		NOB-PLM
Sample Description:	Mastic Dots		
Analyst Description:	Brown, Non-Friable, NonHomogeneo	ous	
Asbestos Types:			
Other Material:	Non-fibrous 51.4%		
Comments:	TEM Required		
5	12-2419-5	NO	NAD
			(by NYS ELAP 198.6)
Location:	Basement + Stairs		NOB-PLM
Sample Description:	Mastic Dots		
Analyst Description:	Brown, Non-Friable, NonHomogeneo	ous	
Asbestos Types:			
Other Material:	Non-fibrous 40.0%		
Comments:	TEM Required		
6	12-2419-6	NO	NAD
•			(by NYS ELAP 198.6)
Location:	1st Floor Office		NOB-PLM
Sample Description:	2x4 Grid Ceiling		
Analyst Description:	Brown, Non-Friable, NonHomogeneo	ous	
Asbestos Types:	_		
Other Material:	Non-fibrous 39.6%		
Comments:	TEM Required		
7	12-2419-7	NO	NAD
			(by NYS ELAP 198.6)
Location:	1st Floor Office		NOB-PLM
Sample Description:	2x4 Grid Ceiling		
Analyst Description:	Brown, Non-Friable, NonHomogeneo	us	
Asbestos Types:	•		
Other Material:	Non-fibrous 61.5%		
Comments:	TEM Required		
8	12-2419-8	NO	NAD
			(by NYS ELAP 198.6)
Location:	1st Floor Showroom Bottom		NOB-PLM
Sample Description:	1x1 Vinyl Tile		NOD-I LIVI
Analyst Description:	Grey,Non-Friable,NonHomogeneou	8	
Asbestos Types:		•	
Other Material:	Non-fibrous 34.3%		
Comments:	TEM Required		
9	12-2419-9	NO	NAD
		110	NAD
Location:	1st Floor Showroom Bottom		(by NYS ELAP 198.6)
Sample Description:	1x1 Vinyl Tile		NOB-PLM
Analyst Description:	Grey,Non-Friable,NonHomogeneous		
Asbestos Types:	Significant mable, North formogeneous	•	
Other Material:	Non-fibrous 31.9%		
Comments:	TEM Required		

### PLM/NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos		
10	12-2419-10	NO	NAD		
			(by NYS ELAP 198.6)		
Location:	1st Floor Showroom Top		NOB-PLM		
Sample Description:	1x1 Vinyl Tile				
Analyst Description:	Grey, Non-Friable, NonHomogeneou	ıs			
Asbestos Types:					
Other Material:	Non-fibrous 41.9%		•		
Comments:	TEM Required				
11	12-2419-11	NO	NAD		
			(by NYS ELAP 198.6)		
Location:	1st Floor Showroom Top		NOB-PLM		
Sample Description:	1x1 Vinyl Tile				
Analyst Description:	Grey, Non-Friable, NonHomogeneou	ıs			
Asbestos Types:	, ,				
Other Material:	Non-fibrous 24.4%				
Comments:	TEM Required				
12	12-2419-12	NO	NAD		
			(by NYS ELAP 198.6)		
Location:	Roof		NOB-PLM		
Sample Description:	Felt				
Analyst Description:	Black, Non-Friable, NonHomogeneo	us			
Asbestos Types:					
Other Material:	Non-fibrous 2.7%				
Comments:	TEM Required				
13	12-2419-13	NO	NAD		
			(by NYS ELAP 198.6)		
Location:	Roof		NOB-PLM		
Sample Description:	Felt				
Analyst Description:	Black, Non-Friable, NonHomogeneo	us			
Asbestos Types:					
Other Material:	Non-fibrous 1.6%				
Comments:	TEM Required				
14	12-2419-14	NO	NAD		
			(by NYS ELAP 198.6)		
Location:	Roof		NOB-PLM		
Sample Description:	Tar Flashing				
Analyst Description:	Black, Non-Friable, NonHomogeneon	us			
Asbestos Types:	3				
Other Material:	Non-fibrous 9.3%				
Comments:	TEM Required				

#### PLM/NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA Lab No. **Asbestos Present Total % Asbestos** 15 12-2419-15 NO NAD (by NYS ELAP 198.6) Roof Location: **NOB-PLM** Sample Description: Tar Flashing **Analyst Description:** Black, Non-Friable, NonHomogeneous Asbestos Types: Non-fibrous 17.8% Other Material: Comments: **TEM Required** 

**Reporting Notes:** 

Analyzed by: Yelena Peysakhova

\*NAD/NSD- no asbestos detected; NA= not analyzed/positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763, ELAP PLM Method 198.1 for NY Friable samples (NY ELAP LAB ID11938); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive. TEM is currently the only method that can be used to determine if this material can be considered treated as non-asbestos containing in NY State (also see EPA Advisory for floor tile, FR 59, 146,38970/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab. This PLM report relates ONLY to the items tested. Reviewed by:



## AMBIENT GROUP, INC.

**Laboratory Report AGL38380** 

470 Seventh Ave, 12th Floor, New York, NY 10018 Phone: 212-944-4615 Fax: 212-944-4618 **NY ELAP ID#10865** 

### **Bulk Asbestos Fiber Analysis** by Transmission Electron Microscopy

Client:

Asbestos Analytical Lab

Address:

51 Gage Road

East Brunswick NY 08816

Collected By: Client Submitted

Collected:

07/11/2012

Job Number:

12-2419

Date Received:

07/13/2012

Date Analyzed:

07/15/2012

Job Location:

DVD Environmental, Inc. 80

Westchester Avenue, White Plains,

Showroom

FIELD-ID COLLECTED	LOCATION / DESCRIPTION	COLOR	Asbestos Detected	Asbestos Constituents (%)	Non-Asbestos Constitu	uents (%)
4 07/11/2012 0038380-001	Basement+Stairs / Mastic Dots		No		Non-Fibrous/Other	100
5 07/11/2012 0038380-002	Basement+Stairs / Mastic Dots		No		Non-Fibrous/Other	100
6 07/11/2012 0038380-003	1st Floor Office / 2x4 Grid Ceiling		No		Non-Fibrous/Other	100
7 07/11/2012 0038380-004	1st Floor Office / 2x4 Grid Ceiling		No		Non-Fibrous/Other	100
8 07/11/2012 0038380-005	1st Floor Showroom Bottom / 1x1 Vinyl Tile		No		Non-Fibrous/Other	100
9 07/11/2012 0038380-006	1st Floor Showroom Bottom / 1x1 Vinyl Tile		No		Non-Fibrous/Other	100
10 07/11/2012 0038380-007	1st Floor Showroom Top / 1x1 Vinyl Tile		No		Non-Fibrous/Other	100
11 07/11/2012 0038380-008	1st Floor Showroom Top / 1x1 Vinyl Tile		No		Non-Fibrous/Other	100



## AMBIENT GROUP, INC.

Laboratory Report **AGL38380** 

470 Seventh Ave, 12th Floor, New York, NY 10018 Phone: 212-944-4615 Fax: 212-944-4618 **NY ELAP ID#10865** 

### **Bulk Asbestos Fiber Analysis** by Transmission Electron Microscopy

Client:

Asbestos Analytical Lab

Address:

51 Gage Road

East Brunswick NY 08816

Collected By: Client Submitted

Collected:

07/11/2012

Job Number:

12-2419

Date Received:

07/13/2012

Date Analyzed:

07/15/2012

Job Location:

DVD Environmental, Inc. 80

Westchester Avenue, White Plains.

Showroom

FIELD-ID COLLECTED	LOCATION / DESCRIPTION	COLOR	Asbestos Detected	Asbestos Constituents (%)	Non-Asbestos Constituent	s (%)
12 07/11/2012 0038380-009	Roof /Felt		No		Non-Fibrous/Other	100
13 07/11/2012 0038380-010	Roof /Felt		No		Non-Fibrous/Other	100
14 07/11/2012 0038380-011	Roof / Tar Flashing		No		Non-Fibrous/Other	100
15 07/11/2012 0038380-012	Roof / Tar Flashing		No		Non-Fibrous/Other	100

\*Weight of Residue is >1%, Apalysis Unnecessary

\*\*Not Analyzed Positive Stop

SIGNED FOR AMBIENT GROUP, INC. BY:

Sample Analysis by:

Transmission Electron Microscopy (TEM)

Method of Sample Preparation and Analysis:

All samples were prepared and analyzed in accordance with NYS ELAP Item 198.4 "TEM Method for Identifying and Quantifying Asbestos in Non-Fibrous Organically Bound Bulk Samples" Revision 11/22/06.

Quantitative transmission electron microscopy is currently the only method that can be used to determine absolutely if this material can be considered or treated as non-asbestos containing.



## CASE NARRATIVE

### AMBIENT GROUP, INC.

Asbestos Analytical Lab

Order#:

AGL38380

51 Gage Road

Project:

**Bulk TEM** 

East Brunswick, NY 08816

The following samples were received as indicated below and on the attached Chain of Custody record. All analyses were performed within the holding time and with acceptable quality control results unless otherwise noted.

SAMPLE ID	LAB ID	MATRIX	Date Collected	Date Received
4	0383800-01	BULK	07/11/2012	07/13/2012
5	0383800-02	BULK	07/11/2012	07/13/2012
6	0383800-03	BULK	07/11/2012	07/13/2012
7	0383800-04	BULK	07/11/2012	07/13/2012
8	0383800-05	BULK	07/11/2012	07/13/2012
9	0383800-06	BULK	07/11/2012	07/13/2012
10	0383800-07	BULK	07/11/2012	07/13/2012
11	0383800-08	BULK	07/11/2012	07/13/2012
12	0383800-09	BULK	07/11/2012	07/13/2012
13	0383800-10	BULK	07/11/2012	07/13/2012
14	0383800-11	BULK	07/11/2012	07/13/2012
15	0383800-12	BULK	07/11/2012	07/13/2012

Suspected Asbestos Containing Material (ACM) was analyzed according to the EPA 600/M4/82/020 "Method for the Determination of Asbestos in Bulk Building Material" and NYS DOH ELAP Item 198.1 for specific Point-Counting criteria and quantitation.

If material was determined to be a Non-Friable Organically Bound Bulk (NOB) sample we also follow the NYS DOH ELAP Methods 198.6 and 198.4 for gravimetric reduction and reporting of constituents after examination by Polarized Light Microscopy (198.6) and/or Transmission Electron Microscopy (198.4). Method 198.4 is the only method that can confirm a negative NOB sample.

The enclosed results of analyses a	are representative of the samples as r	received by the laboratory. Ambi-	omt Coo
representations of certifications as	s to the methods of sample collection	n sample identification on the	4 4 4 44 1
procedures used prior to our recei	pi of samples. To the best of my kn	nowledge, the information contain	ed in this report is
accurate and complete.	AMIL	/	od in uns report is

Approved By:

Ambient Group, Inc.

Date:

# **DVD** Environmental, Inc.

PO Box 2152, Cliffside Park, NJ 07010

Phone: 212 260 – 9818

Fax: 201 941 – 8739

E-mail Tdonohoe@dvdenvironmental.com

# 12-2419 HOL 38380

aboratory:	Address:							Job #:		
Project Information:	Analysis		Turn	aroun	d Time	e		Comment	s:	
So westchester Ave white Plains	Туре	6-8 hr 12	2 hr 24 hr	48 hr	72 hr	5 day	other	  Positive st	top fo	r all
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Showroom	ELAP PLM/TEM TEM/ Water		283	48				Inconclus	ive No	OBs (only)
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