Pre Demolition Asbestos Survey

At

Service Area Parking Garage 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:	Service Area Parking Garage
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 DECOLA for the renovation/demolition 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 11, 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

H #	HG Material Description	F/NF	Analysis	ACBM	ACM Type
1	Window Caulk and glazing	NF	TEM	N	
2	Door insulation	F	PLM	N	
3	Waterproofing around parking lot doors	NF	TEM	N	
4	Driveway parapet wall	NF	TEM	Ν	
5	Offices 2x4 Grid Ceiling tile	NF	TEM	N	
6	Roof felt	NF	TEM	Y	Assumed
7	Waterproofing roofing under driveway	NF	TEM	Y	Assumed

HOMOGENEOUS MATERIALS & ACBM CONFIRMATION LIST

Summary of accessible areas inspected for asbestos containing materials:

Location	Asbestos Material Description	Approx. Qty.		%	FN	
Functional Space		LF	SF	EA.	Damage	
	80 Westchester A	Ave				
Basement						
Main	None					
Boiler Room	On fittings		3		100%	
First floor						
Garage	No suspect materials					
Roof						
Entire	Assumed ACM		6000		< 10%	1
Driveway	Assumed ACM		2400		< 10%	2

Footnotes:

- 1. Not sampled due to potential for leaks in flat roof
- 2. Inaccessible under asphalt driveway

3.0 INTRODUCTION

An inspection for asbestos containing materials was performed in the Service Area Parking Garage 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 Parking garage and service area. It is a masonry brick and wood structure. The basement boiler room consists of 2 hot water boilers and a small amount of residual insulation on pipes. The boiler room is shared by the Parking garage and Parts and Service buildings.

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 homogenous 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

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						nust be prominentl on an asbestos proj	
State have been	i issued an A	sbestos Certifi	cate, appropriate	for the type of	work they perfe	orm, by the New Y	ork State
Department of	Labor.				han	Ren A	Cark
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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.	Collected Date:	7/11/2011
Attn. to	Tim Donohoe	Date Received:	7/13/2011
		Date Analyzed:	7/14/2011
Fax:	(201) 941-8739	AAL Batch #:	12-2419
Phone:	(212) 260-9818	Total Samples:	15
Email:	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:			
Other Material:	Non-fibrous 100%		

See Reporting notes on last page

PLM/NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
			Total // Aspestos
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,NonHomogene	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,NonHomogene	ous	
Asbestos Types:	Non-fibrous 40.000		
Other Material:	Non-fibrous 40.0%		
<u> </u>	TEM Required		
U	12-2419-6	NO	
Location:	1st Floor Office		(by NYS ELAP 198.6)
Sample Description:	2x4 Grid Ceiling		NOB-PLM
Analyst Description:	Brown,Non-Friable,NonHomogene	0110	
Asbestos Types:	Brown, Non-I hable, Noni Iomogene	ous	
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,NonHomogene	ous	
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		
Analyst Description:	Grey, Non-Friable, NonHomogeneou	JS	
Asbestos Types:			
Other Material:	Non-fibrous 34.3%		
Comments:	TEM Required	······································	
9	12-2419-9	NO	NAD
•			(by NYS ELAP 198.6)
Location:	1st Floor Showroom Bottom		NOB-PLM
Sample Description:	1x1 Vinyl Tile		
Analyst Description:	Grey,Non-Friable,NonHomogeneou	IS	
Asbestos Types: Other Material:	Non-fibrous 31.9%		
Comments:	TEM Required		

See Reporting notes on last page

PLM/NOB-PLM BULK ASBESTOS REPORT

10 12-2419-10 NO NAD Location: 1st Floor Showroom Top (by NYS ELAP 198.6) Sample Description: 1x1 Vinyl Tile NOB-PLM Analyst Description: Grey, Non-Friable, NonHomogeneous NAD Asbestos Types: Other Material: Non-fibrous 41.9% NO Comments: TEM Required 11 NO NAD 11 12-2419-11 NO NAD Sample Description: 1x1 Vinyl Tile NOB-PLM Analyst Description: 1x1 Vinyl Tile NOB-PLM Analyst Description: Grey, Non-Friable, NonHomogeneous NOB-PLM Asbestos Types: Other Material: Non-fibrous 24.4% Comments: Comments: TEM Required 12 NO NAD Location: Roof NAD NOB-PLM Sample Description: Felt NOB-PLM NOB-PLM Asbestos Types: Other Material: Non-fibrous 2.7% NO NAD Comments: TEM Required 13 12-2419-13 NO NAD Isample Description: Felt NoHomogeneous <th>Client No. / HGA</th> <th>Lab No.</th> <th>Asbestos Present</th> <th>Total % Asbestos</th>	Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
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Location: Roof (by NYS ELAP 198.6) NOB-PLM				
Location: Roof NOB-PLM	14	12-2419-14	NO	
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				NOR-LTW
Analyst Description: Black, Non-Friable, NonHomogeneous				
Asbestos Types:	· ·		103	
Other Material: Non-fibrous 9.3%		Non-fibrous 9.3%		
Comments: TEM Required	Comments:			

See Reporting notes on last page

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)
Location:	Roof		NOB-PLM
Sample Description:	Tar Flashing		
Analyst Description:	Black,Non-Friable,NonHomogene	ous	
Asbestos Types:	-		
Other Material:	Non-fibrous 17.8%		
Comments:	TEM Required		

Reporting Notes:

Analyzed by: Yelena Peysakhova

Muye,

*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: _______ End of Report _______ End of Report ________



AMBIENT GROUP, INC.

470 Seventh Ave, 12th Floor, New York, NY 10018 Phone: 212-944-4615 Fax: 212-944-4618 NY ELAP ID#10865 Laboratory Report AGL38380

Bulk Asbestos Fiber Analysis by Transmission Electron Microscopy

Client: Address:	Asbestos Analytical Lab 51 Gage Road East Brunswick NY 08816	Job Number: Date Received: Date Analyzed:	12-2419 07/13/2012
Collected By: Collected:	Client Submitted 07/11/2012	Job Location:	07/15/2012 DVD Environmental, Inc. 80 Westchester Avenue, White Plains, Showroom

FIELD-ID			Asbestos			
COLLECTED	LOCATION / DESCRIPTION	COLOR	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	lst Floor Showroom Top / lx1 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.

470 Seventh Ave, 12th Floor, New York, NY 10018 Phone: 212-944-4615 Fax: 212-944-4618 NY ELAP ID#10865 Laboratory Report AGL38380

<u>Bulk Asbestos Fiber Analysis</u> by Transmission Electron Microscopy

Client: Address:	Asbestos Analytical Lab 51 Gage Road East Brunswick NY 08816	Job Number: Date Received: Date Analyzed:	12-2419 07/13/2012 07/15/2012				
Collected By: Collected:	Client Submitted 07/11/2012	Job Location:	DVD Environmental, Inc. 80 Westchester Avenue, White Plains, Showroom				

FIELD-ID COLLECTED	LOCATION / DESCRIPTION	COLOR	Asbestos Detected	Asbestos Constituents (%)	Non-Asbestos Constitu	ents (%)
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 51 Gage Road East Brunswick, NY 08816 Order#: AGL38380 Project: Bulk TEM

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 are representative of the samples as received by the laboratory. Ambient Group makes no representations or certifications as to the methods of sample collection, sample identification, or transportation handling procedures used prior to our receipt of samples. To the best of my knowledge, the information contained in this report is accurate and complete.

Approved By:

Date: J/S//>

Ambient Group, Inc.

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