

5753 Daingerfield Way
Fairfax Station, VA 22039

GELLER ENVIRONMENTAL LABS, INC.

Phone: 703-978-4683
Facsimile: 703-250-4960

PRE-DEMOLITION SCOPE ASBESTOS SURVEY REPORT

**124 Courthouse Road SW
Vienna, VA 22180**

Survey Performed: January 17, 2020

Report Prepared: January 21, 2020

Prepared For: Tysons Service Corporation
3168 Spring Street
Fairfax, VA 22030
Attn: Mr. Jim Parks

Prepared By: Geller Environmental Labs, Inc.
5753 Daingerfield Way
Fairfax Station, VA 22039

Reviewed By: Jack Geller, President
Geller Environmental Labs, Inc.

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INTRODUCTION

Project Description

The structure located at 124 Courthouse Road SW, Vienna, VA 22180, is a single-story residential structure with additions, detached garage, outbuilding, crawlspace, and attic. Inside the main house, the flooring materials consist of wood with carpet, ceramic, and vinyl flooring in the bathroom and outbuildings. Interior walls/ceilings are drywall with texture and ceiling tiles in garage. The attic space is wood framing and insulated with multiple types of roll out insulation. The exterior of the home has transite siding on three sides with aluminum over wood or fiberboard. The crawlspace is dirt with plastic or concrete. **Note:** Since intact roofing materials, caulking, floor tiles, and floor mastics can be left in place during demolition activities of single family homes (as long as they do not become friable during the demolition activities), these materials were not sampled and are assumed to be asbestos containing.

Objective/Scope of Work

The survey was commissioned by the Tysons Service Corporation as part of the local permitting process prior to demolition of the structures located on the property. However, under current Commonwealth of Virginia and U.S. EPA NESHAP regulations, an asbestos inspection is required prior to demolition activities, regardless of regulations at the local level. The scope of work for this survey was to visually inspect the property, sample any suspect building materials associated with the property for asbestos content and to issue a report based upon the work conducted.

Definitions

- Friable Asbestos Containing Material – any material containing greater than 1% asbestos by PLM that when dry can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable material is material that cannot be crumbled, pulverized or reduced to powder by hand pressure.
- Category 1 Non-Friable Asbestos Containing Material – resilient floor coverings, asphalt roofing products, packings, and gaskets.
- Category 2 Non-Friable Asbestos Containing Material – all other non-friable ACM.
- Regulated Asbestos Containing Materials (RACM) – Under EPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations (40 CFR 61, subpart M), RACM is defined as – (1) Friable asbestos containing material, (2) Category 1 non-friable ACM that has become friable, (3) Category 1 non-friable ACM that will or has been subjected to sanding, grinding, cutting, or abrading, or (4) Category 2 non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

METHODOLOGY

Bulk Sample Collection

Bulk samples were collected of all observed/accessible friable suspect materials within or on the exterior of the buildings. A brass core sampler or other approved instrument was used to obtain a core of the material down to the underlying substrate. The instrument used to obtain each bulk sample was thoroughly cleaned prior to collection of the next sample, limiting the possibility of cross contamination. Prior to sample collection the area to be sampled was adequately wetted using a spray bottle of water to limit fiber release during the sampling process.

Samples were collected in small sampling bags, and each sample was assigned with a unique sample identification number, which was written on the sample bag. A laboratory chain of custody sheet was completed which included the project location, sample information, as well as any quantity estimates and conditions of the materials. The samples were then couriered by Geller Environmental Labs, Inc. to a NVLAP approved laboratory licensed by the U.S. EPA and the Commonwealth of Virginia to conduct asbestos analysis.

Bulk Sample Analysis

Analysis of bulk building materials for the presence of asbestos was conducted using the current EPA approved NIOSH method. The technique includes use of polarized light microscopy with confirmation technique using dispersion staining. This method is designed to identify asbestos minerals and determine their estimated concentrations as a percent by weight. Currently, the NIOSH method commonly referred to as "PLM analysis" and is the standard analytical method for asbestos bulk sample analysis.

The United States Environmental Protection Agency (U.S. EPA) defines ACM as a material which contains greater than 1% by weight of asbestos. Thus, materials that contain asbestos in concentrations greater than 1% are frequently labeled "positive" while materials with no asbestos present are labeled "negative". Although this convention has gained general acceptance, the designation was arbitrarily determined and may be revised in the future. Precedent for such a revision can be found in the redefinition of "ACM" by the U.S. EPA to include non-friable materials.

Materials containing asbestos, but below the current 1% regulatory level, are often referred to as "trace" and typically are not regulated during demolition projects or in construction debris waste streams.

SUMMARY

Geller Environmental Labs, Inc. performed an asbestos survey on January 17, 2020, at a single family home located at 124 Courthouse Road SW, Vienna, VA 22180. The survey was conducted due to the scheduled demolition of the structures located on the property and is required under current U.S. EPA and Commonwealth of Virginia regulations, as well as the local permitting process. The scope of the survey was to identify any friable asbestos-containing building materials (ACBM) and or any Category 2 non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition operations that exist on the interior and/or exterior of the structure.

Based upon the visual inspection and the results of the samples collected, no Regulated Asbestos Containing Materials (RACM) were found at the structures.

It does need to be noted that based upon the visual inspection, the following intact building materials were confirmed to exist at this home. Since the below listed products were not sampled, they are assumed to be asbestos containing and treated as such:

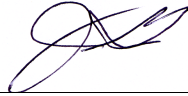
<u>Material</u>	<u>Location</u>	<u>Quantity</u>
Transite Siding*	Original House both sides and rear	~ 500 total sq. ft.
Roofing Materials	Home and Additions, Garage, Hen House	All Roofed Areas
Floor Tiles/Tile Mastic	Original Home Bathroom	~ 6 sq. ft.

***Note: The transite siding will need to be properly abated prior to demolition activities taking place at this property.**

Any and all quantities listed in the above tables are Geller Environmental Labs' estimations only. If used for contractor pricing/bidding, each contractor should confirm these amounts and address any special site conditions that may affect pricing.

CLOSING

It should be noted that while every effort was made to locate and sample all suspect friable materials associated with the structures, there is a potential for additional materials to be concealed within the structure (i.e., behind framing, behind brick/stone/wood façades, under roofing, etc.). Any materials not specifically addressed in this report should be assumed to be asbestos containing until sampling proves otherwise. Furthermore, care should be taken during the demolition process to recognize any materials that may become evident. Additional sampling or abatement of such materials may be required.



Jack Geller, President

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SECTION I

BULK SAMPLE LOG

5753 Daingerfield Way
Fairfax Station, VA 22039

GELLER ENVIRONMENTAL LABS, INC.

Phone: 703-978-4683
Facsimile: 703-250-4960

Client: Tysons Service Corporation
Address: 3168 Spring Street
Fairfax, VA 22030
Project Location: 124 Courthouse Road SW, Vienna, VA 22180
Inspector(s): J. Geller/P. Gorski

KEY: F = Friable, NF = Non-Friable

Date Collected: 01/17/20

SAMPLE ID #	Lab ID #	Material(s)	Sample Location	F/NF	% Asbestos	Type Asbestos
124-1	11125888-1	Fiberboard	Exterior, under aluminum siding	F	-	None Detected
124-2	11125889-1	Roll Out Insulation/Paper Backing	Attic	F	-	None Detected
124-3	11125890-1	Cover/Foil/Tape	Attic, wrapped around metal duct	F	-	None Detected
124-3A		Duct Insulation		F	-	None Detected
124-4	11125891-1	Pressed Board	Original Home Bathroom ceiling	NF	-	None Detected
124-5	11125892-1	Drywall	Original Home wall	NF	-	None Detected
124-6	11125893-1	Texture Ceiling	Post 1975 Addition ceiling	NF	<1%*	Chrysotile
124-7	11125894-1	2'x2' Ceiling Tile	Garage finished room drop ceiling	F	-	None Detected
124-8	11125895-1	Linoleum	Garage finished room, under	NF	-	None Detected
124-8A		Mastic (yellow)	carpet	NF	-	None Detected
124-9	11125896-1	Linoleum	Hen House, middle of area	NF	-	None Detected
124-9A		Mastic (red)		NF	-	None Detected

*Not Regulated at <1%.

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SECTION II

LABORATORY ANALYSIS REPORT

Report for:

Mr. Jack Geller
Geller Environmental Labs, Inc.
5753 Daingerfield Way
Fairfax Station, VA 22039

Regarding: Project: 124
EML ID: 2336841

Approved by:



Approved Signatory
Tracy Garcia

Dates of Analysis:
Asbestos PLM: 01-21-2020

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 201060-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Geller Environmental Labs, Inc.
C/O: Mr. Jack Geller
Re: 124

Date of Sampling: 01-17-2020
Date of Receipt: 01-20-2020
Date of Report: 01-21-2020

ASBESTOS PLM REPORT

Total Samples Submitted: 9

Total Samples Analyzed: 9

Total Samples with Layer Asbestos Content > 1%: 0

Location: 124-1, Fire Board

Lab ID-Version‡: 11125888-1

Sample Layers	Asbestos Content
Brown/Black Fiberboard	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Good

Location: 124-2, Paper Backing

Lab ID-Version‡: 11125889-1

Sample Layers	Asbestos Content
Multicolored Paper Backing/ Black Tar/ Gray Insulation (Trace)	ND
Composite Non-Asbestos Content:	45% Cellulose 5% Mineral Wool
Sample Composite Homogeneity:	Good

Location: 124-3, Duct Insulation

Lab ID-Version‡: 11125890-1

Sample Layers	Asbestos Content
Semi-Transparent Woven Material / Silver Foil/ Tan Tape	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	65% Mineral Wool 10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Geller Environmental Labs, Inc.
C/O: Mr. Jack Geller
Re: 124

Date of Sampling: 01-17-2020
Date of Receipt: 01-20-2020
Date of Report: 01-21-2020

ASBESTOS PLM REPORT**Location: 124-4, Ceiling Material**

Lab ID-Version‡: 11125891-1

Sample Layers	Asbestos Content
Brown Semi-Fibrous Material with White Paint	ND
Composite Non-Asbestos Content:	75% Cellulose
Sample Composite Homogeneity:	Good

Location: 124-5, Drywall

Lab ID-Version‡: 11125892-1

Sample Layers	Asbestos Content
Off-White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 124-6, Texture

Lab ID-Version‡: 11125893-1

Sample Layers	Asbestos Content
Off-White Texture with Paint	< 1% Chrysotile
Sample Composite Homogeneity:	Good

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Client: Geller Environmental Labs, Inc.
C/O: Mr. Jack Geller
Re: 124

Date of Sampling: 01-17-2020
Date of Receipt: 01-20-2020
Date of Report: 01-21-2020

ASBESTOS PLM REPORT**Location: 124-7, Ceiling Tile**

Lab ID-Version‡: 11125894-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose 5% Mineral Wool
Sample Composite Homogeneity:	Good

Location: 124-8, Linoleum

Lab ID-Version‡: 11125895-1

Sample Layers	Asbestos Content
Red Linoleum with Fibrous Backing	ND
Yellow Adhesive	ND
Composite Non-Asbestos Content:	40% Cellulose 5% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: 124-9, Linoleum

Lab ID-Version‡: 11125896-1

Sample Layers	Asbestos Content
Blue Linoleum with Fibrous Backing	ND
Red Adhesive	ND
Composite Non-Asbestos Content:	45% Cellulose 5% Synthetic Fibers
Sample Composite Homogeneity:	Good

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SECTION III

ASBESTOS INSPECTOR LICENSING

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

08-31-2020

NUMBER

3303001210

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS ASBESTOS INSPECTOR LICENSE



JACK ALBERT GELLER
5753 DAINGERFIELD WAY
FAIRFAX STATION, VA 22039



Mary Brock-Vaughan
Mary Brock-Vaughan, Acting Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

06-30-2020

NUMBER

3303002637

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



PATRICK JOHN GORSKI
6815 LOUISE LN
CLINTON, MD 20735-0000



Mary Broz-Vaughan
Mary Broz-Vaughan, Acting Director

Status can be verified at <http://www.dpor.virginia.gov>

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DPOR-LIC (02/2017)