

Environmental Testing Consultants, LLC

413 N. Black Horse Pike
Runnemede, New Jersey 08078

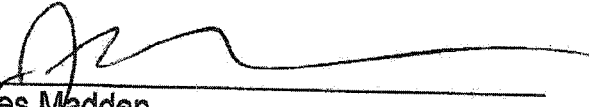
Phone: 856-482-1311
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ASBESTOS BUILDING INSPECTION REPORT

**FORMER CHURCH RESIDENCE
317 LaREINE AVENUE
BRADLEY BEACH, NEW JERSEY**

Prepared For:
**Borough of Bradley Beach
701 Main Street
Bradley Beach, New Jersey 07720**

Prepared By:
**Environmental Testing Consultants, LLC
413 N. Black Horse Pike
Runnemede, New Jersey 08078**


James Madden
EPAYAHERA Building Inspector
September 23, 2020

**INSPECTION REPORT FOR
FORMER CHURCH RESIDENCE
317 LaREINE AVENUE
BRADLEY BEACH, NEW JERSEY**

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EXECUTIVE SUMMARY

On September 9, 2020, an asbestos inspection was performed at the Former Church Residence located at 317 LaReine Avenue, Bradley Beach, New Jersey. The purpose of this inspection was to identify and quantify asbestos containing materials (ACMs).

The information contained in this report was obtained during the on-site inspection. The inspection was performed by James Madden from Environmental Testing Consultants, LLC (ETC) of Runemed, New Jersey. All materials suspected of containing asbestos were sampled and analyzed at EMSL Analytical, Cinnaminson, New Jersey, via Polarized Light Microscopy (PLM) to determine asbestos content.

The following asbestos containing materials (ACMs) were identified during the inspection of the above-referenced location:

- Transite Siding**
- Pipe Insulation**
- Pipe Fitting Insulation**
- Asphalt Roof Shingles (Assumed)**
- Roof Felt (Assumed)**

REPORT OF INSPECTION

1. Introduction
 2. Building Inspection
 3. Building Inspector Accreditation Certificate
-
-

REPORT OF INSPECTION

Introduction

This report documents the inspection of the Former Church Residence, located at 317 LaReine Avenue, Bradley Beach, New Jersey. The inspection was performed by James Madden from ETC of Runnemede, New Jersey. Building Inspector Accreditation information is located in Section Three (3) of this report.

Building Inspection

Each homogeneous area of asbestos containing material (ACM) was inspected and the information verified. All areas of suspected ACM identified during the course of the inspection were sampled and analyzed to determine asbestos content. All such areas determined to contain asbestos are included in this report.

**BUILDING INSPECTOR
ACCREDITATION CERTIFICATION**

Certificate of Completion

awarded to

James Madden

for successfully completing the prescribed course of study in

Pennsylvania Asbestos Building Inspector Refresher Course

under TSCA Title II

presented by

ACCESS TRAINING SERVICES, INC.

7921 River Road, Pennsauken, NJ 08110

(856) 665-3449

1/3/19

Course Date

N/A

Exam Date

1/3/20

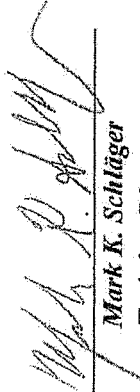
Expiration Date

Not Provided

Social Security Number

ACC-0119-6-004

Certificate Number



Mark K. Schlager
Training Director

INSPECTION KEY

KEY TO ABBREVIATIONS

MATERIAL: TYPE AND DESCRIPTION			
TYPE:	M - Miscellaneous	S - Surfacing	T - Thermal System Insulation

DESCRIPTION:			
AB - Asbestos Block	D - Duct Insulation	FT/FT - Floor Tile Under Floor Tile	RFL - Roof Flashing
AC - Air Cell	DJ - Duct Joint Insulation	HE - Heat Exchanger	RP/M - Roofing Paper w/Mastic
ADH - Adhesive	EJ - Elbows/Joints	HW - Hot Water Tank	RS - Roof Sealant
B - Boiler Insulation	EJ/FG - Elbow/Joints A/W Fibrous Glass	L - Linoleum	SPR - Spray-on Material
BR - Breeching Insulation	FB - Fire Brick	LT - Lab Tabletop	SR/C - Sheetrock/Compound
C/D - Door Caulking	FD - Fire Door	M - Mastic	TR - Transite
CH - Chiller Insulation	FG - Fibrous Glass	PI - Pipe Insulation	VAT - Vinyl Asbestos Tile
CP - Compressed Paper	FH - Fan Housing Insulation	PL - Plaster	VC - Vibration Collar
CT - Ceiling Tile	FT - Floor Tile	PU - Pump Insulation	W/S - Wall Surface
C/W - Window Caulking	FT/C - Floor Tile Under Carpet	RF - Roofing (Built Up)	

TYPE:	A - Assumed	S - Sampled
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LABEL:	N - No; Requires Labels	N/A - Not Applicable	Y - Yes; Labels are Posted
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AMOUNT OF MATERIAL:	EA - Each	LF - Linear Feet	SF - Square Feet
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CONDITION:

Damage:	Moderate Damage; < 10% Localized, < 25% Distributed
N/D:	No Damage
S/D:	Significant Damage; > 10% Localized, > 25% Distributed
P/D:	Potential for Damage
N/I:	Not Inspected

RESPONSE ACTION:

- Enclose: Construct airtight barrier around ACM.
- Isolate: Seal off area and post warning signs, restricted until response action can be conducted.
- Repair/O&M: Repair damage, maintain Operations and Maintenance Plan.
- O&M: Maintain Operations and Maintenance Program.
- Remove: Taking out or the stripping of ACM from building or structure.
- Encapsulate: Treatment of ACM with a material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent the release of fibers.

FLOOR TILE COLOR CODES:		
AQ - Aqua	GN - Green	PI - Pink
BE - Beige	GY - Gray	PR - Purple
BK - Black	MA - Marble	R - Red
BL - Blue	MR - Maroon	RO - Rose
BR - Brown	OL - Olive	T - Tan
BW - Black & White	OR - Orange	Y - Yellow
CR - Cream	OW - Off-White	V - Various
E - Ecru	P - Peach	WH - White

NOTE: If a color is darker or lighter, add a "D" or an "L" before the above abbreviations.
(Example: Dark Green - DGN; Light Green - LGN)

ENVIRONMENTAL TESTING CONSULTANTS, LLC'S

ASSIGNED HOMOGENEOUS I.D. NUMBERS

<u>HOMO ID#</u>	<u>DESCRIPTION</u>	<u>HOMO ID#</u>	<u>DESCRIPTION</u>
A0	Boiler Lagging	A33	Pipe Insulation - CP
A1	Boiler Packing Exterior	A34	Pipe Insulation - AB
A2	Boiler Packing Interior	A35	Poured-in Insulation
A3	Boiler Breeching	A36	Sheetrock/Compound
A4	Boiler/Flue Paste	A37	Tank Insulation
A5	Ceiling Tiles (1' x 1')	A38	Pump Insulation
A6	Ceiling Tiles (2' x 2')	A39	Transite
A7	Ceiling Tiles (2' x 4')	A40	Transite Hood
A8	Cement	A41	Transite Pipe
A9	Debris	A42	Vibration Collar
A10	Duct Insulation Exterior	A43	Brake Pads
A11	Duct Insulation Interior	A44	Vinyl Floor Tile (9")
A12	Electrical Wiring	A45	Vinyl Floor Tile (12")
A13	E/J A/W AC Pipe Insulation	A46	Mastic (Floor Tile)
A14	E/J A/W CP Pipe Insulation	A47	Paper/Tape Wrap
A15	E/J A/W Fibrous Glass	A48	Asphalt Roof Shingle
A16	E/J A/W AB Pipe Insulation	A49	Plaster
A17	Exhaust Packing (Flue)	A50	Roof Felt
A18	Fire Blanket	A51	Roof Flashing
A19	Firebrick	A52	Basin Undercoat
A20	Fire Curtain	A53	Texture Paint
A21	Fire Door	A54	Floor Tile Under Tile
A22	Fire Hose	A55	Built-up Roofing
A23	Spray-on Insulation	A56	Floor Tile Under Carpet
A24	Fire Suite	A57	Radiator Insulation
A25	Gasket	A58	Ceiling Tile Mastic
A26	Grout	A59	Chiller Insulation
A27	Transite Counter-top	A60	Heat Exchanger Insulation
A28	Linoleum	A61	Roof Sealant
A29	Mastic (Linoleum)	A62	Flooring Underlayment
A30	Mortar	A63	Window Caulking
A31	Oven/Autoclave Lining		
A32	Pipe Insulation - AC		

All Homogeneous ID Numbers with a prefix "A" were assigned by ETC. Homogeneous ID Numbers without a prefix "A" were assigned by the company which developed the original Management Plan.

INSPECTION FORMS

**LABORATORY REPORT/
BULK SAMPLE CHAIN-OF-CUSTODY**



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnaslab@EMSL.com

EMSL Order: 042022111
Customer ID: ETCO77
Customer PO:
Project ID:

Attention: Results

Environmental Testing Consultants
413 N Black Horse Pike
Suite 1
Runnemede, NJ 08078

Phone: (856) 482-1311

Fax: (856) 482-5989

Received Date: 09/11/2020 1:45 PM

Analysis Date: 09/12/2020

Collected Date: 09/09/2020

Project: E20-0817-01 / Borough of Bradley Beach / 317 LaReine Ave., Bradley Beach, NJ

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
14-0909-01 042022111-0001	Wall # 2 Exterior - Transite Siding	Gray/White Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
14-0909-02 042022111-0002	Wall #4 Exterior - Transite Siding	Gray Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
14-0909-03 042022111-0003	Living Room - 1x1 CT White	Brown/White Fibrous Homogeneous	35% Cellulose 10% Min. Wool	55% Non-fibrous (Other)	None Detected
14-0909-04 042022111-0004	Dining Room - 1x1 CT White	White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	20% Non-fibrous (Other)	None Detected
14-0909-05-Floor Tile 042022111-0005	Living Room - 12" Brown Peel FT	Brown/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-05-Mastic 042022111-0005A	Living Room - Mastic	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-05-Insulation 042022111-0005B	Living Room - 12" Brown Peel FT	Brown Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
14-0909-06-Floor Tile 042022111-0006	Living Room - Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-06-Mastic 042022111-0006A	Living Room - 12" Brown Peel FT	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-06-Insulation 042022111-0006B	Living Room - Mastic	Brown Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
14-0909-07 042022111-0007	Kitchen - Brown Lino - Top	Brown/Tan Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
<i>Result includes a small amount of inseparable attached material</i>					
14-0909-08-Linoleum 042022111-0008	Kitchen - Brown Lino - Top	Brown Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
14-0909-08-Glue 042022111-0008A	Kitchen - Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-09-Linoleum 042022111-0009	Kitchen - White Lino - Bottom	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-09-Glue 042022111-0009A	Kitchen - Glue	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-10-Linoleum 042022111-0010	Kitchen - White Lino - Bottom	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2020 10:01:39



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
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EMSL Order: 042022111
Customer ID: ETCO77
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
14-0909-10-Glue 042022111-0010A	Kitchen - Glue	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-11 042022111-0011	Basement - Pipe Insulation	Gray/White Fibrous Homogeneous		86% Non-fibrous (Other)	14% Chrysotile
14-0909-12 042022111-0012	Basement - Pipe Insulation	Gray Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
14-0909-13 042022111-0013	Basement - Pipe Fitting Insulation	Gray/White Fibrous Homogeneous		86% Non-fibrous (Other)	14% Chrysotile
14-0909-14 042022111-0014	Basement - Pipe Fitting Insulation	Gray Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
14-0909-15-Skim Coat 042022111-0015	1st Floor - Plaster	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-15-Base Coat 042022111-0015A	1st Floor - Plaster	Tan Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
14-0909-16-Skim Coat 042022111-0016	1st Floor - Plaster	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-16-Base Coat 042022111-0016A	1st Floor - Plaster	Tan Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
14-0909-17-Skim Coat 042022111-0017	1st Floor - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-17-Base Coat 042022111-0017A	1st Floor - Plaster	Gray Non-Fibrous Homogeneous	3% Hair	97% Non-fibrous (Other)	None Detected
14-0909-18-Skim Coat 042022111-0018	2nd Floor - Plaster	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-18-Base Coat 042022111-0018A	2nd Floor - Plaster	Tan Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
14-0909-19-Skim Coat 042022111-0019	2nd Floor - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-19-Base Coat 042022111-0019A	2nd Floor - Plaster	Gray Non-Fibrous Homogeneous	3% Hair	97% Non-fibrous (Other)	None Detected
14-0909-20 042022111-0020 Sample bag is empty	2nd Floor - Plaster				Not Submitted
14-0909-21-Plaster 042022111-0021	3rd Floor - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-21-Vapor barrier 042022111-0021A	3rd Floor - Vapor Barrier	Brown/White Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2020 10:01:39



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Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnaslab@EMSL.com

EMSL Order: 042022111
Customer ID: ETC077
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
14-0909-22-Plaster 042022111-0022	3rd Floor - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-22-Vapor Barrier 042022111-0022A	3rd Floor - Vapor Barrier	Brown/White Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
14-0909-23-Skim Coat 042022111-0023 Vapor barrier not present.	3rd Floor - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-23-Base Coat 042022111-0023A	3rd Floor - Plaster	White Non-Fibrous Homogeneous	3% Hair	97% Non-fibrous (Other)	None Detected
14-0909-24-Linoleum 042022111-0024	Bath #2 - White Lino - Top	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-24-Glue 042022111-0024A	Bath #2 - Glue	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-25-Linoleum 042022111-0025	Bath #2 - White Lino - Top	White Fibrous Homogeneous	20% Cellulose 10% Glass	70% Non-fibrous (Other)	None Detected
14-0909-25-Glue 042022111-0025A	Bath #2 - Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-26 042022111-0026	Bath #2 - Floor Tile - Bottom	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-0909-27 042022111-0027	Bath #2 - Floor Tile - Bottom	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Andrew Borsos (23)

Keishia Vazquez Caraballo (20)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #04127

Initial report from: 09/23/2020 10:01:39

ETC077

04202211

ASBESTOS BULK SAMPLE/CHAIN OF CUSTODY SHEET
 DATE 09/09/2020 PAGE 1 OF 2
 SAMPLER(S) 14 JNM
 ANALYST(S) _____

PLM 48 hour TAT

PROJECT NUMBER E20-0817-01

CLIENT NAME Borough of Bradley Beach

SITE 317 LaReine Ave. Bradley Beach, NJ

BUILDING OWNER REP. _____

PHONE# _____

SAMPLE #	TYPE	DESCRIPTION	RESULTS	SAMPLE #	TYPE	DESCRIPTION	RESULTS
14-0909-01	Misc	Transite Siding		09	Misc	White Lino (Bottom)	
02	Misc	Well # 2 Exterior				Kitchen	
03	Misc	Transite Siding		10	Misc	White Lino (Bottom)	
04	Misc	Well # 4 Exterior				Kitchen	
05	Misc	1x1 CT white		11	TSI	Pipe Insul	
06	Misc	Living Room				Bsm t	
07	Misc	1x1 CT white		12	TSI	Pipe Insul	
08	Misc	Dining Room				Bsm t	
09	Misc	12" Brown Peel FT		13	TSI	Pipe Fit Insul	
10	Misc	Living Room				Bsm t	
11	Misc	12" Brown Peel FT		14	TSI	Pipe Fit Insul	
12	Misc	Living Room				Bsm t	
13	Misc	Brown Lino (Top)		15	S	Plaster	
14	Misc	Kitchen				1st FL	
15	Misc	Brown Lino (Top)		16	S	Plaster	
16	Misc	Kitchen				1st FL	

SAMPLE TYPE: (MISC) Miscellaneous (S) Surfacing (TSI) Thermal System Insulation

- Sample Description:
- (AB) Asbestos Block
 - (AC) Air Cell
 - (B) Boiler
 - (BR) Breaching
 - (C) Ceiling
 - (CB) Cementitious
 - (D) Duct
 - (EJ) Elbows/Joints
 - (HW) Hot Water Tank
 - (PI) Pipe Insulation
 - (SL) Solid Lag
 - (W) Wall

Relinquished By _____
 Date 09/09/2020
 Received By _____
 Date 9/11/2020 Time 1:45

2781

RECEIVED
 FMSL
 CINNAMINSON, NJ
 SEP 11 PM 1:42

04202211

ETC

PROJECT NUMBER E20-0817-01

CLIENT NAME Borough of Bradley Beach

SITE 317 LaReine Ave. Bradley Beach, NJ

BUILDING OWNER REF.

PHONE #

ASBESTOS BULK SAMPLE/CHAIN OF CUSTODY SHEET

DATE 09/09/2020 PAGE 2 OF 2

SAMPLER(S) 14 Jvm

ANALYST(S)

PLM 48 hour TAT

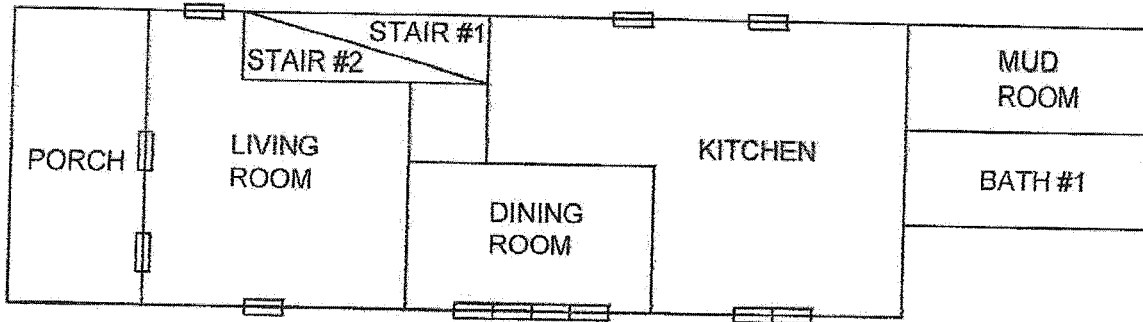
SAMPLE # LAB#	TYPE	DESCRIPTION	SAMPLE DESCRIPTION	RESULTS	SAMPLE # LAB#	TYPE	DESCRIPTION	SAMPLE DESCRIPTION	RESULTS
14-0909-17	S	Plaster	1st Fl		25	M	Wht Lino (Top)	Bath #2	
18	S	Plaster	2nd Fl		26	M	Floor Tile (Btm)		
19	S	Plaster	2nd Fl		27	M	Floor Tile (Btm)	Bath #2	
20	S	Plaster	2nd Fl						
21	S	Plaster	3rd Fl						
22	S	Plaster	3rd Fl						
23	S	Plaster	3rd Fl						
24	M	Wht Lino (Top)	Bath #2						

RECEIVED
BMS
CINNAMINSON, NJ
20 SEP 11 PM 12:2

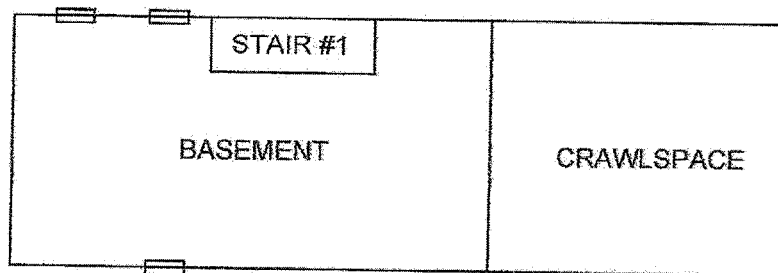
SAMPLE TYPE: (MISC) Miscellaneous (S) Surfacing (TSI) Thermal System Insulation

Sample Description:
 (AB) Asbestos Block
 (AC) Air Cell
 (B) Boiler
 (BR) Breaching
 (C) Ceiling
 (CB) Cementitious
 (D) Duct
 (E) Elbows/Joints
 (HW) Hot Water Tank
 (PI) Pipe Insulation
 (SL) Solid Lag
 (W) Wall

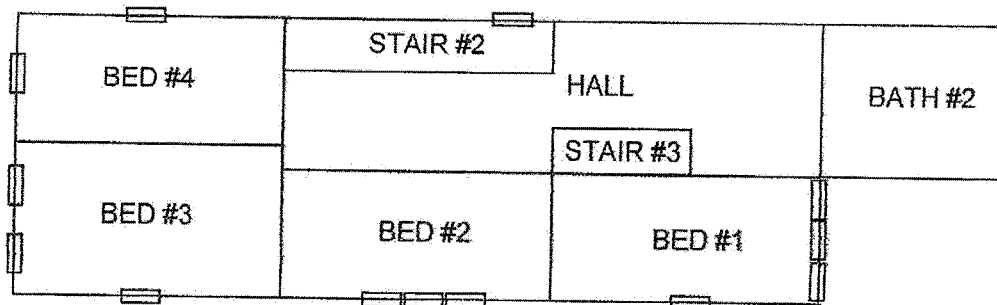
Relinquished By _____
 Date 09/09/2020
 Received By _____
 Date _____
 Time _____



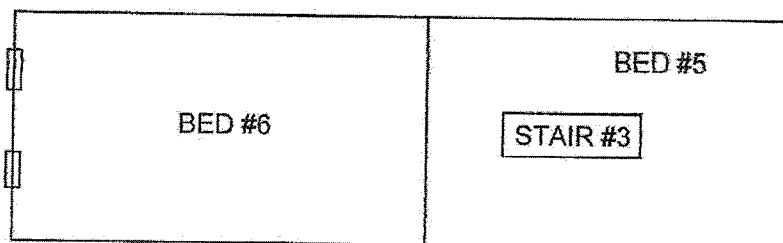
FIRST FLOOR



BASEMENT



SECOND FLOOR



THIRD FLOOR

Environmental Testing Consultants, LLC

413 N. Black Horse Pike
 Runnemede, New Jersey 08078
 856-482-1311

317 LaREINE AVENUE
 BRADLEY BEACH, NEW JERSEY

E20-0817-01

SCALE: NTS

CHK BY:

DWG. BY:

SK-1