



PARS
Environmental
Inc.

PRE-REHABILITATION: ASBESTOS SURVEY REPORT

SITE LOCATION:

**MALUSA & SONS, INC.
COMMERCIAL RESTAURANT
BLOCK 238, LOT 12
423 EAST MAGNOLIA AVNEUE
WILDWOOD, NEW JERSEY, 08260**

PREPARED FOR:

**MR. CRAIG S. SHIRK
GANNETT FLEMING, INC.
PO BOX 67100
HARRISBURG, PENNSYLVANIA 17106-7100**

PREPARED BY:

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500 HORIZON DRIVE, SUITE 540
ROBBINSVILLE, NEW JERSEY 08691
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609-890-9116 (FAX)**

PARS PROJECT NO. 710-19

MAY 1, 2015



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The Pre-Rehabilitation Asbestos Survey Report described herein was conducted by the undersigned of PARS Environmental Inc. (PARS).

Survey Report Prepared By:

Christa Casciolini
Project Manager

Reviewed and Approved By:

Margaret Halasnik
Principal Industrial Hygienist



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1.0 INTRODUCTION

Gannett Fleming, Inc. retained PARS Environmental, Inc. (PARS) to conduct a Pre-Rehabilitation Asbestos-Containing Materials Survey of the two-story vacant restaurant located at 423 East Magnolia Avenue, Wildwood, New Jersey 08260 (the Site). PARS understands that Malusa & Sons, Inc., the prospective owners, have applied to the NJ Economic Development Authority (EDA) – Hurricane Sandy Loan Program to purchase and renovate an existing, vacant restaurant due to severe storm damage caused during Superstorm Sandy resulting in a total loss to the Nino's Family Restaurant at a previous location. The EDA requires that an Asbestos-Containing Materials (ACM) survey be completed prior to rehabilitation of the existing building. Based on documents provided by Gannett Fleming on April 6, 2015, PARS understands that the planned improvements to the building include removal and replacement of some exterior components, construction of new non-structural interior components, signage, and installation of new light fixtures. PARS was authorized to perform this work by Gannett Fleming on April 20, 2015.

The asbestos survey was performed by Mr. Julian Fernandez-Obregon of PARS. Mr. Fernandez-Obregon is certified as United States Environmental Protection Agency (USEPA)/Asbestos Hazard Emergency Response Act (AHERA) Asbestos Building Inspector. A copy of Mr. Fernandez-Obregon's certification is included in **Appendix A**.

The objective of the survey was to identify suspect asbestos-containing materials (ACM) prior to scheduled re-habilitation activities. The Site was unoccupied at the time of the inspection.

The USEPA defines an ACM as a material that contains greater than one percent (> 1%) asbestos. A summary of the local, state, and federal regulations governing asbestos is provided in **Appendix B**. Relevant definitions are provided in **Appendix C**. Limitations and service constraints are discussed in **Appendix D**. Bulk sample laboratory reports are provided in **Appendix E**. Site Sketch provided in **Appendix F**.

2.0 SITE DESCRIPTION

The Property is improved with a two-story, vacant restaurant, which is to be rehabilitated into a new locale by Malusa & Sons, Inc. The structure consists of aluminum siding with a concrete block foundation and a flat roof. The ground floor consists of the office and support staff break areas, as well as a fully functional bakery and food storage, with one large walk-in freezer and a pair of walk-in refrigerators. The ground floor also consists of a garage area, presently used for storage. The second floor of the restaurant houses the main dining area, as well as restrooms for patrons, and the main kitchen where food is prepared. Proposed improvements to the structure include: removal and replacement of siding, corners, and window trim, construction of new non-structural walls and arches, ceilings, signage, and installation of 20 new lighting fixtures. The interior renovations will take place on the second floor, and mainly in the dining area.



3.0 METHODOLOGY

3.1 ASBESTOS SURVEY APPROACH

On April 21, 2015, PARS performed a pre-rehabilitation asbestos survey at the Site. The survey approach included a visual inspection of suspect ACM and as much as possible, non-invasive testing, the materials sampled were those that are either already damaged or will clearly be impacted by the renovation work. No inspection/sampling was performed above or within solid ceilings or walls and/or below concrete. No sampling of suspect ACM was performed in confined spaces or roofing surfaces.

Suspect materials were divided into homogeneous areas, which are building materials evaluated by the inspector to be the same based on color, texture, and age. The following are the homogeneous material symbols used for identification in this report:

T = Thermal System Insulation

M = Miscellaneous Materials

S = Surfacing Materials (troweled or spray-applied)

Two representative samples were collected of each homogeneous material. Three representative samples were collected of friable suspect Thermal System Insulation. Bulk samples of suspect materials were collected in 4-mil plastic bags and sealed for transport to the laboratory under chain-of-custody protocols. Each sample was assigned a unique homogeneous application number (M-1 through M-14) and sample identification number (e.g., M-1). Suspect materials identified and sampled are listed in **Table 1**.

4.0 ANALYTICAL METHODS

4.1 ASBESTOS

Material identification was performed via Polarized Light Microscopy with Dispersion Staining (PLM/DS) in accordance with New Jersey requirements (N.J.A.C. 8:60 and 12:120) using USEPA Method 600/R-93/116.

In accordance with the NJ Department of Labor and Workforce Development and the NJ Department of Health, confirmation testing via Transmission Electron Microscopy (TEM) was performed on Category I non-friable ACM and non-friable organically bound (NOB) materials testing negative via PLM. Laboratory analysis was conducted by EMSL Laboratories, Inc. located in Cinnaminson, New Jersey. EMSL is certified by the National Institute of Standards and Technology and National Voluntary Laboratory Accreditation Program (NIST-NVLAP # 101048) for asbestos analysis.

Bulk samples were analyzed using a “positive stop” protocol. Positive stop is a process where if a sample from a homogeneous area is determined by the laboratory to contain greater than 1% asbestos, no additional samples from that homogeneous area were analyzed.



5.0 FINDINGS

5.1 ASBESTOS

Based on the visual inspection performed by PARS, friable and non-friable suspect ACM were identified at the Site building. Below is a list of suspect ACM that was identified and sampled. A total of 28 bulk samples were collected from the building. Bulk asbestos sample results are summarized in **Table 1** and the corresponding laboratory reports are included in **Appendix E**.

- M-1: Freezer Insulation
- M-2: 1'x1' Patterned Ceiling Tile
- M-3: 9"x9" Beige Floor Tile
- M-4: Tile Mastic, Black
- M-5: 1'x1' Patterned Ceiling Tile
- M-6: 1'x1' Pinhole Ceiling Tile
- M-7: Drywall
- M-8: Carpet Mastic, Brown
- M-9: Baseboard Mastic, Yellow
- M-10: Joint Compound
- T-11: Pipe Wrap Insulation
- T-12: 3" Aircell Insulation
- M-13: 2'x4' Pinhole Ceiling Tile
- M-14: 1'x1' Old Ceiling Tile (PACM)

The 1'x1' Old Ceiling Tiles in the dining room were approximately 15 feet off of the floor, and were unable to be sampled. These materials are presumed ACM (PACM) until testing and analysis prove otherwise. The remaining insulation observed was fiberglass, and not suspect ACM.

Laboratory analytical results indicate that the following identified and sampled suspect ACM were determined to be asbestos-containing. The identified ACM was noted to be in good condition at the time of the survey. The following materials were identified as ACM:

- **M-3: 9"x9" Beige Floor Tile (Break Room in Basement, Staff Bathroom)**
- **M-4: Tile Mastic, Black (Break Room in Basement, Staff Bathroom)**
- **T-11: Pipe Wrap Insulation (Basement)**
- **T-12: 3" Aircell Insulation (Basement)**
- **M-14: 1'x1' Old Ceiling Tile (Dining Room, PACM)**

The confirmed **3" Aircell Insulation** was observed to run into the ceiling and PARS suspects it continues on the riser behind the wall into the upstairs Kitchen. If future renovations include demolition of existing walls, additional 3" Aircell Insulation may be exposed.



6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the survey, ACM was identified at the Site. The identified ACM was noted to be in good condition at the time of the survey. The ACM included:

- **M-3: 9"x9" Beige Floor Tile (Break Room in Basement, Staff Bathroom)**
- **M-4: Tile Mastic, Black (Break Room in Basement, Staff Bathroom)**
- **T-11: Pipe Wrap Insulation (Basement)**
- **T-12: 3" Aircell Insulation (Basement)**
- **M-14: 1'x1' Old Ceiling Tile (Dining Room, PACM)**

All identified ACM/PACM that may be impacted by the planned re-habilitation should be removed and properly disposed of by a licensed asbestos abatement contractor utilizing industry standard procedures and in accordance with applicable federal, state, and local regulations prior to renovation or building demolition impacting these materials.

Additionally, the confirmed 3" Aircell Insulation was observed to run into the ceiling and PARS suspects it continues on the riser behind the wall into the upstairs Kitchen. If future renovations include demolition of existing walls, additional 3" Aircell Insulation may be exposed and should be removed by a licensed asbestos abatement contractor.

If the building is not going to be renovated and ACM will remain in-place, an operations and maintenance (O&M) program should be developed. The program (O&M) will define work practices, training requirements, and management procedures designed to maintain the ACM in good condition.

If suspect ACM not referenced in this report is identified in concealed areas during re-habilitation activities, it is recommended that the activities that will disturb these materials cease and the materials be sampled and analyzed to assess the potential presence of asbestos.



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TABLES
HOMOGENEOUS APPLICATION TABLE



Table 1
Homogeneous Application Table
Malusa & Sons, Inc., Commercial Restaurant
Block 238, Lot 12
423 East Magnolia Avenue
Wildwood, New Jersey 08260

Homogeneous Application	Material	Location	Approximate Quantity	Sample ID	Analytical Result
M-1	Freezer Insulation	Basement	30 LF	M-1	NAD
				M-2	NAD
M-2	1'x1' Patterned Ceiling Tile	Dining Area	600 SF	M-3	NAD
				M-4	NAD
M-3	9" x9" Beige Floor Tile	Break Room in Basement, Staff Bathroom	200 SF	M-5 M-7	11.7% Chrysotile Stop Positive
M-4	Tile Mastic, Black	Break Room in Basement, Staff Bathroom	200 SF	M-6 M-8	1.5% Chrysotile** Stop Positive
M-5	1'x1' Plain Ceiling Tile	Basement Office	30 SF	M-9 M-10	NAD NAD
M-6	1'x1' Pinhole Ceiling Tile	Basement Office, Main Kitchen	2000 SF	M-11 M-12	NAD NAD
M-7	Drywall	Basement, Main Floor	3500 SF	M-13	NAD
				M-14	NAD
M-8	Carpet Mastic, Brown	Dining Area	2000 SF	M-15 M-16	NAD* NAD*
M-9	Baseboard Mastic, Yellow	Dining Area	200 LF	M-17	NAD*
				M-18	NAD*
M-10	Joint Compound	Throughout	1500 SF	M-19	NAD
				M-20	NAD
T-11	Pipe Wrap Insulation	Basement	10 LF	M-21	8% Chrysotile
				M-22	Stop Positive
				M-23	Stop Positive
T-12	3" Aircell Insulation	Basement	10 LF	M-24	40% Chrysotile
				M-25	Stop Positive
				M-26	Stop Positive
M-13	2'x4' Pinhole Ceiling Tile	Main Kitchen	1500 SF	M-27	NAD
				M-28	NAD
M-14	1'x1' Old Ceiling Tile	Dining Area (15' Ceiling)	2000 SF	N/A	PACM

NAD= No asbestos detected

SF= Square feet

LF= Linear feet

PACM= Presumed Asbestos Containing Material, Not Sampled

CF= Cubic Feet

N/A= Not Applicable

NAD*= No asbestos detected, confirmed via TEM

*= Determined via TEM

**= Determined via 400 PLM Point Count

+= Insufficient material to analyze



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**APPENDIX A
CERTIFICATIONS**

RUTGERS

School of Public Health

Julian M. Fernandez-Obregon

Certificate # RWJ 2120AA

*has successfully completed the requisite training for
asbestos accreditation under TSCA Title II in the course entitled
Annual Refresher for AHERA Inspectors*

Centers for Education and Training (CET)

*Office of Public Health Practice
683 Hoes Lane West
Piscataway, NJ 08854
<http://ophp.sph.rutgers.edu>*

*The official record of successful training completion in the New York State is the
Department of Health Certificate of Asbestos Safety Training Completion (DOH 2832)*

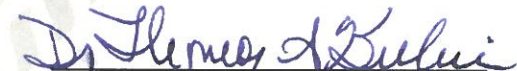


Mitchel A. Rosen, PhD

Center Director

September 18, 2014

Course Date



Thomas Kubic, MS, JD, PhD, DABC

Course Instructor

September 18, 2014

Exam Date

September 18, 2015

Expiration Date

NIOSH-ERC

Continuing Education and Outreach Program
Universities Occupational Safety and Health Education and Research Center

US EPA SATELLITE
Mid-Atlantic Asbestos Training Center



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**APPENDIX B
REGULATORY SUMMARY**



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U.S. Department of Labor, Occupational Safety and Health Administration, (OSHA), including but not limited to:

Asbestos Standard for the Construction Industry, Title 29, Part 1926, Section 1101 of the Code of Federal Regulations

Summary: The asbestos standard for the construction industry (29 CFR 1926.1101) regulates asbestos exposure for the following activities:

- demolishing or salvaging structures where asbestos is present;
- removing or encapsulating asbestos-containing materials;
- constructing, altering, repairing, maintaining, or renovating asbestos-containing structures or substrates;
- installing asbestos-containing products;
- cleaning up asbestos spills/emergencies; and
- transporting, disposing, storing, containing, and housekeeping involving asbestos or asbestos-containing products on a construction site.

In general, OSHA coverage extends to all employers and their employees in the 50 states, the District of Columbia, Puerto Rico, and all other territories under Federal Government jurisdiction. Coverage is provided either directly by federal OSHA or through an OSHA-approved state program.

OSHA's standard establishes a classification system for asbestos construction work, which clearly spells out mandatory, simple, technological work practices to follow to reduce worker exposures. Four classes of construction activity are matched with increasingly stringent control requirements.

The OSHA asbestos standard requires employers to take certain steps to prevent worker exposures to asbestos. These include exposure assessment, employee notification about asbestos in the workplace, posting of signs, establishing regulated areas, employee training, supervision by specially trained personnel, providing protective clothing and equipment, recordkeeping, and medical surveillance of exposed workers. The particular requirements that apply depend on the nature and extent of the work, on the materials involved, and on the results of the "exposure assessment."

In addition, the standard requires that building owners of buildings constructed prior to 1981 take steps to identify asbestos-containing materials in their building(s), to keep records about the presence of asbestos-containing materials, to post signs identifying areas of asbestos hazard, and to notify of the presence of asbestos hazards to tenants, contractors, and other employers whose workers may be occupationally exposed to asbestos.

Respiratory Protection Title 29, Part 1910, Section 134 of the Code of Federal Regulations

Access to Employee Exposure and Medical Records Title 29, Part 1910, Section 2 of the Code of Federal Regulations

Hazard Communication Title 29, Part 1910, Section 1200 of the Code of Federal Regulations

Specifications for Accident Prevention Signs and Tags Title 29, Part 1910, Section 145 of the Code of Federal Regulations



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U.S. Department of Transportation (DOT), including but not limited to:

Hazardous Substances Title 29, Part 171 and 172 of the Code of Federal Regulations

U. S. Environmental Protection Agency (EPA), including but not limited to:

Asbestos Abatement Projects; Worker Protection Rule Title 40 Part 763, Subpart G of the Code of Federal Regulations

This regulation applies only to employees of a unit of government which are involved in asbestos abatement work.

National Emission Standards for Hazardous Air Pollutants (NESHAP); Asbestos NESHAP Revision; Final Rule (40 CFR Part 61)

Summary: The asbestos NESHAP defines an asbestos-containing material as any material containing more than one (1) percent asbestos as determined using the method specified in appendix A, subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy.

The standard requires that the part of a facility that may be disturbed by renovation or demolition operations be thoroughly inspected prior to renovation or demolition, in order to determine if Regulated Asbestos-Containing Material(s) are present. This inspection should determine if the standard for renovation and demolition (Section 61.145) applies. If the standard is applicable, then the owner or operator is required to notify the EPA prior to renovation and demolition activities, and follow specific procedures for emission control and waste disposal. The asbestos NESHAP is not applicable to residential structures having four or fewer dwelling units.

Prior to conducting any renovation/demolition activities which would potentially result in an asbestos exposure hazard to employees/building occupants and/or a fiber release episode, Regulated Asbestos-Containing Materials must be abated in accordance with the asbestos NESHAP, as a minimum.

Asbestos Hazard Emergency Response Act (AHERA) Regulation; Asbestos Containing Materials in Schools; Final Rule and Notice (40 CFR Part 763, Sub-part E).

This Regulation applies to inspection/abatement work performed in schools (K-12).

The New Jersey Department of Community Affairs (NJDCA)

Summary: The DCA regulation indicates that “no person shall cause, suffer, allow, or permit the demolition/renovation, installation, reinstallation, handling, transporting, storage, or disposal of a facility or facility component that contains asbestos, asbestos-containing material or asbestos-containing waste material in a manner which causes or contributes to a condition of air pollution”.

The standard requires notification for all demolition/renovation operations involving asbestos-containing material and outlines procedures for asbestos emission control, use of air cleaning equipment, and waste disposal requirements. In addition, the standard bans the spraying of asbestos-containing insulating material and bans the installation of asbestos-containing insulating material.



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The New Jersey Department of Health (NJDOH):

Summary: The NJDOH regulation is applicable to all work, including construction, demolition, alteration, repair, and maintenance involving any facility or location where such work involves the use, handling or disposal of asbestos, asbestos-containing material or asbestos contaminated waste.

Purpose: The standard establishes and/or constitutes:

- a) Requirements necessary to protect the health and safety of the general public and persons engaged in, or associated with, the removal, enclosure, encapsulation or disturbance of asbestos or asbestos containing-material and to prevent occupational diseases.
- b) Standards of competency for persons or entities engaged in or performing removal, enclosure or encapsulation of asbestos or asbestos-containing material.
- c) Minimum standards to be used by insurers in the inspection of risk, measurement of hazards and the determination of adequate and reasonable rates of insurance as prescribed by the provisions.
- d) Standards for the licensure of persons, firms, corporations or other entities who enter into, engage in, or work at the business of removal, enclosure, or encapsulation of asbestos or asbestos-containing material, and for the certification of asbestos workers, supervisors, consultants, providers of asbestos analytical services, and others performing asbestos work.
- e) Standards for the certification of entities engaged in the business of training others, where such training is a condition of licensure or certification.

Local Requirements

Borough of Beach Haven Building Department or Board of Health (Project Notification)

Borough of Beach Haven Police and Fire Departments (Project Notification)



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**APPENDIX C
DEFINITIONS**



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DEFINITIONS

Accessible material – any material access to which can be gained by any means other than significant destruction of building components, or, for the purposes of describing building occupant activities, a material subject to disturbance by routine use or maintenance activities.

Asbestos - the general name given to a number of naturally occurring hydrated mineral silicates each of which possesses a specific crystalline structure, is incombustible in air, and is separable into fibers. Asbestos includes the asbestiform varieties of Chrysotile (serpentine), Crocidolite (riebeckite), Amosite (cummingtonite-grunerite), Anthophyllite, Tremolite, and Actinolite.

Asbestos-Containing Material (ACM) - may be defined, as by the EPA, as any friable material or product containing greater than one percent asbestos or, by convention, as any material or product which contains >1% asbestos.

Bulk samples - samples of bulk material; in the case of asbestos, suspect asbestos-containing material.

Chain-of-custody - formal procedures for tracking samples and ensuring their integrity.

Fair - as used to describe material condition, damage is more prevalent or severe than on materials rated as good.

Friability - the physical characteristic of any solid that describes its ability to be broken down to a powder or dust. A highly friable material is one that can be easily crumbled by hand pressure. A moderately friable material is one that can be crumbled with some difficulty by hand pressure or by mechanical means. A low friability material is one that may require mechanical means to crumble. While the condition of a material does not constitute a measure of its friability, weathering and deterioration can increase the friability of a material.

Good - as used in the context of material condition, integrity of the material is generally complete, with possible small areas of delamination or indications of limited contact or water damage. The mechanism to retain the insulation in its original position (e.g. cloth wrapping over pipe insulation) is still present.

Homogeneous application - an application of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color, texture, and vintage of application.

NIOSH - National Institute of Occupational Safety and Health.

Operations and Maintenance (O&M) Program - a program of work practices and training and management procedures designed to maintain ACM in good condition. An O&M Program is used to clean-up asbestos fibers previously released and reduce the potential for further release by minimizing and controlling ACM disturbance or damage. An O&M Program should be implemented at all buildings with ACM.



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Optical microscope - a microscope which uses the transmission of light through lenses to magnify a specimen for examination. Capable of resolution of fibers or other materials down to approximately 0.25 micrometers in diameter.

OSHA - United States Occupational Safety and Health Administration.

Physical assessment - evaluating asbestos-containing material for its current condition and potential for future disturbance.

Plenum - a space in a building, other than a duct or shaft, designed to transport air. Plenums are commonly the space between a suspended ceiling and the floor above.

Polarized Light Microscopy (PLM) - an optical microscopic method for the identification of asbestos in bulk samples in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.

Poor – as used in the context of material condition, material is obviously damaged with evidence of delamination or inadequate adhesion of the material to its substrate.

Transmission Electron Microscopy (TEM) - magnification commonly 1,000 - 25,000 x. State-of-the-art analytical method for air and bulk sample analysis. Uses high magnification to identify asbestos fibers. May utilize Energy Dispersive Spectroscopy (EDS) and/or Selected Area Electron Diffraction (SAED) to confirm that a fiber is asbestos and to identify the type of asbestos present. Recommended for ambient air evaluations and final clearance air samples. Also recommended for bulk analysis of samples with difficult-to-analyze matrices (e.g., plaster, vinyl tile, and roofing materials). Provides the most definitive analysis of asbestos currently available.

USEPA - United States Environmental Protection Agency.



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**APPENDIX D
LIMITATIONS AND SERVICE CONSTRAINTS**



LIMITATION

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. Our report is based on a visual inspection, X-ray Fluorescence (XRF) analysis and laboratory analyses of suspect Asbestos-Containing Materials (ACMs) and Lead-based Paint (LBP) observed and sampled / tested at the time of the inspection. No other environmental concerns or conditions were addressed during this inspection. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not previously inspected.

In addition, PARS did not penetrate walls to identify suspect materials that may have been concealed or obstructed. Only limited access was obtained for destructive testing to identify materials which may be concealed or obstructed at the Site. Additional suspect ACM(s) may be present that were not identified or sampled during the Pre-Rehabilitation Asbestos Survey. Any additional suspect ACM identified prior to or during renovation activities should be Presumed ACM until testing and analysis proves otherwise.

The passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were observed during PARS inspection of the Site.

This report is intended for the sole use of Gannett Fleming. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user.



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APPENDIX E
BULK SAMPLE – LABORATORY REPORTS



EMSL Analytical, Inc.

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

EMSL Order ID: 041511525
Customer ID: PARS51
Customer PO: 710-19
Project ID:

Attn: Julian Fernandez-Obregon
PARS Environmental
500 Horizon Drive
Suite 540
Robbinsville, NJ 08691
Phone: (609) 890-7277
Fax: (609) 890-9116
Collected: 4/21/2015
Received: 4/21/2015
Analyzed: 4/23/2015
Proj: 423 E. Magnolia, Wildwood, NJ

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: M-1 **Lab Sample ID:** 041511525-0001

Sample Description: Basement/Freazer Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Tan/Black	30%	70%	None Detected	

Client Sample ID: M-2 **Lab Sample ID:** 041511525-0002

Sample Description: Basement/Freazer Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Black	20%	80%	None Detected	

Client Sample ID: M-3 **Lab Sample ID:** 041511525-0003

Sample Description: Dining Area/1'x1' Patterned Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Gray/White	80%	20%	None Detected	

Client Sample ID: M-4 **Lab Sample ID:** 041511525-0004

Sample Description: Dining Area/1'x1' Patterned Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Gray/White	80%	20%	None Detected	

Client Sample ID: M-5 **Lab Sample ID:** 041511525-0005

Sample Description: Break Room In Basement (And Bathroom)/9"x9" Beige Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Beige	0.0%	88.3%	11.7% Chrysotile	

Client Sample ID: M-6 **Lab Sample ID:** 041511525-0006

Sample Description: Break Room In Basement (And Bathroom)/Tile Mastic - Black

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Black	0.0%	100%	None Detected	
TEM Grav. Reduction	4/23/2015	Black	0.0%	98.5%	1.5% Chrysotile	

Client Sample ID: M-7 **Lab Sample ID:** 041511525-0007

Sample Description: Break Room In Basement (And Bathroom)/9"x9" Beige Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015					Positive Stop (Not Analyzed)



EMSL Analytical, Inc.

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

EMSL Order ID: 041511525
Customer ID: PARS51
Customer PO: 710-19
Project ID:

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: M-8 **Lab Sample ID:** 041511525-0008
Sample Description: Break Room In Basement (And Bathroom)/Tile Mastic - Black

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Black	0.0%	100%	None Detected	

Client Sample ID: M-9 **Lab Sample ID:** 041511525-0009
Sample Description: Basement Office/1'x1' Plain Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Brown/White	95%	5%	None Detected	

Client Sample ID: M-10 **Lab Sample ID:** 041511525-0010
Sample Description: Basement Office/1'x1' Plain Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Brown/White	95%	5%	None Detected	

Client Sample ID: M-11 **Lab Sample ID:** 041511525-0011
Sample Description: Basement Office - Main Kitchen/1'x1' Pinhole Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Brown/White	95%	5%	None Detected	

Client Sample ID: M-12 **Lab Sample ID:** 041511525-0012
Sample Description: Basement Office - Main Kitchen/1'x1' Pinhole Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Brown/White	90%	10%	None Detected	

Client Sample ID: M-13 **Lab Sample ID:** 041511525-0013
Sample Description: Basement Main Floor/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	White	10%	90%	None Detected	

Client Sample ID: M-14 **Lab Sample ID:** 041511525-0014
Sample Description: Basement Main Floor/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	White	15%	85%	None Detected	

Client Sample ID: M-15 **Lab Sample ID:** 041511525-0015
Sample Description: Dining Area/Carpet Mastic - Brown

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Brown	0.0%	100%	None Detected	
TEM Grav. Reduction	4/23/2015	Brown	0.0%	100%	None Detected	



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EMSL Order ID: 041511525
Customer ID: PARS51
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Project ID:

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: M-16 **Lab Sample ID:** 041511525-0016
Sample Description: Dining Area/Carpet Mastic - Brown

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Brown	0.0%	100%	None Detected	
TEM Grav. Reduction	4/23/2015	Brown	0.0%	100%	None Detected	

Client Sample ID: M-17 **Lab Sample ID:** 041511525-0017
Sample Description: Dining Area/Baseboard Mastic - Yellow

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Yellow	0.0%	100%	None Detected	
TEM Grav. Reduction	4/23/2015	Yellow	0.0%	100%	None Detected	

Client Sample ID: M-18 **Lab Sample ID:** 041511525-0018
Sample Description: Dining Area/Baseboard Mastic - Yellow

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	4/23/2015	Yellow	0.0%	100%	None Detected	
TEM Grav. Reduction	4/23/2015	Yellow	0.0%	100%	None Detected	

Client Sample ID: M-19 **Lab Sample ID:** 041511525-0019
Sample Description: Throughout/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	White	0%	100%	None Detected	

Client Sample ID: M-20 **Lab Sample ID:** 041511525-0020
Sample Description: Throughout/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	White	0%	100%	None Detected	

Client Sample ID: M-21 **Lab Sample ID:** 041511525-0021
Sample Description: Basement/Pipe Wrap Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Black/Beige	0%	92%	8% Chrysotile	

Client Sample ID: M-22 **Lab Sample ID:** 041511525-0022
Sample Description: Basement/Pipe Wrap Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015					Stop Positive (Not Analyzed)

Client Sample ID: M-23 **Lab Sample ID:** 041511525-0023
Sample Description: Basement/Pipe Wrap Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015					Stop Positive (Not Analyzed)



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EMSL Order ID: 041511525
Customer ID: PARS51
Customer PO: 710-19
Project ID:

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: M-24 **Lab Sample ID:** 041511525-0024
Sample Description: Basement/3" Air Cell Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Tan/White	0%	60%	40% Chrysotile	

Client Sample ID: M-25 **Lab Sample ID:** 041511525-0025
Sample Description: Basement/3" Air Cell Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015				Stop Positive (Not Analyzed)	

Client Sample ID: M-26 **Lab Sample ID:** 041511525-0026
Sample Description: Basement/3" Air Cell Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015				Stop Positive (Not Analyzed)	

Client Sample ID: M-27 **Lab Sample ID:** 041511525-0027
Sample Description: Main Kitchen/2x4 Pinhole Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Gray/White	80%	20%	None Detected	

Client Sample ID: M-28 **Lab Sample ID:** 041511525-0028
Sample Description: Main Kitchen/2x4 Pinhole Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2015	Gray/White	80%	20%	None Detected	



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EMSL Order ID: 041511525
Customer ID: PARS51
Customer PO: 710-19
Project ID:

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Analyst(s):

Matthew Carralero	PLM (7) PLM Grav. Reduction (3)
Quynh Vu	PLM (9) PLM Grav. Reduction (4)
Wayne Froehlich	TEM Grav. Reduction (5)

Reviewed and approved by:

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. This test report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. EMSL bears no responsibility for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples. PLM alone is not consistently reliable in detecting asbestos in floor coverings and similar NOBs.

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

Initial report from: 04/23/2015 18:29:43



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

041511525

EMSL ANALYTICAL, INC.
200 ROUTE 130 N
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5973

Company : PARS Environmental		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 500 Horizon Drive, Suite 540		Third Party Billing requires written authorization from third party	
City: Robbinsville	State/Province: NJ	Zip/Postal Code: 08691	Country: USA
Report To (Name): Julian Fernandez-Obregon		Fax #: 609-890-9116	
Telephone #: 609-890-7277		Email Address: jfernandez@parsenviro.com	
Project Name/Number: 423 E. Magnolia, Willwood			
Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email		Purchase Order: 710-19	U.S. State Samples Taken: NJ
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input checked="" type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198 6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input checked="" type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100 2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input checked="" type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> EPA Protocol (Semi-Quantitative) <input type="checkbox"/> EPA Protocol (Quantitative) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group			
Samplers Name: Julian Fernandez-Obregon		Samplers Signature: <i>Julian Fernandez-Obregon</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	See Attached EV C.O.C		APR 21 P 4:28 CINNAMINSON NJ EMSL ANALYTICAL, INC.
Client Sample # (s): M-01 - M-26		Total # of Samples: 26	
Relinquished (Client): <i>Julian Fernandez-Obregon</i>		Date: 4/21/15	
Received (Lab): <i>KL</i>		Date: 4/21/15	
Comments/Special Instructions: <i>(WST)</i>		Time: 4:30 P	

Per Julian add two extra samples M-27/M-28 4.21.15 5:25 BC

PARS Environmental, Inc.

041511525

500 Horizon Drive Suite 540 Robbinsville, New Jersey 08691

Sampling Technician: Julian Fernandez

Site Location:

423 E Angellin, Willard

Page: 1

HA No.	Material Type	ID	Sample Location	SF / LF	Condition G/D/SD	Notes
M-1	Freezer Insulation	M-1, 2	Basement	30LF	G	
M-2	1x1' patterned ceiling tile	M-3, 4	Dining Area	600 SF	G	
M-3	9" x 9" beige floor tile	M-5, 7	Break room in Basement	200 SF	G	
M-4	Tile mesh, black	M-6, 8	↓ (one bathroom)	↓	G	
M-5	1x1' plain ceiling tile	M-9, 10	Basement office	30 SF	G	
M-6	1x1' pinhole ceiling tile	M-11, 12	Basement office, main kitchen	200 SF	G	
M-7	Drywall	M-13, 14	Basement, main floor	350 SF	G	
M-8	Carpet Mastic, Brown	M-15, 16	Dining Area	200 SF	G	
M-9	Baseboard Mastic, Yellow	M-17, 18	Dining Area	200 LF	G	
M-10	Joint Compound	M-19, 20	Basement	1500 SF	G	

Date Sampled: 4/21/15

PARS Project #: 710-19



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT
MALUSA & SONS, INC., COMMERCIAL RESTAURANT
BLOCK 238, LOT 12
423 EAST MAGNOLIA AVENUE
WILDWOOD, NEW JERSEY 08260**

PARS

**APPENDIX F
SITE SKETCH**

423 East Magnolia Avenue, Wildwood, NJ 08260

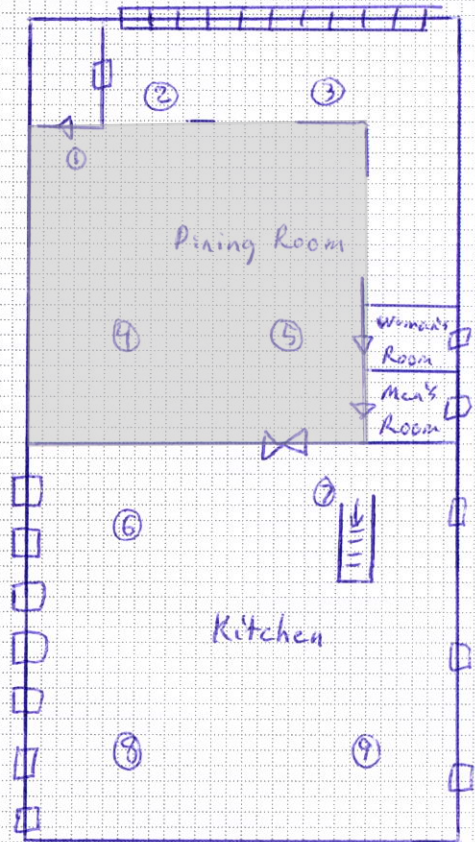
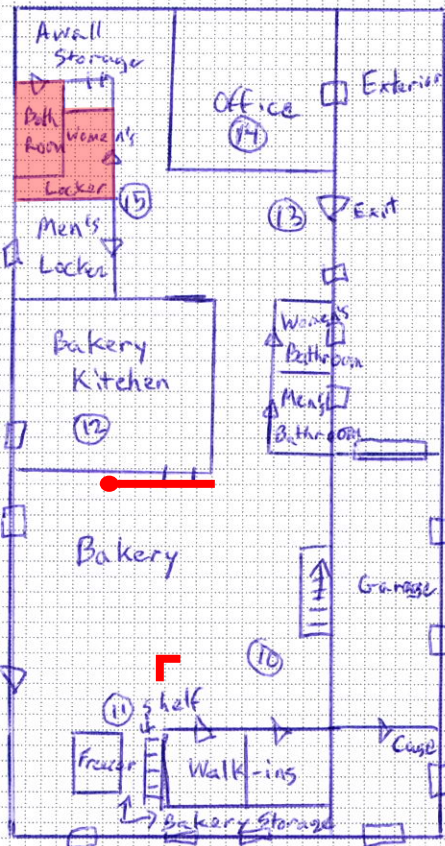
A

1st FL

2nd FL

D

B



- = ACM 9"x9" Beige Floor Tiles & Black Tile Mastic
- = ACM Pipe Wrap Insulation
- = ACM 3" Aircell Insulation
- = PACM 1'x1' Old Ceiling Tile

Ⓜ - Wipe sample location

C