



# Creative Environment Solutions Corp.

39 West 37<sup>th</sup> Street, 14<sup>th</sup> Floor, New York, NY 10018

Phone: 212.290.6323 Fax: 212.290.6325

LICENSED & APPROVED by NYS DOH/DOL/DOS, NYC DOB/DEP, FDNY, PIE

January 14, 2014

**Gilbane Building Company  
New Jersey LLR Program**

3150 Brunswick Pike, Suite 300  
Lawrenceville, New Jersey 08648  
Phone: (609) 671-4200  
Email: [DKatsion@Gilbaneco.com](mailto:DKatsion@Gilbaneco.com)

RE: Asbestos Consulting Services  
Limited Asbestos Inspection Report  
Private Residence; 20 Sampson Avenue, Apartment 1, Seaside Heights, New Jersey 08751 – SRP0043851  
CES Project # 13-07-339

Dear Gilbane Building Company:

## SUMMARY OF WORK

Creative Environment Solutions Corp. (CES) was retained by Gilbane Building Company; located at, 3150 Brunswick Pike, Suite 300, Lawrenceville, New Jersey 08648, to perform a limited inspection for Asbestos Containing Materials (ACM) at the Private Residence; located at, 20 Sampson Avenue, Apartment 1, Seaside Heights, New Jersey 08751. The inspection was conducted in conjunction with the residence's participation in the New Jersey Landlord Repair Program (LLRP).

CES' United States Environmental Protection Agency (USEPA) and Asbestos Hazard Emergency Response Act (AHERA) certified asbestos building inspector, Robert Carlucci, performed an asbestos inspection and collected bulk material samples from suspect ACM at the above-referenced location.

The Limited Asbestos Inspection did identify asbestos-containing materials within the above-referenced residence.

Please refer to the enclosed for further inspection details and laboratory analytical results.

## LIMITATIONS AND CONDITIONS

CES has performed the tasks set forth above in a thorough and professional manner consistent with industry standards. CES cannot guarantee and does not warrant that this limited assessment has revealed all adverse environmental conditions affecting the site. Nor can CES warrant that the assessment requested will satisfy the dictates of, or provide a legal defense in connection with, environmental laws or regulations. The observations and findings were representative of the conditions from the site on the date of inspection. Often materials are located in confined or inaccessible locations with little or no visible manifestation of their presence. These materials may be found in various areas under existing flooring materials, above ceilings, behind walls, materials within fixtures, electrical wire casing, or buried pipes and wires. Due to the potential for hidden materials to be present, it may not be possible to determine if all suspect building materials have been identified, located, and subsequently tested. Destructive measures to access these and other potentially hidden materials were not employed by CES as part of this project. However, CES does warrant that its investigations and methodology reflect our best efforts based upon prevailing standard of care in the environmental industry.

The information contained in this report was prepared based upon specific parameters and regulations in force at the time of this report. The information herein is only for the specific use of the client and CES. CES accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, unless written authorization has been obtained from CES.

Best regards,

Michael J. Rattacasa  
Operations Director



**Consulting & Training • Licensed & Certified Environmental Safety Compliance & Analytical Services • WBE**

**C r e a t i n g   S o l u t i o n s   F o r   Y o u r   E n v i r o n m e n t**

**Table I: Asbestos-Containing Material(s) Abatement Cost Estimate**

<b>Line Items</b>	<b>Material(s)</b>	<b>Cost Estimate</b>
1	Bedroom Floor Tile and Mastic	\$1,850.00
2	Bathroom Floor Tile	\$1,600.00

\*The aforereferenced cost estimate assumes all abatement activities are conducted by Union Labor.



# EMSL Analytical, Inc.

307 West 38th Street New York, NY 10018  
 Phone/Fax: (212) 290-0051 / (212) 290-0058  
 http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order ID: 031401085  
 Customer ID: CES50  
 Customer PO:  
 Project ID:

**Attn:** Creative Environment Solutions Corp.  
 39 West 37th Street  
 14th Floor  
 New York, NY 10018

hone: (212) 290-6323  
 Fax: (212) 290-6325  
 Collected: 1/ 9/2014  
 Received: 1/10/2014  
 Analyzed: 1/12/2014

**Proj:** 13-07.339/ GILBANE/ GILBANE LLRP/ SRP 0043851/ 20 SAMPSON AVENUE/ APARTMENT 1

## 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:** 001 **Lab Sample ID:** 031401085-0001

**Sample Description:** BED 1/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
400 PLM PtCt Grav. Red.	01/12/2014	Beige	0.0%	91.1%	8.9% Chrysotile	
TEM Grav. Reduction	01/12/2014				Positive Stop (Not Analyzed)	

**Client Sample ID:** 001-Mastic **Lab Sample ID:** 031401085-0001A

**Sample Description:** BED 1/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
400 PLM PtCt Grav. Red.	01/12/2014	Black	0.0%	99.5%	0.5% Chrysotile	
TEM Grav. Reduction	01/12/2014	Black	0.0%	96.5%	3.5% Chrysotile	

**Client Sample ID:** 002 **Lab Sample ID:** 031401085-0002

**Sample Description:** BED 2/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014				Positive Stop (Not Analyzed)	
TEM Grav. Reduction	01/12/2014				Positive Stop (Not Analyzed)	

**Client Sample ID:** 002-Mastic **Lab Sample ID:** 031401085-0002A

**Sample Description:** BED 2/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
400 PLM PtCt Grav. Red.	01/12/2014	Black	0.0%	99.5%	0.5% Chrysotile	
TEM Grav. Reduction	01/12/2014				Positive Stop (Not Analyzed)	

**Client Sample ID:** 003 **Lab Sample ID:** 031401085-0003

**Sample Description:** LIVING ROOM/DRYWALL

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	01/11/2014	Gray	5%	95%	None Detected	

**Client Sample ID:** 004 **Lab Sample ID:** 031401085-0004

**Sample Description:** LIVING ROOM/DRYWALL

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	01/11/2014	Gray	10%	90%	None Detected	

**Client Sample ID:** 005 **Lab Sample ID:** 031401085-0005

**Sample Description:** LIVING ROOM/GROUT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	01/11/2014	Gray/Tan	0%	100%	None Detected	



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EMSL Order ID: 031401085  
Customer ID: CES50  
Customer PO:  
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:** 006 **Lab Sample ID:** 031401085-0006

**Sample Description:** LIVING ROOM/GROUT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	01/11/2014	Tan	0%	100%	None Detected	

**Client Sample ID:** 007 **Lab Sample ID:** 031401085-0007

**Sample Description:** LIVING ROOM/GROUT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	01/11/2014	Tan	0%	100%	None Detected	

**Client Sample ID:** 008 **Lab Sample ID:** 031401085-0008

**Sample Description:** LIVING ROOM/MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	
TEM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	

**Client Sample ID:** 009 **Lab Sample ID:** 031401085-0009

**Sample Description:** LIVING ROOM/MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	
TEM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	

**Client Sample ID:** 010 **Lab Sample ID:** 031401085-0010

**Sample Description:** LIVING ROOM/MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	
TEM Grav. Reduction	01/12/2014	Gray	0.0%	100%	None Detected	

**Client Sample ID:** 011 **Lab Sample ID:** 031401085-0011

**Sample Description:** BATHROOM/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Gray	0.0%	89.2%	10.8% Chrysotile	
TEM Grav. Reduction	01/12/2014		Positive Stop (Not Analyzed)			

**Client Sample ID:** 011-Mastic **Lab Sample ID:** 031401085-0011A

**Sample Description:** BATHROOM/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Black	0.0%	100%	None Detected	
TEM Grav. Reduction	01/12/2014	Black	0.0%	100%	<0.25% Chrysotile	

**Client Sample ID:** 012 **Lab Sample ID:** 031401085-0012

**Sample Description:** BATHROOM/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014		Positive Stop (Not Analyzed)			
TEM Grav. Reduction	01/12/2014		Positive Stop (Not Analyzed)			



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EMSL Order ID: 031401085  
Customer ID: CES50  
Customer PO:  
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: 012-Mastic

Lab Sample ID: 031401085-0012A

Sample Description: BATHROOM/FLOOR TILE & MASTIC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	01/12/2014	Black	0.0%	100%	None Detected	
TEM Grav. Reduction	01/12/2014	Black	0.0%	100%	<0.25% Chrysotile	



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14th Floor  
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**hone:** (212) 290-6323  
**Fax:** (212) 290-6325  
**Collected:** 1/ 9/2014  
**Received:** 1/10/2014  
**Analyzed:** 1/12/2014  
**Proj:** 13-07.339/ GILBANE/ GILBANE LLRP/ SRP 0043851/ 20 SAMPSON AVENUE/ APARTMENT 1

The samples in this report were submitted for asbestos bulk analysis. The reference number for these samples is the Order ID above. Please use this reference number when calling about these samples.

Sample Receipt Date: 01/10/2014

Sample Receipt Time: 5:04 pm

Analysis Completed Date: 01/12/2014

Analysis Completed Time: 5:45 pm

**Analyst(s):**

Daena Charles 400 PLM PtCt Grav. Red (3)  
PLM Grav. Reduction (6)

Feng Liang TEM Grav. Reduction (6)

Jessica Fearon-Brown PLM (2)

Kamel Alawawda PLM (3)

**Reviewed and approved by:**

James Hall, 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. New York, NY AIHA-LAP, LLC--IHLAP Accredited #102581, NVLAP Lab Code 101048-9, NYS ELAP 11506, NJ NY022, CT PH-0170, MA AA000170



WBE Certified  
www.CEScenter.com

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03/40/085

## SAMPLING CHAIN-OF-CUSTODY FORM

PAGE ( 1 ) OF ( 1 )

Date Collected: 1-9-14	Project Name: Gilban LLP SAR0043851	Client: Gilbane
Collected by: Bob Carlucci	Project Location: 20 Sampson Ave Apt 1	Project No. 13-07.339

Analysis Requested:  PLM  TEM  
Turn-Around-Time:  Rush,  24 Hr,  36 Hr,  48 Hr.

Laboratory:  AmeriSci ELAP No. 11480  
 ALAC ELAP No. 11605  
 EMSL ELAP No. 11506

H.A. Group	HA #	Sample No	Sample Location	Sample Description
1	1	001	Bed 1	Floor tile & mastic
		002	Bed 2	" "
2	2	003	Living Room	Drywall
		004	" "	" "
3	3	005	Living Room	Grout
		006	" "	" "
		007	" "	" "
		008	" "	Mastic
		009	" "	" "
		010	" "	" "
4	4	011	Bathroom	Floor tile & mastic
		012	" "	" "

EMSL MANHATTAN LAB  
 RECEIVED  
 2014 JAN 10 PM 5:04

**NOTE: STOP AT 1<sup>st</sup> POSITIVE IN HOMOGENEOUS GROUP!**

Results To: CES Via Fax: 212-290-6325 E-Mail: ceslabresults@aol.com Other \_\_\_\_\_

Site		Laboratory	
Relinquished By	Delivery Method	Received By	Date
	By hand	<i>[Signature]</i>	1/10/14 5:04 pm

124  
1/14/14  
4:30 PM

CESLABRESULTS@AOL.COM

*[Signature]* 1/11 7:35 pm





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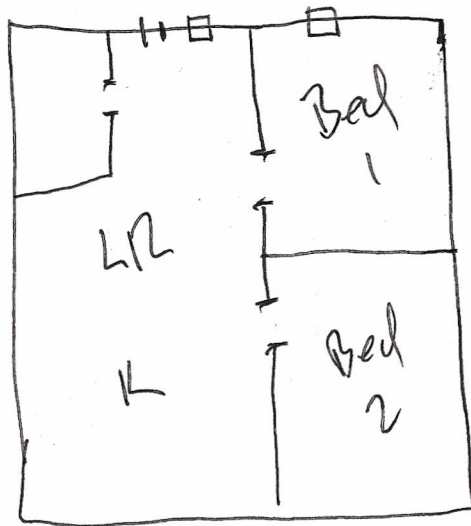
39 West 37<sup>th</sup> Street, 14<sup>th</sup> Floor, New York, NY 10018

Phone: 212.290.6323 Fax: 212.290.6325

LICENSED & APPROVED by NYS DOH/DOL/DOS, NYC DOB/DEP, FDNY, PIE

Project Name: <u>Fullbanc LLRP S1P0043851</u>	CES Project # <u>13-07.339</u>
Project Location: <u>20 Sampson Ave Seaside Apt 1</u>	Sampling Date: <u>1-9-14</u>

### Sampling Locations:



W-6  
S-0  
A-12

Down to studs  
Windows no lead  
9x9 Floor tile in  
Bed 1 Bed 2 & Bath  
Ceramic in LR/K

XRF start 10:20 end 10:55

Inspector Name Bob Carlini

(Signature) [Signature]



H.A. No.	Location	Material	Photo #	Quantity	Notes
1	Bed 1 + Bed 2	Floor tile + mastic		450 SQFT	9x9 tile - under ceramic two
2	LIR	Drywall		100 SQFT	Just pieces of <del>it</del> left on wall - NO joint compound
3	LIR	Grat		204 SQFT	
4	LIR	mastic		204 SQFT	

1/2  
3/4  
5/7  
8/10

Gilbane LLRP SLP00 43851  
 20 Sampson Ave  
 Apt 1  
 Scarside

36392

# *National Asbestos & Environmental Training Institute*

## **CERTIFICATE OF COMPLETION**

AHERA/EPA Accredited Per 40 CFR Part 763  
Asbestos Accreditation under TSCA Title II

*This is to certify that*

***Robert Carlucci***

*Successfully completed the course entitled*

**1/2-Day New York State/EPA/AHERA Asbestos Building Inspector Annual Refresher on  
August 8, 2012**

*Examination Passed August 8, 2012*

*Expiration Date on August 8, 2013*

  
Doris L. Adler

*President, NAETI*

Per 10 NYCRR Part 73.2 (L) (1), DOH 2832 Certificate of Completion of Asbestos  
Safety Training is the only official record of training for N.Y.S. students.

Language: English

ABIH 1/2 CM POINT

3321 Doris Avenue, Building B; Ocean, NJ 07712

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