



Environmental Technology Resources, Inc.

August 20, 2018

Mr. Sean Donahue
Urban Realty Partners
950 Joseph E. Lowery Boulevard
Suite 25
Atlanta, Georgia 30318

Re: Asbestos Inspection Report, 1080 Murphy Avenue, Atlanta, Georgia

Dear Mr. Donahue:

This letter serves to summarize the findings from an asbestos survey completed at the residential property located at 1080 Murphy Avenue in Atlanta, Fulton County, Georgia.

The asbestos survey and sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI). Mr. Harper has completed the Asbestos Inspector and Assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. A copy of Mr. Harper's Asbestos Inspector's Training Certificate is attached to this letter report.

BACKGROUND INFORMATION

The subject property is developed with a three-story structure constructed on a crawl space. The building has a superstructure of brick, concrete columns, and wood beams, supporting a flat roof. The roof is a built-up rubber membrane system. The exterior is brick and concrete. The interior is unfinished with wood floors, exposed brick walls and an open roof exposing the underside of each floor and the roof. This building was constructed around 1905 and encompasses approximately 60,108 SF, according to tax assessor records

Asbestos containing materials (ACM's) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile.

ASBESTOS SURVEY

The asbestos survey was completed on July 13, 2016. ETRI inspected the interior and exterior of the building and identified concrete panel walls around the elevator on each floor of the building, vinyl floor tile, drywall compound, vinyl floor tile and stucco as suspect asbestos containing materials. It should be noted that the roof of the building was not inspected or sampled as the sampling process would have compromised the structural integrity of the roof.

Samples of suspect ACM were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed using Polarized Light Microscopy (PLM).

Details regarding the type of samples, sample locations, condition and results of the asbestos analyses for samples collected during the inspection are provided in Table 1. The locations of the samples collected from first, second and fourth floors of the building are included as Figures 1, 2 and 3. No suspect asbestos containing materials were identified on the third floor of the building. The laboratory report for the sample analyses is included in Attachment B.

The U.S. EPA Environmental Protection Agency (EPA) defines ACM as any material containing greater than one percent asbestos. The following samples collected from the house were found to contain asbestos.

<u>Sample I.D.</u>	<u>Description</u>	<u>Result</u>
Sample 1	Concrete Panel Walls Around Elevator	Layer 1 – 20% Chrysotile
Sample 4	Dark gray 9“ x 9” Vinyl Floor Tile – 2 nd Floor	Layer 1 Tile – 5% Chrysotile Layer 2 Mastic – 3% Chrysotile

Those materials that were found to contain asbestos should be removed and be properly disposed prior to conducting renovations or demolition of the building.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director
Attachments

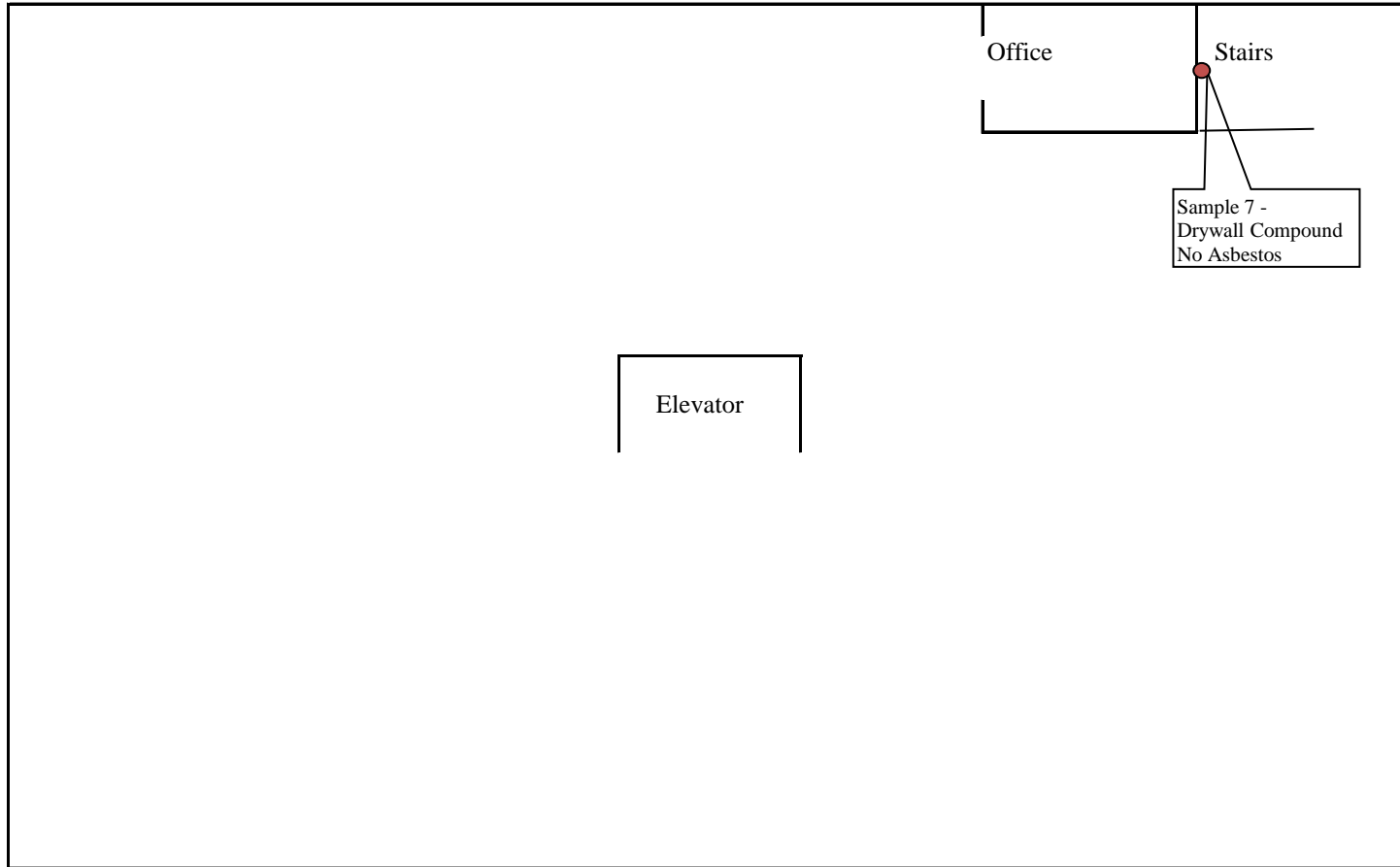
16-115.201 – 1080 Murphy Avenue

Table 1

Table 1
Asbestos Survey Sample Descriptions and Analytical Results
 1080 Murphy Avenue, Atlanta, Georgia

Location	Sample I.D.	Sample Description	Condition and Friability	Analyses Results PLM Analyses
3rd Floor	Sample 1	Concrete Panel Wall	Good, Non-friable	Layer 1 - 20% Chrysotile
2nd Floor	Sample 2	Drywall Compound	Good, Friable	Layer 1 - No Asbestos
2nd Floor	Sample 3	Dark gray 9 inch x 9 inch Vinyl Floor Tile	Good, Non-friable	Layer 1 Tile - 5% Chrysotile Layer 2 Mastic - 3% Chrysotile
2nd Floor	Sample 4	Gray Flooring	Good, Non-friable	Layer 1 - No Asbestos
2nd Floor	Sample 5	Drywall Compound	Good, Non-friable	Layer 1 - No Asbestos
2nd Floor	Sample 6	Stucco	Good, Non-friable	Layer 1 - No Asbestos
2nd Floor	Sample 7	Drywall Compound	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos Layer 3 - No Asbestos

Figures



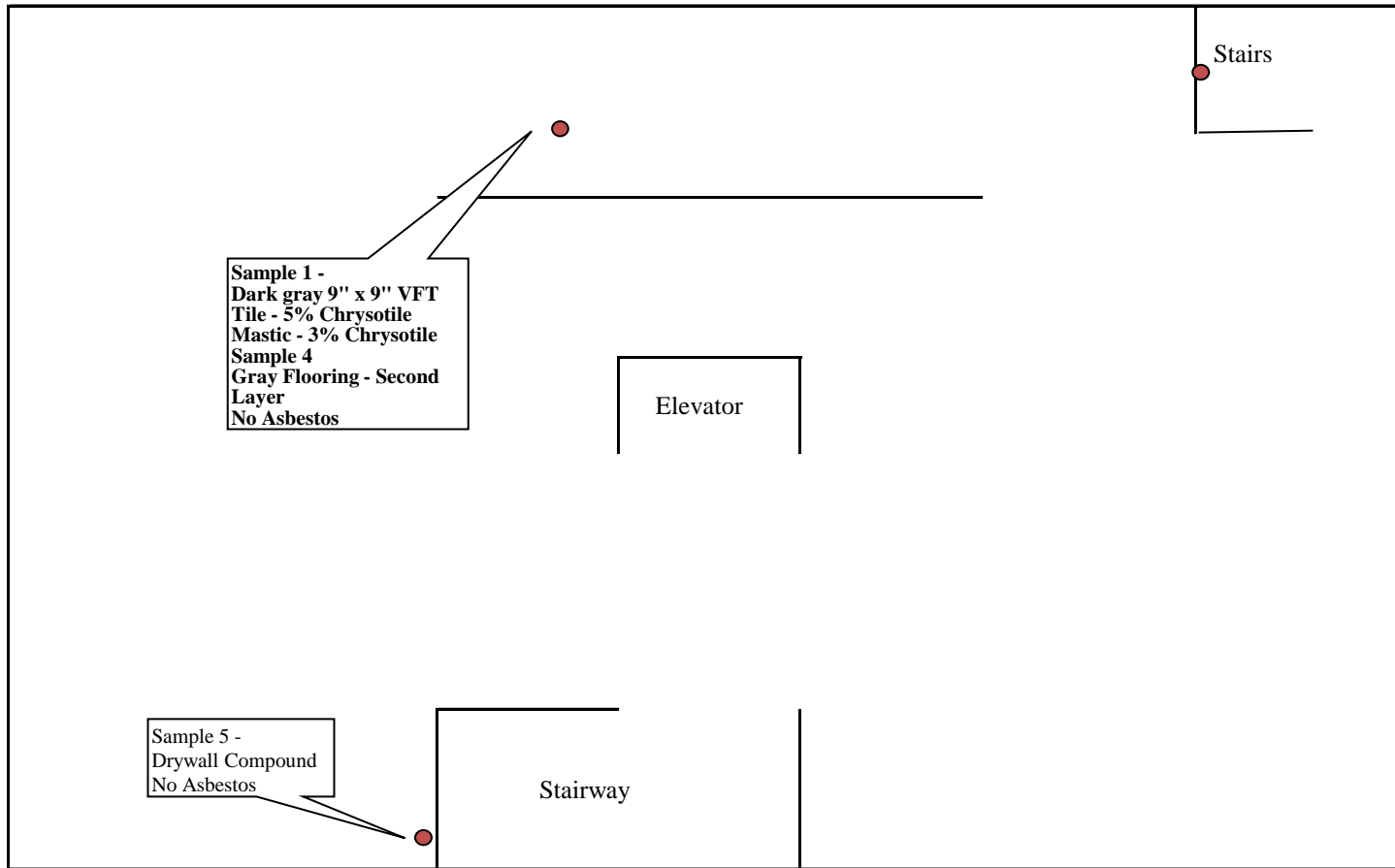
ETRI

Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location

Project No. 16-115	Scale Not to Scale	Date 7-13-2016
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FIGURE 1
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - First Floor
 1080 Murphy Avenue
 Atlanta, Georgia



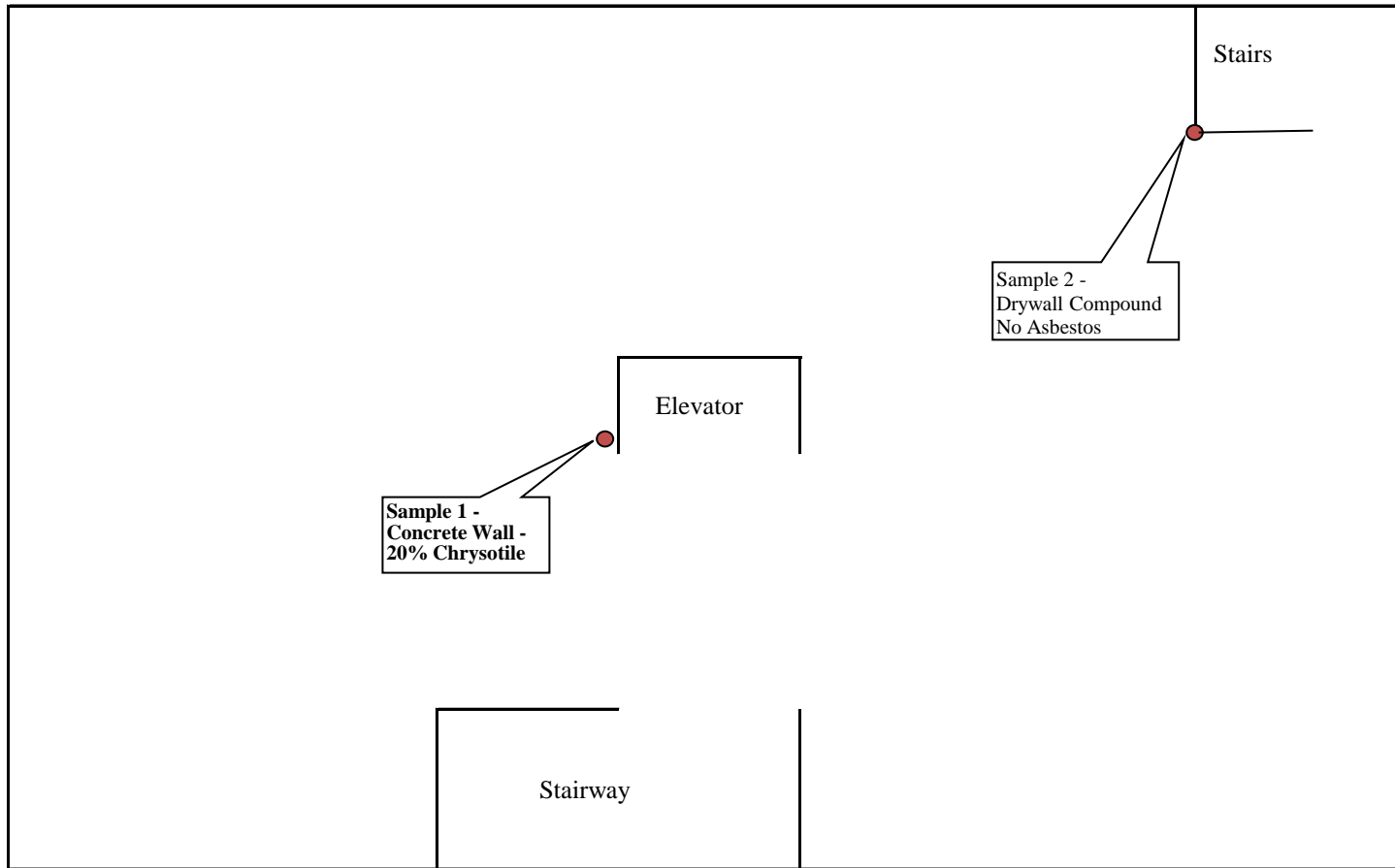
ETRI

Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location

Project No. 16-115	Scale Not to Scale	Date 7-13-2016
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FIGURE 2
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - Second Floor
 1080 Murphy Avenue
 Atlanta, Georgia



ETRI

Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location

Project No. 16-115	Scale Not to Scale	Date 7-13-2016
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FIGURE 3
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - Third Floor
 1080 Murphy Avenue
 Atlanta, Georgia

Attachment A – Asbestos Inspector Training Certification

The Environmental Institute

Tom Harper

Social Security Number - XXX-XX-7279

Environmental Technology Resources - 4780 Ashford Dunwoody Road, Suite A456 - Atlanta, GA 30338

*Has completed coursework and satisfactorily passed
an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

February 23, 2016

Course Date

15424

Certificate Number

February 23, 2016

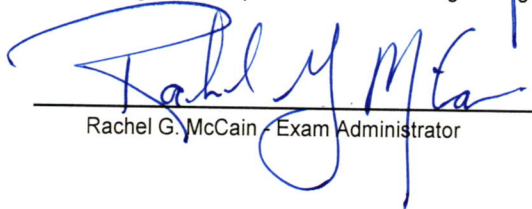
Examination Date

February 22, 2017

Expiration Date



David W. Hogue - Principal Instructor / Training Manager



Rachel G. McCain - Exam Administrator



(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

Attachment B – Laboratory Analytical Report

1607965

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3080 Presidential Drive, Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS

Client Name: ETRT Phone: (770) 888-8181
 Address: 4780 Ashford Dunwoody Rd SE Atlanta GA 30338 ()
 City, State, Zip: Atlanta GA 30338 Project Name: 1080 Murphy Ave
 Contact: Tom Hayes Project Number: _____
 Sampler's Name: Tom Hayes Sampling Date: _____

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	Sample 1 Concrete Panel Above	PLM	STD		
2	Sample 2 Drywall Compound	↓	↓		
3	Sample 3 Dark Gray 9" x 9" VET				
4	Sample 4 Gray Flooring				
5	Sample 5 Drywall Compound				
6	Sample 6 Stucco				
7	Sample 7 Drywall Compound				
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Relinquished by: Thomas R. Hayes Date/Time: 7-13-16 1735
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Lab Recipient: Jamie Shelby Date/Time: 7/13/16 5:35 pm Method of Shipment: Client



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab Code 102082-0

19-Jul-16

Client Name: ETRI	AES Job Number: 1607965
Project Name: 1080 MURPHY AVE	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE1 Layer: 1	1607965-001A	Concrete Panel Wire	20	ND	ND	ND	ND	ND	
SAMPLE2 Layer: 1	1607965-002A	Drywall Compound	ND	ND	ND	ND	ND	ND	Paint included as binder
SAMPLE3 Layer: 1	1607965-003A	Dark Grey 9"x9" VFT	5	ND	ND	ND	ND	ND	Floor tile
SAMPLE3 Layer: 2	1607965-003A	Dark Grey 9"x9" VFT	3	ND	ND	ND	ND	ND	Black Mastic
SAMPLE4 Layer: 1	1607965-004A	Gray Flooring	ND	ND	ND	ND	ND	ND	
SAMPLE5 Layer: 1	1607965-005A	Drywall Compound	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



ANALYTICAL ENVIRONMENTAL SERVICES, INC.
Bulk Sample Summary Report



Lab Code 102082-0

19-Jul-16

Client Name: ETRI	AES Job Number: 1607965
Project Name: 1080 MURPHY AVE	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE6 Layer: 1	1607965-006A	Stucco	ND	ND	ND	ND	ND	ND	
SAMPLE7 Layer: 1	1607965-007A	Drywall Compound	ND	ND	ND	ND	ND	ND	
SAMPLE7 Layer: 2	1607965-007A	Drywall Compound	ND	ND	ND	ND	ND	ND	
SAMPLE7 Layer: 3	1607965-007A	Drywall Compound	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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Microanalyst:


Elena Ivanova

QC Analyst:


Yelena Khanina